



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



Building sandcastles beside the tea-colored waters of the Wading River in the Pinelands, as photographed in July

JULY 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in July.
- **Policy & Implementation (P&I) Committee:** At its July 25, 2025 meeting, the Committee reviewed work plan accomplishments from fiscal year 2025 and considered required and potential work plan projects for FY 2026. Additionally, staff made a presentation on the use of ground penetrating radar (GPR) for archaeological surveys. The staff archaeologist reviewed projects conducted by the Commission using GPR survey methods, including the detection of unmarked burials at two historical church sites in the Pinelands and in-progress work at historic Whitesbog Village.

1.1B RULEMAKING

- **Rule Package #1 (Black Run Watershed; Application Fees; Expiration of Completeness Documents and old Waivers; Regional Growth Area Density and Pinelands Development Credit Program):** The package of amendments to the Pinelands Comprehensive Management Plan (CMP) was published in the New Jersey Register on June 16, 2025. A public hearing was held on July 15, 2025. Testimony was received from more than 50 individuals, all of whom supported adoption of the proposed amendments. The 60-day public comment period remains open until August 15, 2025. Staff met with Evesham Township representatives on July 30, 2025 to discuss the rulemaking timeline and municipal implementation process for the map changes involving the Black Run Watershed.

1.1C OPEN PUBLIC RECORDS ACT

- A total of eleven Open Public Records Act (OPRA) requests were received in July. Five were sent responsive material, two were advised to schedule a file review, two were advised that there was no responsive material, one was withdrawn and one will be responded to in August.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in July.

1.1E OTHER

- Commissioner Alan W. Avery, Jr. was re-elected as Vice-Chairman at the Commission's July 11, 2025 meeting.

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. We continue to await the Appellate Division’s decision as to whether oral argument is necessary or if they will decide the matter solely on the briefs.
- **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 (PPA) 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. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024 and April 9, 2025. The NJDEP and Hovsons continue to try to resolve this matter.
- **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 has been served by both parties and responses are due at the end of August. After the Court ordered that the parties engage in mediation, a mediator was retained and the first mediation session is expected to occur in mid-October.

1.2B LEGISLATION

The Legislature has recessed for the summer. There is likely to be limited legislative action until after the fall election.

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

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the 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.
<u>A4926/S3618</u>	Calabrese, Tully, Haider/ Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”	Approved P.L.2025. c.77 on 6/30/25.
A5431/S4257	Fantasia/ 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.	Assembly Bill – Introduced, referred to the Assembly Public Safety and Preparedness Committee on 3/10/2025. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.
<u>A5689/S5689</u>	Inganamort, Michael/ Space, Parker	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/15/25

			Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 6/5/2025
A5878/S4654	Inganamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	Approved P.L.2025, c.72 on 6/30/25.

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 and it remains under review by staff.
- 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 on 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. Staff is awaiting 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.

1.3 HUMAN RESOURCES

- Evaluations:** Final evaluations, including objectives for Fiscal Year(FY) 2026, were submitted and approved for nearly all staff. Further enhancements to the new evaluation system are planned for the next cycle.

- **CWA Contractual Increases:** The contractual across-the-board and merit increases effective July 1, 2025, were implemented. Salary authorization forms were also distributed to staff.

2 INTERAGENCY COORDINATION

- **NJDEP Resilient Environments and Landscapes (REAL) Rules:** Staff attended an interagency information session conducted by NJDEP to review substantial changes to the proposed rule that will be made upon adoption of the REAL Rules. These substantial changes were published in the New Jersey Register on July 21, 2025 and have an associated 60-day comment period. A virtual public hearing is scheduled for September 3, 2025. The NJDEP anticipates adoption of the original proposal with substantial changes by January 2026.
- **Interagency Council on Climate Resilience (IAC):** Staff attended the monthly IAC meeting, where updates were shared on various IAC publications in progress and IAC workgroups. Staff also attended an IAC-sponsored webinar on the impacts of extreme heat on New Jersey's ecosystems. The Commission assisted with outreach of this event by promoting it on its social media sites. Staff also attended the monthly Vulnerability Assessment work group that has been looking at vulnerability assessment tools and projects throughout the state.
- **NJ Department of Human Services (DHS):** On July 29, 2025, the Executive Director attended a Kick-Off Meeting and Orientation session held by DHS to discuss and coordinate state agency obligations and activities under the [New Jersey Language Access Law \(P.L. 2023, c.263\)](#). Approved in January 2024, the law requires translation of "vital documents" into the seven most common non-English languages spoken by individuals with limited-English proficiency in the State. Vital documents are defined in the law as "documents that affect or provide legal information about access to, retention of, termination of, or exclusion from program services or benefits; which are required by law; or which explain legal rights."
- **NJ Department of Transportation (NJDOT):** On July 31, 2025, staff met with several representatives of the NJDOT to discuss the Commission's ongoing project to develop native grass seed mixes for use in the Pinelands. Commission staff provided information about the goals of the project, while asking the DOT about its use of seed mixes and about any challenges that it faces with the use of seed mixes. During the virtual meeting, DOT staff shared a list of the grass seed mix that it uses, and they provided suggestions for our project. In the coming weeks, the DOT will provide additional information about its use of seed mixes, while noting any challenges and opportunities for new uses of seed mixes, such as in rain gardens or swales.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	33	88
Drafted or Introduced	1	34
Total ¹	21	87
Substantial Issue Finding ²		
No Substantial Issue Finding	17	48
No Issue Finding	4	19
Total	21	67
Finding Letters Issued³	16	51

Notable Activity:

- Pinelands municipalities have begun submitting adopted Housing Elements and Fair Share Plans to the Commission in response to the fourth round of affordable housing obligations. Municipalities were required to adopt a compliant plan by July 1, 2025. As of the end of July, the Commission has received 32 adopted plans. Thirteen have been found to raise no substantial issue with respect to the CMP, while eight plans have been deemed incomplete due to the absence of adopted and submitted implementing ordinances. Three of the plans deemed incomplete propose zoning changes likely to require review and approval by the full Commission. Staff will review the remaining 11 plans submitted in July and anticipates receiving approximately five additional plans in August.
- On July 22, 2025, staff met with representatives of Chesilhurst Borough and a prospective redeveloper to discuss future planning of the Borough, which is entirely within a Regional Growth Area. Limited access to public water and sewer infrastructure has constrained development potential within the Borough. The Borough and the prospective redeveloper are exploring options for extending this infrastructure from outside the Borough. Commission staff

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).

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.

provided information on the status of the Pinelands Infrastructure Trust Fund and offered assistance in coordinating with the NJDEP Infrastructure Bank.

- On July 23, 2025, staff met with representatives of Manchester Township to follow up on an evaluation of an ordinance pending before the Commission, which was provided to the Township in March. Staff's evaluation concluded that the ordinance would significantly reduce residential development potential and PDC opportunities in the Township's Regional Growth Area. Staff discussed the limited range of options available for the Township to consider and has scheduled a follow-up meeting with the Township's planner in early August.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	11	87
Surveys Required	1	8
Surveys Reviewed	3	17
Certificates of Appropriateness Required	1	3

Notable Activity:

- **Fenwick Manor Rehabilitation:** On July 28, 2025, the staff released a request for qualifications packet on the Commission's website. Contractors interested in pre-qualifying to bid on the construction phases of the Fenwick Manor rehabilitation project will need to submit their completed packets by 2 p.m. on Thursday August 22nd. Connolly & Hickey visited Fenwick Manor twice during the month of July and continue to prepare the project's design documents.
- **Fenwick Manor budget:** The State's adopted budget for FY26 includes a special appropriation to the Commission of \$69,000 for Fenwick Manor Capital Improvements. The adopted budget also states that "In addition to the amount hereinabove appropriated for the Pinelands Commission - Fenwick Manor Capital Improvements, there are appropriated to the commission such additional amounts as are required to complete necessary structural and safety repairs to the Fenwick Manor administration building, subject to the approval of the Director of the Division of Budget and Accounting."

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	4.75	102.75
PDCs Severed	0	125.75

Acres Protected	0	4,031.36
PDCs Extinguished	0	1.36
Acres Protected	0	176.27
PDCs Sold	0.50	33.00
Average Sales Price per PDC	\$95,000	\$91,333
Average Sales Price per right	\$23,750	\$22,833
PDCs Redeemed	1.00	22.75

Notable Activity:

- **Allocations:** In the Agricultural Production Area of Franklin Township, 1.25 PDCs (5 rights) were allocated to a 23-acre parcel and in the Agricultural Production Area of Tabernacle Township, 3.5 PDCs (14 rights) were allocated to a 73.87-acre parcel.
- **Redemptions:** In July, four rights were redeemed in association with two residential projects, one in Winslow Township and one in Egg Harbor Township.

3.4 SPECIAL PROJECTS

- **Pinelands Conservation Fund Land Acquisition Program:** The Commission is currently accepting project proposals for land acquisition grants to permanently protect open space in the Pinelands Area. This round of funding was launched in April and applications for funding will be accepted until September 19, 2025.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	5	25
Certificates of Filing	25	133
Public Development Reports	3	20
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	2	10
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	3	29

Review of Agency Determinations	58	432
---------------------------------	----	-----

4.2 NOTABLE APPLICATIONS

- Three Lot Subdivision and One Single Family Dwelling, Manchester Township (Applicants Steven and Donna Wedel for App. No. 1996-1030.003 and Ocean Holdings 20 for App. No. 1996-1030.005):** App. No. 1996-1030.003 proposed a three-lot subdivision of a 5.6-acre parcel and the development of one single family dwelling. The parcel is located in the Pinelands Village of Beckerville. There are two existing single family dwellings serviced by conventional onsite septic systems on the 5.6-acre parcel. The application proposed the demolition of the two existing dwellings. The two existing dwellings would then be reconstructed on two of the three proposed lots. The third “new” dwelling would be constructed on the third proposed lot. All three dwellings would be serviced by alternate design onsite septic systems. App. No. 1996-1030.003 was completed with the Commission and a Certificate of Filing was issued on February 16, 2007. On March 14, 2008, the staff issued a letter indicating that the final Township subdivision approved creating the three lots could take effect. The Township approved subdivision plan contained a note indicating that no municipal certificate of occupancy could be issued for the three proposed dwellings prior to the demolition of the two existing dwellings. The proposed subdivision located the two existing dwellings proposed for demolition on a 1.5-acre lot. The two existing dwellings were never demolished and the three dwellings were never built. Between 2021-2024, the 1.5-acre lot containing the two existing dwellings was foreclosed on and sold to a new owner. The remaining two proposed vacant lots were thereafter foreclosed upon by the Township. The Township now owns the two vacant lots. On January 5, 2024, App. No. 1996-1030.005 was filed with the Commission by the new owner of the 1.5-acre lot containing the two existing single family dwellings, proposing to locate each of the exciting dwellings on 0.75 acre lots. By letter dated June 25, 2025, the Commission staff advised all interested parties as to the history of App. No. 1996-1030.003. The staff letter indicated that the two existing dwellings on the 1.5-acre lot serviced by conventional onsite septic systems require a total of 6.4 acres (3.2 acre per dwelling) to meet the groundwater quality (septic dilution) standard. This means that no new development is permitted on the original 5.6-acre parcel since it was already undersized for the two existing dwellings serviced by conventional onsite septic systems. This also means that the two vacant lots currently owned by the Township are not buildable since their acreage is necessary for the two existing dwellings on the 1.5-acre lot to meet the groundwater quality (septic dilution) standard. On July 17, 2025, a meeting was held with representatives of the current owner of the 1.5-acre lot containing the two existing dwellings and representatives of the Township. The current owner of the 1.5-acre lot containing the existing dwellings has apparently made significant improvements to the two existing dwellings and may still wish to move forward with the proposed two-lot subdivision. Discussions were held with the parties regarding potential approaches to resolve the matter.
- Single Family Dwelling, Manchester Township (Applicant: Iryna Kotainytska and Aleksey Vdovenko, App. No. 1991-0930.002):** This application proposes the development of one single family dwelling serviced by an onsite septic system on a 4-acre parcel. The parcel is located in the Pinelands Village of Beckerville. By letter dated April 29, 2025, the staff advised of the information necessary to complete the application. By email dated June 6, 2025, the applicants requested that the T&E animal, wetlands protection and stormwater management information

requested in the staff's April 29, 2025 letter not be required. The applicant's email also indicated that the staff's request for the application information "could expose the Commission to legal challenges," and "could lead to claims against the Commission for administrative overreach or injunctive relief." By letter dated June 11, 2025, the staff responded that the requested information was typical of that required to complete an application to develop a single family dwelling and the information remained necessary to complete the application. The staff's June 11, 2025 letter also indicated that based upon the threats of litigation against the Commission, all future communication regarding this application must be in writing. By email dated June 11, 2025, the applicants submitted a plot plan for the proposed dwelling and reiterated their request that certain information not be required to complete the application. On June 27, 2025, the staff issued an Inconsistent Certificate of Filing for the proposed single family dwelling. The Certificate of Filing indicated that it had not been demonstrated that the proposed development was consistent with the T&E animal species protection regulations or the wetlands protection regulations. The Certificate of Filing also indicated that, based upon a staff site inspection, it did not appear that the septic system was proposed in an area where the seasonal high water table was located at least 5 feet below the natural surface of the ground, as required by the Township's ordinance and the CMP. By email dated July 9, 2025, the applicant advised that they had retained a new engineer and that a revised plot plan would be submitted to the Commission. By email dated July 16, 2025, the staff reiterated that the information identified in the June 27, 2025 Certificate of Filing must be provided to demonstrate consistency with the CMP. The Certificate of Filing also addressed the prospects for the parcel qualifying for a Waiver of Strict Compliance. By email dated July 22, 2025, the applicant posed several questions regarding the Commission's Waiver of Strict Compliance regulations. Those questions are currently under review.

- **Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 1.0-acre parcel. The application also proposes 650 linear feet of road improvements within the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, a five-car parking lot, three commercial carrier equipment pads, one equipment shelter, and one generator pad. The proposed development is located in the Pinelands Town of Whiting. The Commission received the required application fee on April 7, 2025 and the required Commission application form on May 12, 2025. The proposed development is located in the immediate vicinity of numerous sightings of a T&E animal species. The Commission also received a letter from the Manchester Township Police Chief requesting that the staff consider a modified approach to a two season T&E survey based upon the public safety communication emergency created by the existing failing Township communication system. The staff issued a letter on May 16, 2025, identifying the information required to complete the application, including a two season T&E animal species survey. In an effort to address the Police Chief's concerns, the staff's May 16, 2025 letter identified an alternative approach to address both the Township's emergency communication needs and the Commission's regulations. The staff letter indicated that the Township may wish to consider limiting the proposed development to only a communications tower, one equipment shelter, one generator and the minimum forest clearing on the lot necessary to accommodate that development. By limiting the proposed development to this alternative approach, consistency with the T&E animal species protection regulations could be addressed by completing a modified one-season T&E species survey. A subsequent application would then need to be completed with the Commission for the proposed 650 linear feet of road improvement within

the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, a five-car parking lot and three commercial carrier equipment pads. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of the proposed improvements/disturbance. By email dated June 23, 2025, the staff indicated general agreement with the proposal and subsequently provided additional guidance regarding location of a proposed access road. On July 11, 2025, the applicant submitted a revised conceptual site plan. By email dated July 30, 2025, the staff advised of certain revisions that were necessary to the plan to limit the extent of disturbance on the parcel. On July 22, 2025, the applicant submitted a modified one season T&E animal species survey. That survey is currently under review.

- **Residential Development, Evesham Township (Applicant: Devel, LLC, App. No. 1989-0719.040):** On March 26, 2025, the Commission received the required application fee to site inspect and confirm a wetlands delineation for approximately 800 acres located in southern Evesham Township. The acreage is located in a Pinelands Rural Development Area. The applicant also requested a review of certain T&E animal surveys. The submitted information included a conceptual plan depicting approximately 270 proposed single family dwellings. On June 19, 2025, the staff issued a review letter indicating that additional information was required for the staff to complete its review of the T&E animal species surveys. At a July 2, 2025 meeting with the Executive Director, the property owner indicated that she did not intend to pursue development of the parcel and had been engaging in discussions about potential land preservation with NJDEP Green Acres and a non-profit conservation organization. Verification of the wetlands mapping would inform the Green Acres appraisal process. Therefore, staff conducted site inspections on July 9, 2025 and July 18, 2025 to verify the accuracy of the submitted wetlands mapping. By letter dated July 24, 2025, the staff advised the applicant of certain revisions that were necessary to the submitted wetlands mapping.
- **115 Residential Dwelling Units, Hamilton Township (Applicant: Hershel Weiss, Cotton Mill Associates, App. No. 1989-0546.017):** This application proposes the redevelopment of an existing three-story textile manufacturing building commonly referred to as the “Cotton Mill” on a 4.75-acre parcel in the Mays Landing area. The parcel is located in a Pinelands Regional Growth Area. The application originally proposed a three-story addition to the existing manufacturing building to accommodate 115 proposed residential dwellings (apartments). On June 7, 2023, the staff issued a Certificate of Filing for the proposed development. In December 2024 and January 2025, the applicant advised the Commission that, based upon a NJDEP regulation, the proposed three-story addition had to be located perpendicular to “coastal waters.” Accordingly, the existing building needed to be demolished to its foundation and a new six-story building proposed on the existing foundation. On May 27, 2025, the applicant submitted additional cultural resource survey information addressing certain known historic resources on the parcel. By letter dated July 15, 2025, the staff provided extensive guidance regarding the need to obtain a municipal Certificate of Appropriateness. The municipal Certificate of Appropriateness will specify the treatment of the historic resources on the parcel and require the provision of additional documentation regarding those historic resources.
- **Lake Herbiciding, Town of Hammonton (Applicant: Town of Hammonton, App. No. 1989-0573.006):** This application proposed the herbiciding of approximately 55 acres of 73-acre Hammonton Lake. The Lake is located in a Pinelands Town area. In accordance with a 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control, the Commission staff advised NJDEP that, provided the conditions specified in the staff’s June 12, 2024 memorandum

were imposed by NJDEP on any Bureau of Pesticide Control permit, the proposed herbiciding would be consistent with the CMP. One condition was that two designated conservation areas in the Lake containing a total of approximately 12 acres, not be subject of herbiciding in order to protect three identified T&E aquatic plant species. Another condition was that a follow up T&E survey be completed evaluating the impact, if any, of the herbiciding on the conservation areas. Thereafter, the Lake was subject of a one-time treatment with herbicide during the summer of 2024. On June 19, 2025, the staff was notified by Hammonton that a public safety emergency involving a swimmer/kayaker and excessive aquatic vegetation necessitated the re-treatment of the Lake with herbicide. The staff advised that any such re-treatment should be limited to the discrete areas within the Lake where the excessive aquatic vegetation was creating the public safety emergency. The staff also requested that Hammonton provide a preliminary survey of the potential impacts, if any, from the summer of 2024 herbicide treatment on the two designated conservation areas. In response, Hammonton identified two discrete areas, containing approximately 1.6 acres and approximately 1.7 acres that would be subject of the proposed 2025 re-treatment with herbicide. By letter dated June 25, 2025, Hammonton's consultant provided the results of a preliminary survey indicating that the summer of 2024 herbicide treatment had no apparent impact on the two designated conservation areas. By memorandum dated June 27, 2025, the staff advised NJDEP that, provided the conditions specified in a June 27, 2025 staff memorandum were imposed by NJDEP on any Bureau of Pesticide Control permit, the proposed herbiciding would be consistent with the CMP. On July 1, 2025, the NJDEP, Bureau of Pesticide Control issued an Aquatic Pesticide General permit for the treatment of two discrete areas in Hammonton Lake. That NJDEP permit included the conditions of the staff's June 27, 2025 memorandum.

- **Lake Herbiciding, Monroe Township (Applicant: Friends of Victory Lakes Association App. No. 1984-0382.006):** This application proposes the herbiciding of 25.65 acre Upper Victory Lake. The Lake is located in a Pinelands Regional Growth Area. The application is being processed in accordance with the Commission's 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control. On June 21, 2018, the Pinelands Commission received notice from the NJDEP, Bureau of Pesticide Control of an application for an Aquatic Pesticide General permit for Upper Victory Lake. By letter dated June 27, 2018, the staff advised the applicant that available information identified the presence of a T&E plant species in the Lake. The staff letter required that the applicant address how the proposed herbiciding would be consistent with the CMP T&E plant species protection standard. No further information was submitted to the Commission regarding this matter until April 2, 2024. On that date, a T&E species survey protocol specifying how the survey would be conducted was submitted for staff review. By letter dated May 21, 2024, the staff provided comments on the proposed T&E plant survey protocol. On February 27, 2025, the Commission received notice from the NJDEP, Bureau of Pesticide Control that a new application has been filed with NJDEP for an Aquatic Pesticide General permit. On April 8, 2025, the applicant submitted the results of a T&E plant species survey. The submitted survey confirmed the presence of two T&E plant species in the Lake. By email dated July 31, 2025, the staff requested information regarding the approximate number of the two plant species and what steps would be taken to protect the local population of the T&E plants.
- **Lake Herbiciding, Waterford Township (Applicant: Camden County, App. No. 1986-1304.005):** This application proposes the herbiciding of 19.5-acre Atco Lake. The Lake is located in a Pinelands Regional Growth Area. The application is being processed in accordance with the Commission's 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control.

On February 26, 2025, the Pinelands Commission received notice from the NJDEP, Bureau of Pesticide Control of an application for an Aquatic Pesticide General permit to treat Atco Lake. By letter dated August 16, 2024, the staff had advised Camden County of the information required to demonstrate that the proposed herbiciding of Atco Lake was consistent with the CMP regulations, including the T&E plant species protection standard. On June 18, 2025, the applicant submitted information responding to the staff's August 16, 2024 letter. The staff sent a letter on July 9, 2025 indicating that the submitted information confirmed the presence of a T&E plant species in the Lake and requested that the applicant address how the proposed herbiciding would be consistent with the CMP T&E plant species protection standard.

- **Solar Energy Facility, Pemberton Solar (Applicant: Tatieux Solar Group, App. No. 1984-1323.009):** On November 20, 2023, the staff received an application form only, without the required application fee, proposing the development of an approximately 3.7-acre solar energy facility located on a 37-acre parcel. The parcel is located in the Pinelands Preservation Area District. The staff issued a letter on December 5, 2023 requesting the required application fee. On March 10, 2025, the required application fee was submitted. On June 26, 2025, the staff received a plan depicting the limits of disturbance of the proposed solar energy facility. The plan was necessary to confirm that the appropriate application fee had been submitted. On July 7, 2025, the staff issued a letter identifying the necessary information to complete the application, including mapping of wetlands and information addressing the status of any NJDEP required site remediation activities on the parcel.
- **Warehouse, Hamilton Township (Applicant: SunCap Property Group, App. No. 1982-2997.007):** This application proposes the development of a 652,060-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 Pinelands Regional Growth Area. The application was filed with the Pinelands Commission on January 14, 2025. By letter dated March 20, 2025, the staff advised of the information necessary to complete the application. Additional information was submitted to the Commission on multiple dates in April of 2025. By letter dated May 30, 2025, the staff identified the remaining information necessary to complete the application. On June 5, 2025, the applicant submitted stormwater management information. By email dated June 19, 2025, the applicant sought guidance on a wetlands issue. By email dated June 24, 2025, the staff provided a response to the submitted stormwater management information. A meeting was held with representatives of the applicant and the Township on July 10, 2025 to further discuss the application. On July 11, 2025 and July 18, 2025, the applicant submitted additional information to the Commission regarding the application. That information is currently under review.
- **Proposed Commercial Training Yard, Borough of Folsom (Applicant: IBEW Local Union 351, App. No. 1993-0233.006):** This application proposes the development of an approximately 5.5-acre training yard for electrical trade apprentices on a 22-acre parcel. The training yard will be accessory to an existing 30,000 square foot commercial trade training building located on the parcel. The parcel is located in a Pinelands Forest Area. The existing building was previously approved on the parcel in accordance with the provisions of the CMP. A T&E animal species survey conducted in 2010 for the development of the 30,000 square foot commercial trade training building identified a particular non-T&E animal species on the parcel. In January 2025, the NJDEP designated that particular animal species as a T&E animal species. The CMP indicates that any animal species designated by the NJDEP as a T&E animal species is also a Pinelands

designated T&E animal species. By letter dated March 17, 2025, the staff requested the information necessary to complete the application, including the need to conduct a survey for the concerned T&E animal species. The staff discussed with the applicant the option of submitting the remaining information to complete the Commission application and receive a Certificate of Filing while the T&E species survey was being conducted. The Certificate of Filing would note the need for the T&E animal species survey to demonstrate consistency with the T&E animal species protection regulations prior to any development. The staff indicated that while such an approach has an inherent risk, it would enable the applicant to proceed to the municipality for any necessary site plan approval while the T&E survey was being conducted. On July 28, 2025, the staff received a proposed protocol for undertaking the required survey for the concerned T&E animal species. The proposed T&E survey protocol is currently under review.

- **Forestry and Forest Fuel/Fire Breaks, Lacey and Ocean Townships (Applicant: Ocean County, App. No. 1983-4180.005):** This application proposes 2,290 acres of forestry on a 12,614-acre parcel known as the Ocean County Forked River Mountain Wilderness Area. The parcel is located in the Pinelands Preservation Area District and a Pinelands Forest Area. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry and forest fuel/fire breaks. The public notice provides the opportunity for the public to comment to the Commission on the application. The Commission received numerous general written questions from the public regarding the application. On April 2, 2025, the applicant submitted a revised plan. On April 9, 2025, three Commission staff members, including the Commission's Executive Director, conducted a site inspection of the areas proposed for forestry and the forest fuel/fire breaks with representatives of Ocean County and the New Jersey Forest Fire Service. On April 10, 2025 and May 27, 2025, the County submitted additional documentation related to the required public notices. The application was subject to final public comment at the Commission's July 11, 2025 monthly meeting. On July 18, 2025, the staff issued a Report on an Application for Public Development recommending approval of the proposed forestry and forest fuel/fire breaks.
- **Improvements to an Existing Agricultural Access Driveway, Agricultural Production Area, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the staff received a report that an existing driveway providing access to an existing agricultural operation was being improved and widened. 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 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 purpose 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. The staff letter further advised that if any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. By letter dated December 11, 2024, the staff wrote to the property owner seeking clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024. On January 30, 2025, the staff received an email from the property owner advising the NJDEP that all "unauthorized fill" had been removed from the parcel and

requesting that a site visit be scheduled. By email dated April 2, 2025, the NJDEP advised that a site inspection had been completed and that some fill/soil material remained on the parcel. On April 15, 2025, the staff sent a letter to the property owner advising of the outstanding issues regarding the placement of fill/soil material on the parcel. Those issues include wetlands and wetland buffer encroachments, limitations on proposed clearing of wetlands or the required buffer to wetlands for agricultural purposes and agricultural buildings, potential T&E species issues with any proposed clearing for agriculture and forestry activities that may be occurring on the parcel. The April 15, 2025 letter reiterated that, in those instances when the Commission's regulations are more restrictive, the Commission's regulations supersede those of other agencies. The staff letter also requested permission to site inspect the parcel. By email dated April 16, 2025, the property owner advised that the majority of the soil/fill material had been removed from the parcel, no forestry is being conducted, no clearing for agriculture has occurred and no agricultural structure or buildings have been constructed on the parcel. In the email, the property owner denied the staff permission to site inspect the parcel. By letter dated May 20, 2025, the staff requested further clarification regarding the status of removal of the fill/soil material from the parcel. That letter also advised the property owner of the Township's and Commission's wetlands regulations and non-degradation water quality regulations that must be met if it is proposed to retain any of the fill/soil material on the parcel. On June 6, 2025, the staff received a request from an adjacent property owner for a joint meeting with the Commissioner of the NJDEP and the Commission's Executive Director. By email dated June 12, 2025, the NJDEP advised the adjacent property owner that most of the remaining fill/soil on the parcel was contained within an approximately 6,000 square foot area on the parcel and that the NJDEP was continuing its efforts to address the matter. The staff convened a meeting on July 16, 2025 to discuss the status of the violation with the adjacent property owner's representatives and NJDEP staff. The staff will be following up with NJDEP to discuss requirements for testing of fill/soil impacted areas on the parcel for possible contaminants.

4.3 OTHER ITEMS OF INTEREST

- On July 8, 2025, a staff member discussed with the Hamilton Township Attorney possible approaches to address a T&E animal issue in the Hamilton Township Business Park. The Township is interested in marketing some of the vacant parcels owned by the Township in the Business Park. A number of possible approaches to the T&E issue were discussed, ranging from the Township undertaking one overall survey for the entire Business Park to the Township selecting several marketable parcels owned by the Township and completing individual T&E surveys for just those parcels. Also discussed was the length of time that the Commission recognizes the results of a T&E survey. The staff member indicated that although the CMP does not specify the length of time that any particular T&E survey is valid, the Commission's practice is to recognize the validity of such surveys for a number of years.
- On July 9, 2025, Commission staff members met with the Mayor and Administrator of Waterford Township to discuss a number of items of interest to the Township. The discussion items included the required use of Pinelands Development Credits in the Township, particularly for non-residential development, new planning efforts for the Haines Boulevard Redevelopment Area that fronts on the White Horse Pike and concerns regarding aquatic vegetation in Atco Lake.

- During the public comment portion of the July 11, 2025 Pinelands Commission monthly meeting, a member of the public inquired as to the status of an application (App. No 1981-0556.054) for the dredging of Walden Glen Pond. The Pond is located in the Kings Grant development in Evesham Township. By email dated July 11, 2025, the staff provided the inquirer with a copy of a Commission letter dated July 27, 2023 requesting certain information to complete the application. The information primarily concerned wetlands relative to the location of the proposed accessway for dredging equipment to the Pond and the location of a proposed dredge dewatering area. Information was also requested regarding the depth of the proposed dredging. To date, the information requested in that letter has not been submitted to the Commission.
- On July 21, 2025, a member of the Commission staff spoke with the Mayor of Maurice River Township and separately to the Township Engineer regarding an approximately 54 acre municipally-owned parcel in the Rural Development Area that contains a closed, but uncapped, former Township landfill. The Mayor inquired about the feasibility of developing a solar facility on the parcel and the possibility of deed restricting the 54 acres for offsite groundwater quality (septic dilution) purposes to allow for more intensive development serviced by onsite septic systems on other parcels in the Township. The staff indicated that development of a solar energy facility on the parcel is a permitted use but that such development would reduce the acreage of the parcel that could potentially be deed restricted for offsite groundwater quality (septic dilution) purposes.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In July, 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. Science staff also downloaded water level data from five of the seven ponds and one forest plot where continuous water level recorders were installed.
- **Rare Snake Monitoring:** In July, staff continued to monitor snake nest areas. Captured gravid snakes were held to lay eggs in the lab. Currently, 18 clutches of pine snake and corn snake eggs are being incubated. Hatchlings will be tagged and released. Staff surgically implanted transmitters in several snakes for the purpose of finding additional nests, hibernacula, and shed sites. Transmitters were also removed from several snakes so they could be retired from radio tracking. Staff continue to maintain and service passive integrated transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades. Staff evaluated the



Above: Pink meadow beauties, along with many other plant species, carpet the surface of this dried, long-term monitoring pond. The intermittent surface water conditions of Pinelands ponds contribute to the botanical diversity characteristic of these ecosystems.

potential of using ground penetrating radar to determine the exact location of eggs in pine snake burrows.



Revegetation is occurring in snake study areas that were severely burned in the 2024 Tea Time Hill fire. Pine seedlings (above, left) and dense patches of sand jointweed (above, right) are now abundant in fire-scorched areas.

5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff continued to analyze snake capture data that were collected as part of a four-year drift fence study and draft portions of the final report.
- **King Snake Study:** Science staff continued with data analysis. The request for a one-year, no-cost extension of the project period remains under review by the U.S. Environmental Protection Agency.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for snake fungal disease. Collected snakes continue to be swabbed for



Above: This radio tracked box turtle was found eating a mushroom.

fungus disease analysis.

- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Collected snakes continue to be swabbed for adenovirus analysis.
- **Box Turtle Study:** In July, all box turtles were radio tracked at least once. Science staff are currently radio tracking 98 box turtles, including 49 males and 49 females. Science staff continued to record the occurrence and location of other box turtles killed on roads: six box turtles were found dead on roads during the month.
- **Other:** Commission scientists are assisting New Jersey Department of Environmental Protection Endangered and Nongame Species Program researchers in conducting bat surveys in the vicinity of Pinelands ponds, with a focus on tricolored and northern long-eared bats. In July, vocalization recorders were deployed at three ponds used for long-term environmental monitoring. Bat vocalizations will be recorded and analyzed with software that can detect the presence of individual species.



Above: Open tree canopies associated with Pinelands ponds are favorable locations to install bat vocalization recorders. A microphone is mounted to a tall telescoping pole to facilitate recordings. The recorders are deployed for three to four consecutive nights at a site.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 57 inquiries from the public in July, including phone calls, e-mails, and media inquiries.

- **Website:** Commission staff made routine edits to the website in July.
- **Social Media:** In July, staff shared 309 photos and four videos on the Commission's Instagram site, 108 tweets and retweets on X, and 78 posts on Bluesky. The Commission's content (photos and videos) garnered more than 154,000 views on Instagram and 2,700 views (for a watch time of 451 hours) on YouTube in July. Six of the Commission's photos were featured on other sites on Instagram in July.



Above: The Commission shared 309 photos on Instagram in July, including this photo of a native, rare orange fringed orchid blooming in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, delivered a Pinelands presentation as part of the Climate Change Learning Collaborative (CCLC) program through the New Jersey Department of Education and Stockton University. Twenty teachers attended the event. He also represented the Commission at Stafford Township's Green Fair and interacted with approximately 100 people.



Above: The Commission shared 108 tweets on X in July, including this photo of a female monarch butterfly in the Pinelands.

- **Pinelands Speaker Series:** In July, the Commission finalized the lineup for this year's Pinelands Speaker Series. The first program is scheduled for August 21, 2025 and will focus on the NJDEP's Connecting Habitat Across New Jersey project, which is an effort to make the state's fragmented landscape easier for wildlife to move through by protecting important habitats, restoring movement corridors, and making roads safer to cross. The second program is set for September

4, 2025 and will include a discussion about Lenape culture. The third program will be held on September 25, 2025 and will include a plein air painting demonstration.

- **Pinelands Merchandise:** Commission staff registered \$208 in sales in July. All proceeds from sales 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. Since launching its store in August 2023, the Commission has registered more than \$4,500 in net sales/donations.
- **Pinelands Summer Short Course:** More than 110 people attended the 9th annual Pinelands Summer Short Course, which was held at Stockton University's Kramer Hall on July 18, 2025. The event featured 11 educational presentations and four field trips. Event evaluations have been overwhelmingly positive.



Above: The 9th annual Pinelands Summer Short Course included a guided hike of the 1808 Trail in Wharton State Forest.

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. In July, staff continued the migration of application review reports to the PC Web portal, including the OPRA reporting tool. Staff created mapping templates to be used in response to OPRA requests for Threatened and Endangered siting information, consistent with the Commission's data sharing agreement with NJDEP. Ad hoc reports were completed to provide Regulatory Programs staff with historical information on Lake Treatment MOAs to assist

in future planning. As part of the staff's ongoing effort to modernize the Commission's website and software, staff produced a draft version of the Septic Dilution Model to be hosted on the Pinelands Commission website and replace the current desktop-based system. The new tool provides enhanced security and a simpler interface for users.

- **Geographic Information Systems (GIS):** In July, staff participated in the New Jersey Geospatial Forum monthly meeting, allowing the Commission to discuss and share best practices and coordinate efforts with other state agencies. Staff identified an intermittent issue when using ArcGIS software via Zscaler and reached out to Zscaler support for help. Staff also continued to work on modifying existing GIS applications to comply with changes in the newest version of ESRI portal software.
- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff worked directly with Zscaler support on issues related to the virtual machine environment hosted at the New Jersey Office of Information Technology and the inability to use Edmunds accounting software via the ZPA portal.
- **Pinelands Development Credit Bank:** Staff provided draft reports, charts, data and maps to the Land Use Programs office for the Bank's FY25 Annual Report.
- **Technology Enhancements:** In July, staff began configuring new desktops and laptops to distribute based upon a needs assessment from June. Staff participated in the second Artificial Intelligence (AI) Officers group meeting where other state agencies shared success stories of implementing AI tools that assist staff in completing repetitive tasks in a fast and efficient manner. Staff also reached out to the New Jersey Office of Innovation to schedule a meeting to discuss how they assist agencies with implementing cutting edge technologies. We anticipate a meeting will be held in August. Staff coordinated with the Office of Information Technology (OIT) on upgrading hosted Active Directory servers to continue efforts on removing outdated servers slated for retirement.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** July 2025, Net Total: \$49,448.54; Fiscal Year to Date Total: \$49,448.54. This equates to 5.82% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for July includes 30 online application payments totaling \$32,575.10.
- **State Budget:** The adopted State Budget for FY26 includes an appropriation to the Commission of \$3,899,000. The Office of Management and Budget has confirmed additional funding in the amount of \$95,000 to support the Commission's salary program, as negotiated in the most recent contracts with CWA.

8.2 FACILITIES MANAGEMENT



Above: Joel Mott, the Commission's Principal Public Programs Specialist, installed a replacement sign on a wayside panel in front of the agency's Richard J. Sullivan Center in July. Commission staff are working with the NJDEP to obtain and print numerous smaller, interpretive signs to raise awareness about plant species at the Commission's headquarters.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
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, Burzichelli	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. Reported from the Senate Committee on 3/17/25. Passed Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Environment, Natural Resources and Solid Waste Committee.
A1253/ S2859	Sauickie/ 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.	Reintroduced, 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 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	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.

		warehouses; allows conforming updates to municipal master plans and zoning ordinances.	
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/ S1160/ S2347	Greenwald, Wimberly/ Timberlake/ Singleton	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24. Committee Substitute introduced on 2/10/25, but not reported out of committee. Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a Substitute on 2/15/25. Replaced by Senate Floor Substitute on 2/25/25.
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 Environment, Natural Resources and Solid Waste Committee on 2/12/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.

A3784/ S2455	McCoy/ 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, Natural Resources, and Solid Waste Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
A3820/ S609	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 Commerce, Economic Development and Agriculture Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.
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	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24

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. Reported from Assembly Committee as Substitute on 3/10/25. Recommitted to Assembly Appropriations Committee on 3/20/25 and reported out of Committee same day. Substituted by S2594 on 3/24/25.</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. Reported out of Assembly Committee on 3/10/25. Recommitted to Assembly Appropriations Committee and reported out of same on 3/20/25. Substituted for A-3951 and passed in Assembly on 3/24/25. Approved by Governor 4/22/25.</p>
A4117/ S2857	Calabrese, Conway/ Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	<p>Assembly Bill – Proposed for Introduction on 4/4/24.</p> <p>Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee</p>
A4137/ S1029	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	<p>Assembly Bill – Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24.</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee as a Substitute on 1/14/25, Second Reading. Senate Amendment on 2/25/25. Passed by Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Commerce, Economic Development and Agriculture Committee.</p>

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., 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 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	Inganamort, 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 – Combined with A2792/2489 on 2/10/25 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. Senate Substitute on 2/25/25.
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

A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
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 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

A5222/ S3737	Collazos- Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025</p> <p>Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025</p>
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 accommodate load associated with solar panels	<p>Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 11/14/24</p> <p>Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24</p>
A5267/ S4289	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	<p>Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25. Reported out of Assembly Committee with amendments and referred to the Assembly Appropriations Committee on 3/20/25. Passed by Assembly on 6/30/25. Received in Senate without reference and substituted for S4289. Passed by Senate. Reconsidered vote. Senate Amendment and substituted for A4289. Passed by Senate, received in Assembly, Second Reading on Concurrence and passed Assembly (Passed Both Houses) all on 6-30-25.</p> <p>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/24/25</p>
S2816/ A5302	Smith, McKeon/ DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	<p>Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25</p> <p>Senate Bill – 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</p>

S3308/ A4513	Scutari/ Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	<p>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</p> <p>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. Signed by Governor on 1/20/2025 - P.L. 2025, c.7</p>
S3464	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 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,Tully, Haider/ Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	<p>Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24. Transferred to Assembly Transportation and Independent Authorities Committee on 3/10/25. Reported out of Committee with Amendments, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 3/10/25. Reported out of Committee with Amendments, Second reading on 6/12/2025. Substituted by S3618 on 6/30/25.</p> <p>Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on</p>

			<p>9/19/24; Passed by Senate on 10/28/24. Received in Assembly and referred to Assembly Commerce, Economic Development and Agriculture Committee. Transferred to the Assembly Transportation and Independent Authorities Committee on 3/10/25 and reported out of committee with amendments and referred back to the Assembly Commerce, Economic Development and Agriculture Committee. Substituted for A4926 on 6/30/25/ Passed by Assembly, received in the Senate, Second Reading on Concurrence and passed by Senate on 6/30/25. Approved P.L.2025. c.77 on 6/30/25.</p>
S3656/ A5504	Testa, Polistina/ McCellan	Requires regional representation for members of BPU	<p>Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 9/26/24</p> <p>Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee</p>
S4423	Smith, Scutaru	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 5/19/25. Reported from Committee, Second Reading on 5/22/25