



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



The 12-foot-tall memorial honoring Mexican aviator Captain Emilio Carranza Rodriguez, who died when his plane crashed at this site in Wharton State Forest during the return leg of a goodwill flight from New York City to Mexico on July 12, 1928

JULY 2026

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:** The Committee met on July 31, 2026, and discussed a proposal from the Cape May County Municipal Utilities Authority to establish a Memorandum of Agreement to allow a deviation from the standards of the Pinelands Comprehensive Management Plan (CMP) for the installation of a shared conveyance system to carry leachate from the Cape May Landfill and wastewater from Woodbine Borough. The Committee voted to forward the matter to the full Commission for discussion and authorization. Also, the Executive Director gave a presentation on accomplishments related to P&I Committee projects for Fiscal Year 2026 and proposed projects and initiatives for Fiscal Year 2027.

1.1B OPEN PUBLIC RECORDS ACT

- A total of eight Open Public Records Act (OPRA) requests were received in July. Four were sent responsive material and four will be responded to in August.

1.1C OTHER

- In early July, staff submitted the Commission's response to Executive Order 17, which is intended to organize the state's approach to accelerating housing production and increasing housing opportunities. Because much of the required response involved information on lands owned by the Commission and known housing projects on other publicly owned properties, the Commission's input was limited.
- At the Commission's July 10, 2026 meeting, Commissioner Alan W. Avery, Jr. was re-elected as Vice-Chairman.

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 Comprehensive Management Plan (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 Alliance's (PA) brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township's Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow's motion on July 28, 2025. Oral argument occurred on October 29, 2025. The Appellate Division issued its decision on July 15, 2026, affirming the Commission's adoption of the Kirkwood-Cohansey amendments to

the Water Management rules of the CMP. In its decision, the Court found that none of the arguments advanced by the Appellants in opposition to the rules were persuasive.

- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental Protection (NJDEP) and the Commission related to development of the Heritage Minerals tract in Manchester Township. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Multiple mediation sessions occurred between September 2024 and July 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms. Hovsons submitted the same concept plan to the court as part of its challenge to Manchester Township’s Housing Element and Fair Share Plan to satisfy the municipality’s fourth round affordable housing obligation. Mediation sessions were conducted on December 8, 2025, January 5, 2026 and January 12, 2026 to discuss Hovsons’ proposed settlement terms and changes made by NJDEP and the Commission. Additionally, the Pinelands Alliance (PA), which was a participant in the 2004 litigation but not a signatory to the settlement, requested to participate in the mediation. In February, Hovsons agreed to permit PA to review and provide comments on the final draft of an amendment to the 2004 settlement agreement once it has been negotiated. The parties continue to discuss amendments to the 2004 settlement agreement.
- **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 discovery process, both written discovery and depositions, in this matter is complete and motions in limine have been filed. The trial has been rescheduled to September 22-24, September 29-October 1, and October 6-9. The pending motions in limine will be heard by the Court and decided on the first day of trial before the trial begins.

- **In the Matter of Application #1987-0276.12 to the Pinelands Commission for a Certificate of Filing by Hexa Builders , LLC – Docket No. A-003527-A:** This matter involves an appeal of a determination by the Executive Director that an amended Certificate of Filing was required for the development of a data center on a parcel in Monroe Township’s Regional Growth Area. The applicant had previously obtained a Certificate of Filing for the development of two warehouses on the parcel. The applicant subsequently sought a determination by the Commission staff as to whether an application for an amended Certificate of Filing was required to construct a 1,000,000 sq. ft data center and a 500,000 sq. ft. warehouse instead of the development originally proposed. Staff advised the applicant that an application for an amended Certificate of Filing was required. The applicant subsequently submitted the application and associated \$5,000 application fee. The applicant’s counsel then submitted a request for an administrative appeal of the determination pursuant to N.J.A.C. 7:50-4.91. This request was denied because the CMP does not afford the right of appeal of a determination by the Executive Director that submission of an application is required. The current appeal was filed with the Appellate Division at the end of June. The Appellate Division’s case manager questioned whether the decision the appellants sought to appeal was a final agency action subject to the Court’s jurisdiction. Consequently, she requested a finality letter from the parties on June 30, 2026. Appellant submitted its letter arguing why the staff determinations were final decisions on July 14, 2026. It also submitted a motion for leave to file an interlocutory appeal on that same date. The Commission’s letter explaining why the staff decisions did not constitute final agency actions was filed on July 22, 2026. The Commission’s brief in opposition to the Appellant’s Motion for Leave to File an Interlocutory Appeal was filed on August 7, 2026.

1.2B LEGISLATION

The Legislature adjourned for the summer as of July 1st.

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

Pinelands Specific Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
S662	Smith, McKeon	Establishes various programs in the NJDEP concerning management of publicly owned forested land; appropriates \$60 million.	Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

A5327/S2027	Pintor Marin. Park/Sarlo Greenstein	Appropriates \$60,743,569,000 in State funds and \$30,495,124,195 in federal funds for the State budget for fiscal year 2027. Includes appropriation of \$4,377,000 to the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Budget Committee on 6/28/26. Reported out of Committee the same day, Second Reading. Passed by both houses on 6/30/26. Approved by the Governor with line item veto on same day. P.L.2026, c.27 Senate Bill – Introduced, Referred to the Senate Budget and Appropriations Committee and released on the same date, Second Reading on 6/28/2026 Substituted by A5327 on 6/30/26
A1287/S1743	Inganamort/ Space	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide.	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 1/13/2026
A4615/S935	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 3/20/26 and referred to the Assembly Agriculture and Natural Resources Committee Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA would also address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval 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, the 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 provided comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve. Evesham Township submitted a revised T&E protocol on

July 2, 2025. Staff reviewed the revised protocol and issued a letter on August 11, 2025, providing additional revisions that need to be made. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission's commitment to working with the Township to complete the MOA process. In response to concerns from the Pinelands Alliance about the deadline for expenditure of grant funding associated with the proposed accessible trail, the Executive Director met with Township representatives and the Pinelands Alliance on July 2, 2026. Staff then met with representatives from Evesham Township, their engineers and a representative from the New Jersey Conservation Foundation on July 21st. During that meeting, all agreed that to move forward with the MOA process, a wetlands delineation and at least one test pit needed to be done at the parking lot across from the Black Run Preserve on Kettle Run Road. Additionally, Commission staff agreed to prepare a schedule for drafting through completion of the MOA process once the wetlands and wetland buffer boundaries had been confirmed for the parking lot.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed in the northwest quadrant of the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA met with the Commission Chair and Executive Director on July 21, 2025, as the first step in consideration of an amendment to the MOA. Upon SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment, a presentation will be scheduled at a P&I Committee meeting. On October 8, 2025, SJTA advised that it would provide a detailed proposal to the Commission after gathering additional information through a habitat assessment study as part of the Environmental Impact Statement required by FAA. At FAA's request, staff participated in a coordination meeting with SJTA representatives on November 20, 2025. Subsequently, FAA scheduled quarterly status meetings with representatives of SJTA, the Commission and FAA staff. The last quarterly meeting occurred on February 3, 2026. On March 25, 2026, SJTA submitted a T&E survey protocol for the 450-acre Northwest portion of the airport. Commission staff advised SJTA that it would need to submit a public development application and the associated application fee before the T&E protocol could be reviewed because the proposed development is not covered by the existing MOA nor is an MOA amendment in place or in progress. However, in an effort to provide assistance, the Regulatory Programs staff did a cursory review of the protocol and provided initial feedback on March 30, 2026. The Commission received a public development application on April 27, 2026 and the required one-third application fee for review of T&E protocols and survey results on May 11, 2026. Staff reviewed the T&E protocol and sent comments concerning the insufficiency of certain protocols and suggested revisions to same to SJTA by letter dated July 16, 2026.
- **Cape May County Municipal Utilities Authority (CMCMUA) and Woodbine Borough:** On June 16, 2026, Commission Chair Laura E. Matos and the Executive Director met with CMCMUA Executive Director Joseph Rizzutto and other CMCMUA staff and consultants to discuss the CMCMUA's proposed shared conveyance system. The system would include installation of infrastructure to convey leachate from the Cape May Landfill to the CMCMUA Seven Mile

Beach/Middle Regional Wastewater Treatment Facility. Future sanitary sewer flows from Woodbine Borough and the NJ Department of Human Services Woodbine Developmental Center would also be accommodated. A small portion of the project is proposed in the Pinelands Area, with the remainder in the Pinelands National Reserve outside the Pinelands Area. Because the project would involve deviations from CMP permitted use and environmental standards, an MOA would be necessary. The CMCMUA made a presentation on the proposed MOA to the P&I Committee at its July 31, 2026 meeting.

1.3 HUMAN RESOURCES

- **Recruitment:** Preliminary steps for recruiting an MIS Specialist and a Business Specialist to fill existing and upcoming vacancies began in July. Recruitment efforts will continue over the coming months to fill both positions.
- **Evaluations:** Final evaluations, including objectives for Fiscal Year (FY) 2027, were submitted and approved for all staff.
- **CWA Contractual Increases:** The contractual across-the-board and merit increases effective July 1, 2026, were implemented. Salary authorization forms, reflecting these increases, were also signed by the Executive Director and distributed to staff.

2 INTERAGENCY COORDINATION

- **Burlington County:** On July 22, 2026, Chair Matos, Executive Director Grogan and Director of Land Use Programs Gina Berg met with Burlington County representatives, including Deputy Commissioner Alison Eckel and Coordinator of Open Space Acquisition and Park Development, Matt Johnson, to discuss the County's proposed multimodal regional trail network. Approximately 75 miles of new, 10-foot wide asphalt trails are proposed in the Pinelands Area. Significant portions of the proposed trails would be located in wetlands, wetlands buffers and potential T&E habitat. Other portions of the proposed trails would be located on currently deed restricted lands. Thus, an MOA between the County and the Commission would be necessary. Chair Matos advised the County to consider scaling back its proposal in the Pinelands Area. Executive Director Grogan further suggested that the County prioritize certain trail segments that might involve fewer deviations from CMP standards and identify appropriate offsetting measures. Commission staff will generate more detailed information on the proposed trail routes for the County's consideration. ED Grogan advised that it would be premature and likely unproductive to proceed with the next steps in the MOA process at this time.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	15	110
Drafted or Introduced	8	53
Total ¹	21	124
Substantial Issue Finding ²	0	6
No Substantial Issue Finding	8	79
No Issue Finding	2	11
Total	10	96
Finding Letters Issued³	7	54

Notable Activity:

- **Pemberton Township:** On July 14, Commission staff met with representatives of Pemberton Township. Topics discussed included two adopted redevelopment plans that are pending review before the Commission involving solar energy facilities. Staff previously raised concerns regarding the consistency of these plans with the CMP, which was further discussed. The Township's Master Plan Reexamination Report, which was expected to be adopted in late July was also discussed. Staff will follow up with the Township in August regarding these matters.
- **Egg Harbor Township:** On July 29, Commission staff met with representatives of Egg Harbor Township. The Township requested the meeting to discuss concerns about development potential in their Regional Growth Area and the impacts to the Township's municipal services and infrastructure. Staff provided background information on prior down zonings proposed by the Township and certified by the Commission. Staff conveyed that consideration of any further down zoning would require the Township to provide an analysis of vacant land in the Regional Growth Area and the development potential permitted under the certified zoning.

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.

- **Data Center Ordinances:** In July, staff issued a letter informing North Hanover Township that an ordinance prohibiting data centers in the municipality raises no substantial issue with conformance to the CMP. This represents the fifth Pinelands municipality to have adopted an ordinance limiting or prohibiting data centers in 2026.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	4	62
Surveys Required	0	3
Surveys Reviewed	1	11
Certificates of Appropriateness Required	0	1

Notable Activity:

- **Fenwick Manor Rehabilitation:** The construction phase of the Fenwick Manor Rehabilitation project continues. The floors have been removed from the Executive Director's office, HVAC ducts have been removed, and the necessary foundation repairs have been fully assessed. Archaeological monitoring in areas where ground disturbance is taking place within the building's crawl spaces and is ongoing. Additionally, paint removal and surface preparation has begun on the building's exterior.



Above: This photo shows the exposed crawl space in the Executive Director's office, along with an archaeological shaker screen.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	3.0	20.04
PDCs Severed ⁵	0	1.0
Acres Protected	0	41.08
PDCs Extinguished ⁶	0	8.50
Acres Protected	0	204.68
PDCs Sold	0.25	27.0
Average Sales Price per PDC	\$100,000	\$99,388
Average Sales Price per right	\$25,000	\$24,847
PDCs Redeemed ⁷	11.0	22.25

Notable Activity:

- **Allocations:** A total of 3 PDCs were allocated in July. In the Agricultural Production Area of Franklin Township, 0.5 PDCs were allocated to a 14.47-acre farm. Also, 2.5 PDCs were allocated to a 60.53-acre parcel in the Agricultural Production Area of Tabernacle Township.
- **Redemptions:** In July, PDCs were redeemed for three projects including single family detached homes in Hamilton and Shamong townships and a large mixed-use project (138 townhomes; 28 affordable apartments; 31,200 square feet of commercial and/or office space) in Manchester Township's Regional Growth Area.
- **FY 2026 PDC Bank Annual Report:** Staff began compiling data and drafting text for the annual report. The report will be completed for its August 28th statutory deadline to submit to the Governor, Legislature, and all Pinelands counties and municipalities.

3.4 SPECIAL PROJECTS

- **Pinelands Infrastructure Trust Fund (PITF):** At its June meeting, the Policy and Implementation Committee supported an amendment of the PITF Infrastructure Master Plan that will revise the

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

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

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

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

types of infrastructure projects that are eligible for funding, the criteria used to evaluate project funding proposals, and the interest rate applied to the loan portion of any funding awarded. Subsequently, the Commission posted notice of an open public comment period so that members of the public have an opportunity to submit written comments on the planned amendments. In addition, a public hearing on the amendment of the Infrastructure Master Plan was held virtually on July 22nd. No public comment was given at the public hearing. The public comment period for written comments ended on July 27, 2026. One written comment was received, stating that regional projects that serve more than one development site should be ranked higher than projects that serve a more limited project. Several ranking criteria do address the comments. First, the level of service criterion allows project proposals to identify the area to be served by the infrastructure project along with the number of residential units to be served. Second, a criterion is included to award additional points for water or wastewater infrastructure that will allow existing development or redevelopment to be served in addition to new development. This criterion was added by the Policy and Implementation Committee during its June 26, 2026, meeting. Finally, a regional infrastructure criterion awards additional ranking points if the infrastructure project will be a regional project with multiple local governments involved and/or providing a portion of the required local matching funds. Given that the only public comment aligned with the proposed criteria of the ranking and funding amendment, and that the P&I Committee supported the amendment, staff plans to bring the Infrastructure Master Plan amendment to the August Commission meeting for approval.

- Cape May County Municipal Utilities Authority (CMCMUA) Waste Flow Report:** The CMP requires the CMCMUA to prepare a report on waste tonnage landfilled every five years through the year 2034. In 2004, tonnage of waste to be landfilled annually was estimated. Each five-year report details the tonnage of waste that was projected to be landfilled versus the tonnage that was actually landfilled at the site during the past five years. The most recent five-year period ended April 30, 2026. The CMCMUA submitted the five-year tonnage report, which indicates that the waste landfilled was less than the tonnage projected for each of the five years from April 2021 to April 2026. Staff reviewed the report and sent a letter advising the CMCMUA that the reported tonnage did not trigger the need for any additional payments under the requirements of the CMP.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	3	29
Certificates of Filing	19	148
Public Development Reports	2	18
NJDEP/PC Forestry Application Complete	0	2
PDC Letters of Interpretation	2	14

Non-PDC Letters of Interpretation	0	0
MOA Consistency Determinations	5	37
Review of Agency Determinations	62	407

4.2 NOTABLE APPLICATIONS

- **Office/Warehouse, Monroe Township (Applicant: Hexa Builders, App. No 1987-0276.012):**
Application for 1,100,000 square foot office/warehouse building and a 522,000 square foot office/warehouse building

Property Details

- 162-acre parcel
- Partially in Regional Growth Area (115 acres) and partially in Rural Development Area (47 acres)
- Approximately 90% of proposed development in Regional Growth Area
- Serviced by public sanitary sewer and public water

Background

- 12/18/2024: Certificate of Filing issued for proposed warehouse development
- 4/23/2026: Staff advised applicant that a proposed 1,000,000 square foot data center and a 500,000 square foot warehouse on the parcel, instead of original proposal, required application to the Commission and issuance of an Amended Certificate of Filing
- 4/28/2026: Application for an Amended Certificate of Filing submitted
- 5/18/2026: Applicant submitted an appeal of the staff determination that Amended Certificate of Filing necessary
- 6/25/2026: Staff requested additional information to review the Township Planning Board preliminary site plan approval for the originally proposed warehouses subject of 2024 Certificate of Filing

Updates	
7/10/2026:	Staff issued letter requesting information to complete Amended Certificate of Filing Application for the proposed data center
7/28-29/2026:	Applicant submitted information to address staff 6/25/2026 letter for staff review of Preliminary Site Plan approval for original 2024 warehouse proposal and information to address application for Amended Certificate of Filing Application
<i>For Appeal - See Litigation 1.2A</i>	

- **Forest Clearing, Franklin Township (Property Owner: Doyle, Ref. No. 1983-9052.015):**

Property Details

- Clearing of approximately 50 acres of forest within required wetland buffers
- Agricultural Production Area
- Parcel subject of a PDC deed restriction limiting development
- Existing agricultural use (tree farm) on parcel

Background

- 5/13/2026: Staff site inspection with representatives of Township and property owner
- 5/20/2026: Staff advised property owner that clearing of land to establish a horticultural use did not require application to the Commission and that horticulture of native Pinelands tree species is permitted within wetlands buffer. Staff requested timeframe for establishment of the proposed horticultural use in cleared area(s).
- 6/11/2026: Staff received response from property owner providing overall plan and timeframe for establishment of horticultural use in cleared area(s)

Updates	
7/27/2026:	Staff sent letter requesting additional information regarding proposed horticultural use

- **Establishment of three commercial uses without application, Town of Hammonton (Property Owner: Hreha, Ref. No. 1994-0361.002):**

Property Details

- 10.04-acre parcel
- Agricultural Production Area
- Existing single family dwelling serviced by existing onsite septic system
- Three commercial uses established in existing buildings; commercial driveway and parking area constructed
- Portions of development located in wetlands and required 200 foot wetland buffer.

Background

- 4/2022-Present: Staff and applicant exchanged correspondence regarding the information necessary to address the violation. The three uses are not permitted in the Town's AP Zoning District. Our letters provided guidance regarding the removal of the three uses and the restoration of the wetlands/wetland buffer to address the violation.
- 6/3 & 7/26/2026: Staff inspected the parcel with Town officials
- 6/4 & 7/9/2026: Staff attended municipal court hearings

Updates	
9/10/2026:	Staff scheduled to participate in municipal court trial

- **Commercial Warehouse, Hamilton Township (Applicant: SunCap Property Group , App. No. 1982-2997.007):**

Property Details

- 1,228,000 square foot commercial warehouse proposed on portion of former Atlantic City Racetrack parcel
- 256-acre parcel
- Regional Growth Area
- Original application for five-story 652,060 square foot warehouse subsequently revised to propose a two-story 1,228,000 square foot warehouse

Background

9/15/2025: Certificate of Filing issued
 6/22/2026: Staff issued letter requesting the submission of additional information necessary to review the Township preliminary and final site plan approval and Certificate of Appropriateness issued for proposed development

Updates	
7/16/2026:	Staff issued letter indicating that Township and County approvals could not take effect because the development raised issues with the CMP, including stormwater management and cultural resource protection standards
7/24 & 7/28/2026:	Applicant submitted information to address issues raised in 7/16/2026 Commission letter

- **Commercial Warehouse/Office Buildings, Jackson Township (Applicant: RAM Development, App. No. 2018-0037.001):** Application for demolition of nine buildings, all 50 years old or older, and construction of three commercial warehouse/office buildings containing a total of 343,765 square feet.

Property Details

- 30.37-acre parcel
- Regional Growth Area

Background

6/14/2023: Certificate of Filing issued
 10/18/2024: Staff issued letter indicating that County and Township approvals could not take effect because the development raised issues with the CMP, including stormwater management and water quality standards
 10/2024-5/2026: Applicant and Commission exchanged correspondence regarding addressing the issues, particularly the need to demonstrate consistency with stormwater management standards and that public sanitary sewer is available

Updates	
7/8/2026:	Applicant submitted information to address remaining issues raised in Commission 5/27/2026 letter

- **Commercial Warehouse, Hamilton Township (Applicant: Cheek, App. No. 1986-0391.002):**

Property Details

- 5.32-acre parcel
- Regional Growth Area
- 40,000 square foot commercial warehouse located in Hamilton Township Industrial Park

Background

8/29/2006:	Certificate of Filing issued
7/19/2007:	Staff issued letter indicating that Township final site plan approval could take effect
2/20/2024:	Staff issued letter in response to inquiry regarding the status of the 2007 Township approval indicating that since the 2006 CF and 2007 approval, records of a threatened & endangered (T&E) bird species were identified on or in immediate vicinity of site. Additionally, stormwater management regulations in the CMP were amended. Prior to Commission issuance of a letter indicating that any municipal or county permit or approval could take effect, additional information would be required to demonstrate that the proposed development meets T&E species protection and amended stormwater management standards.
8/19/2024:	Staff issued letter in response to 2024 T&E survey report for T&E bird species detailing additional information required to address T&E species protection standards

Updates	
7/8/2026:	Letter received from attorney indicating that because the 2007 Township approval remains valid, the proposed development is not required to demonstrate compliance with current regulations in the Township land use ordinance and the CMP
8/6/2026:	Staff issued letter advising that no development may occur on the parcel until the Commission staff reviews the construction permit(s) for the proposed development and issues a letter indicating that the permit(s) may take effect. As part of that review, the Commission must determine whether the development meets all current land use and environmental standards of the Township land use ordinance and the CMP

4.3 OTHER ITEMS OF INTEREST

- **Landfill Applications:** The Commission staff held meetings for the capping of four existing municipal landfills in July, including sites in Mullica Township, Maurice River Township, Egg

Harbor City and the Borough of South Toms River. All of the sites, except for the Borough of South Toms River, propose the construction of solar energy facilities upon the completion of the landfill capping activities.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** With assistance from the Communications Office, staff recorded water levels at 33 forest plots and 30 ponds within the Commission's long-term monitoring network. Only two ponds contained water.
- **Rare Snake Monitoring:** Science staff captured and processed 28 snakes, including a kingsnake that was located while tracking an unlucky corn snake it had consumed. The nesting season concluded early in July. Gravid corn and pine snakes found at nest sites were brought back to lay their eggs in the lab. Documented nest tunnels were excavated as part of Rutgers' pine snake research, and resulting eggs were transported to the Commission to be housed in the lab incubation chamber. The team is monitoring 23 clutches and anticipate hatching will begin in the next 1-2 weeks. Six tracked snakes were retired from study and three new snakes were surgically implanted with radio transmitters. Additionally, the staff provided care for two pine snakes that were severely underweight, one of which regained enough that she was released at the end of the month. The second snake will continue to be housed and fed in the lab until his body condition improves sufficiently.



Top photo: A kingsnake that was found after it predated a radio-tracked corn snake. **Below:** A staff scientist holding a clutch of pine snake eggs that were excavated from a tracked snake's nest.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** GPS-loggers on 8 turtles were swapped out with freshly charged units and 6 individuals received replacement radio-transmitters.
- **Snake Fungal Disease (SFD) Monitoring:** Science staff continued collecting tracked

snakes for mid-season SFD sampling. Swabs were also collected from eggs and incubation substrate. The swabs will be sent to collaborators at Virginia Tech to better understand the seasonal variation of the disease.

- **Other:** Science staff attended the annual Northeast Partners in Amphibian and Reptile Conservation (NEPARC) conference at Paul Smith's College in the Adirondacks, New York. Highlight topics included the current state of research and conservation policy for timber rattlesnakes across their range and the illegal turtle trade.

The staff deployed an acoustic bat detector at two focal ponds in continuation of the Commission's partnership with New Jersey Fish and Wildlife Endangered and Nongame Species Program (ENSP). ENSP will begin analyzing recordings to better understand Pinelands bat populations in the fall.



Above: A research scientist with a deployed bat detector.

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 337 photos and seven videos on the Commission's Instagram site, 67 posts on X, and 59 posts on Bluesky. The Commission's content (photos and videos) garnered more than 132,000 views on Instagram (while adding 129 followers for the month) and 2,200 views (for a watch time of 123 hours) on YouTube in July. Sixteen of the Commission's photos were featured on other Instagram sites in July.



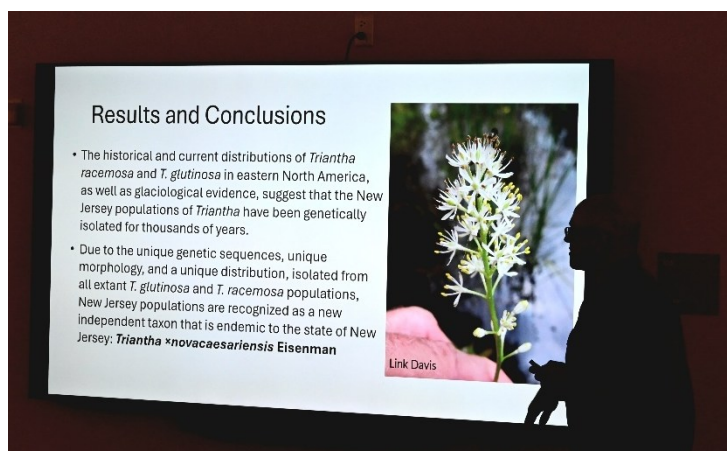
Above: The Commission shared 337 photos on Instagram in July, including this photo of native, rare red milkweed (*Asclepias rubra*) blooming in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Speaker Series:**
Nearly 40 people attended the second Pinelands Speaker Series presentation at the Commission's headquarters on July 9, 2026. Presenter Sasha Eisenman, chair and associate professor of horticulture in the Department of Architecture and Environmental Design at Temple University's Tyler School of Art and Architecture, discussed his research confirming *Triantha x novacaesariensis* (or New Jersey false asphodel) as unique to New Jersey. The species can be found in the Pinelands and nowhere else. Attendees saw the species first-hand.

More than 40 people learned about the owls of New Jersey during the third Pinelands Speaker Series program on July 23, 2026. Presenter Tyler Christensen, a Research Scientist with the Pinelands Commission, explored the natural history and conservation of New Jersey's owls, with a focus on recent research that uses GPS tracking technologies and is reshaping our understanding of their movements and revealing previously undocumented long-distance migrations.

The fourth Pinelands Speaker Series program will focus on Eastern box turtles and will be held at 2 p.m. on August 6, 2026. The final program will explore frog diversity and adaption and will be held at 2 p.m. on September 3, 2026.



Above: Presenter Sasha Eisenman of Temple University discussed his research confirming *Triantha x novacaesariensis* (or New Jersey false asphodel) as unique to New Jersey during a presentation at the Commission's headquarters on July 9, 2026. The species can be found in the Pinelands and nowhere else.



Above: Presenter Tyler Christensen, a Research Scientist with the Pinelands Commission, discussed the owls of New Jersey during a presentation on July 23, 2026.

- **Pinelands Summer Short Course:** More than 130 people attended the 10th annual Pinelands Summer Short Course, which was held at Stockton University's Kramer Hall in downtown Hammonton on July 17, 2026. The event featured 14 presentations and four field trips. Attendees' evaluations of the event and presentations are overwhelmingly positive.



Above: The 10th annual Pinelands Summer Short Course included 14 educational programs, including one that featured music, stories, and crafts by Lenape elders.

- **Education Programs:** Joel Mott, the Commission's Principal Public Programs Specialist, delivered a program on climate change for Stockton University's Southern Regional Institute – Educational Technology Training Center at the Commission's headquarters on July 30, 2026.
- **Pinelands Merchandise:** During July, Commission staff processed 17 transactions while garnering a total of \$265.50 in sales of Pinelands merchandise and \$525 in donations in memory of Janet Pierce, a longtime Pinelands Commission MIS Specialist, who passed away on June 11, 2026. All proceeds from the sales of the Commission's merchandise and donations go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff reexamined existing PCIS dashboard reports utilized by Regulatory Programs to address missing data. The reports were reworked and tested. Staff anticipate these reports being approved and rolled out next month, as well as being incorporated into the new Pinelands Application Information System (PAIS). Staff continued to participate in the weekly PAIS working group meetings, which serve to highlight progress and raise critical questions on the demonstration screens and workflow. Numerous updates were shown, including the integrated document editing and management system and transaction management.

- **Pinelands Development Credit Bank:** Staff provide operational support for the PDC Bank throughout the year. Staff continued to work directly with the Land Use Programs office to accommodate changes for this year's annual report. Updates were made to existing reports based upon this feedback.
- **Cybersecurity:** Vigilance to protect the internal networks, hardware, and data of the Pinelands Commission is critical in today's networked world. The Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff made required changes to server settings to provide necessary logs to centralized reporting servers.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state agencies. From this meeting, the Pinelands Commission learned of possible changes to the commercial providers of aerial imagery utilized by the state. Staff followed up by scheduling a conference call with NearMap and doing further research on Vexcel Datea imagery.
- **Technology Enhancements:** In July, staff phased out three Windows 10 desktops and replaced them with machines. Staff received results of the site survey conducted by the New Jersey Office of Information Technology to determine the appropriate number and placement of WiFi Access Points to provide wireless network coverage in all the buildings. Staff will work with Business Services to make final decisions on placement and installation of the devices. Staff attended the biweekly Microsoft Copilot Artificial Intelligence working group meetings to ensure the Pinelands Commission is aware of all developments in this fast-paced field. Based on topics from the call, staff enabled "Agent Studio" for all active Copilot licenses, which enables more powerful model building.
- **Rutgers Scarlet Service Internship Program (RSSI):** The RSSI program is an internship administered by Rutgers University to provide opportunities for exceptional undergraduate students at non-profit agencies with a public service mission. The Information Systems office provided mentorship and training on industry standard technologies utilized by our developers including Visual Studio .NET, C#, and web design frameworks. The intern also took part in the staff recognition breakfast and the Owls of New Jersey presentation.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** July 2026, Net Total: \$40,880.92 Fiscal Year to Date Total: \$40,880.92. This equates to 5.11% of the Fiscal Year 2027 anticipated fee revenue of \$800,000. The net total for July includes 38 online application payments totaling \$22,727.80.
- RFP #27-001 - Payroll, Time & Attendance and Human Resource Management Services was issued on July 1, 2026. Proposals are due August 5, 2026.

8.2 FACILITIES MANAGEMENT

- Fenwick Manor experienced an electrical malfunction resulting in the loss of an HVAC unit on the second floor. Staff were temporarily relocated or authorized to work from home during the outage. Once the electrical issue was fixed, the HVAC unit was restored.
- The Barn received a replacement hot water heater. The original hot water heater was installed in the early 2000's.

Attachment 1:

Pinelands Related Legislation

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

A1059/ S668	DeAngelo, Kane, Kennedy/Smith, McKeon	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Energy and Environment Committee on 1/13/2026
A1165	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Assembly Bill - Introduced, Referred to the Assembly Environment and Solid Waste Committee on 1/13/2026.
A1170/S680	Danielsen/Smith, McKeon	Requires energy usage plan for proposed artificial intelligence data centers and cryptocurrency mining facilities; requires all electricity for artificial intelligence data centers and cryptocurrency mining facilities to be derived from new clean energy sources	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26. Reported from Committee, Second Reading and Referred to the Senate Budget and Appropriations Committee on 3/16/26.
A1270	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026.
A1478/S926	McCellan/Testa, Polistina	Requires regional representation for members of BPU	Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee on 1/13/2026
			Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 1/13/2026
A1553	Calabrese, Dunn	Establishes abandoned mine reclamation program in DOT	Assembly Bill – Introduced and referred to Assembly Transportation and Independent Authorities Committee on 1/13/2026

A2463/S3722	McCoy, DeAngelo/ Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infrastructure projects	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Pending Introduced, Senate Environment and Energy Committee on 3/5/2026
A2869/S1256	Sauickie, Donlon/ Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Assembly Bill - Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 1/13/2026. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 1/13/2026.
A2886	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026.
A3301	Sampson	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 1/13/2026
A3486/S2332	Lopez, Reynolds- Jackson/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

		affordable housing construction	
A3488/A3567/S1786	Lopez/Lopez, Greenstein/Singleton, Timberlake	Concerns development and use of accessory dwelling units and related municipal land use regulations.	Assembly Bills– Both Introduced and Referred to Assembly Housing Committee on 1/13/2026 Senate Bill - Introduced, Referred to the Senate Community and Urban Affairs Committee
A3658/ A1072	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A3747/S1662	Collazos-Gill, Alixon/Zwicker, McKeon	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A3852/S2468	Dunn/Bucco	Requires DEP to designate municipalities with critical headwaters as headwater guardians	Assembly Bill – Introduced, Referred to Assembly Environment and Solid Waste Committee on 1/13/2026
			Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
A4025/S1901	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/12/2026. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 1/13/2026.
A4033	Sauickie	Expands definition of “qualifying land” to include certain deeds of easement excluding certain	Introduced, Referred to Assembly Agriculture and Natural Resources Committee on 2/21/2026.

		portions of farm from preservation	
A4034	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/12/2026.
A4035/S1232	Sauickie/Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Introduced, and Referred to Assembly Environment and Solid Waste Committee on 2/16/2026 Senate Bill introduced and referred to Environment and Energy Committee on 1/13/2026.
A4064	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce and Economic Development Committee on 2/12/2026.
A4454/S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4461/ S484	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 2/24/2026 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.

A4454/ S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4529/S3870	Miller, DeAngelo, Walker/Scutari, Sarlo, Miller, DeAngelo, Walker	Modifies certain CAFRA permit review requirements for nuclear facilities	Assembly Bill – Introduced and Referred to Assembly Telecommunications and Utilities Committee on 3/9/26. Reported out of Committee, Second Reading on 3/16/26. Substituted by S3870 on 3/23/26.
			Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/10/26. Reported from Committee, Second Reading and referred to Senate Budget and Appropriates Committee on 3/16/26. Reported from Committee, Second Reading 3/19/26. Passed by the Senate and Received in the Assembly without reference, Second Reading, Substituted for A4529, and passed both houses on 3/23/26. Approved, P.L. 2026, c.9 4/8/26
A4696/S2274	Pintor Marin/Ruiz, Burgess	Requires owner or operator of data center to submit water and energy usage report to BPU	Assembly Bill – Introduced and Referred to the Assembly Telecommunications and Committee on 3/16/26 Senate Bill – Introduced and Referred to Senate Environment and Energy Committee on 1/13/26
S353	Steinhardt/ Tiver	Permits agriculture-related events on preserved farmland	Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/13/2026.
S674	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026

S683	Smith, Scutari	Authorizes BPU to provide site approval for small modular reactors; authorizes operators of small modular reactors to store spent nuclear fuel on-site	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026
S1658	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 1/13/2026
S3629	Zwicker	The “New Jersey Town Center Microgrid Pilot Program Act”	Senate Bill - Introduced, Referred to Senate Community and Urban Affairs Committee on 2/19/2026.
S3639	Amato, Deignan	Requires BPU, DCA, and DEP to establish expedited approval and permitting procedures for artificial intelligence data centers powered by small modular nuclear reactors	Senate Bill – Introduced and referred to Senate Economic Growth Committee on 2/24/2026
ACR59/SCR106	McClellan/Scutari, Burzichelli, Tesla	Determines that DEP's "Protecting Against Climate Threats" rules, adopted January 20, 2026, are inconsistent with legislative intent	Assembly Concurrent Resolution - Introduced and referred to the Assembly Environment and Solid Waste Committee on 1/13/26.

			Senate Concurrent Resolution - Introduced and referred to Senate Environment and Energy Committee on 2/24/26. Transferred to the Senate State Government, Wagering, Tourism & Historic Preservation Committee on 3/2/26
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