



# **NEW JERSEY PINELANDS COMMISSION**

## **MONTHLY MANAGEMENT REPORT**



An 80-acre blueberry farm that was permanently preserved through the Pinelands Development Credit Program, as photographed in June

# **JUNE 2025**

# 1 EXECUTIVE OFFICE

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## 1.1 EXECUTIVE DIRECTOR

### 1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee met via Zoom on June 24, 2025. Staff provided the Committee with a series of financial updates, including the check register, electronic disbursements and application fees. A summary of recent employee actions was provided. The Committee approved the deletion of a long list of fixed assets. Finally, staff made a presentation on anticipated application fee revenue for Fiscal Year (FY) 2026.
- **Policy & Implementation (P&I) Committee:** At its June 27, 2025 meeting, the Committee heard a presentation on the Stockton University 2020 Facilities Master Plan, including a review of the history of facilities master plans for the campus that were approved by the Commission, prior Memoranda of Agreement (MOA) to streamline development applications on the campus, the amended deed of conservation restriction, and recent development application activity. The presentation noted that no new or amended MOA is planned to streamline development applications and that future development applications will be subject to review and approval by the Commission in the normal application procedures for public development. The Committee voted to recommend moving the Stockton University 2020 Facilities Master Plan to the full Commission for approval. Additionally, staff provided an update on the Board of Public Utilities (BPU) dual use solar pilot program and discussed options to facilitate participation by Pinelands farmers. The Committee agreed that more information was needed about BPU's pilot program, including timelines and applications by farmers to date. Finally, the Executive Director discussed the proposed work plan for the long-term economic monitoring portion of funding from the National Park Service. The work plan for federal Fiscal Year 2026 includes initiating a project to modernize the Pinelands application information system and producing the annual wall calendar.

### 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. The 60-day public comment period is open and extends until August 15, 2025. Notice of the rule proposal was emailed to Pinelands municipalities and counties, and other interested parties on June 16<sup>th</sup>. A public hearing on the rule amendments is scheduled for July 15, 2025. Notice of the public hearing, including instructions for providing comment, was sent on June 30<sup>th</sup>.

### 1.1C OPEN PUBLIC RECORDS ACT

- A total of three Open Public Records Act (OPRA) requests were received in June. One was advised that there was no responsive material, and two will be responded to in July.

### 1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in June.

## 1.1E OTHER

- Associate Counsel Alexis Franklin attended her last meeting as the Commission's liaison with the Governor's Authorities Unit in June. The Commission's new liaison is Associate Counsel Michael Eleneski.

## 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. As of the end of May, we are awaiting 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. Babbitt, 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. 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.
- **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 in mid-July.

## 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>
<b>A4162/S2424</b>	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.
<a href="#"><u>A4926/S3618</u></a>	Calabrese, Tully, Haider/ Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”	<b>Approved P.L.2025. c.77 on 6/30/25.</b>
<b>A5431/S4257</b>	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.

<b>A5689</b>	Inganamort, Fantasia and Simonsen	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
<a href="#"><u>A5878/S4654</u></a>	Inganamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	<b>Approved P.L.2025, c.72 on 6/30/25.</b>

## 1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval by, the Commission. 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 at the end of June.

## 1.3 HUMAN RESOURCES

- Evaluations:** Final evaluations were due at the end of June 2025. The new evaluation system has proven successful during the current cycle, and further enhancements are planned for the next cycle.
- Employee Recognition Program:** On June 26, 2025, an anniversary recognition breakfast was held to acknowledge employees who reached certain milestones in terms of years of service with the Commission. The following employees were recognized:

Paul Leakan, Communications Officer	20 Years of Service
Mark DeLorenzo, GIS Specialist	20 Years of Service
Carol Ebersberger, Business Services Specialist	5 Years of Service

## 2 INTERAGENCY COORDINATION

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- **Interagency Council on Climate Resilience (IAC):** Staff attended the monthly IAC meeting, where updates were shared on various IAC workgroups. Updates were also given on the 2025 Extreme Heat Awareness Week from Monday June 2<sup>nd</sup> to Friday June 6<sup>th</sup>. The Commission assisted with outreach by promoting the event 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.
- **Office of Planning Advocacy (OPA)/State Planning Commission (SPC):** Commission staff met with the Acting Executive Director of the OPA to discuss the status of the ongoing cross-acceptance process for the State Plan update and to coordinate on planning issues related to the Pinelands National Reserve outside the Pinelands Area. This coordination is consistent with the existing Memorandum of Agreement between the Pinelands Commission and the State Planning Commission. Staff will continue to monitor the progress of the State Plan update.

## 3 LAND USE PROGRAMS

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### 3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
<b>Master Plans/Ordinances Received</b>		
Adopted	18	55
Drafted or Introduced	12	33
Total <sup>1</sup>	24	66
Substantial Issue Finding <sup>2</sup>	0	0
No Substantial Issue Finding	8	31
No Issue Finding	1	15
Total	9	46
<b>Finding Letters Issued<sup>3</sup></b>	6	35

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

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

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

**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 the month, the Commission has received eight adopted plans and anticipates receiving more in July.
- Commission staff met with representatives of Pemberton Township to discuss, among other things, several ordinances currently pending Commission review that raise concerns under CMP standards. A letter and multiple model ordinances were transmitted to the Township in March 2025. The Township is actively working to address the issues identified in the letter. Staff will follow up in July on the status of the model ordinances.

**3.2 CULTURAL RESOURCE ACTIVITY**

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	76
Surveys Required	1	7
Surveys Reviewed	1	14
Certificates of Appropriateness Required	1	2

**Notable Activity:**

- **Fenwick Manor Rehabilitation:** In June, Commission staff and our hired consultant began the process of pre-qualifying contractors for the construction phase of the project. A draft pre-qualification packet was prepared and submitted to our New Jersey Historic Trust grant manager for approval. Contractor pre-qualification is a requirement of the New Jersey Historic Trust grant and is done to ensure that the hired contractors have sufficient experience working on historic buildings and on projects of similar scope. Additionally, we hosted a site visit for design and structural engineers to begin their investigations that will inform the plan drawings for the rehabilitation work. A second site visit is planned for early July.

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

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	1.0	98.00
PDCs Severed	0.50	125.75
Acres Protected	31.02	4,031.36
PDCs Extinguished	0	1.36

Acres Protected	0	176.27
PDCs Sold	1.50	32.50
Average Sales Price per PDC	\$92,000	\$91,277
Average Sales Price per right	\$23,000	\$22,819
PDCs Redeemed	12.75	21.75

#### Notable Activity:

- **Severances:** In June, the PDC Bank processed the severance of 0.50 PDCs, resulting in the permanent protection of 12.18 acres in Franklin Township's Agricultural Production Area and 18.84 acres in the Preservation Area District in Washington Township.
- **Allocations:** 1.0 PDC (4 rights) was allocated to a 41.08 acre parcel in the Agricultural Production Area of Buena Vista Township.
- **Sales:** 1.50 PDCs were sold in June, all for \$23,000 per right.
- **Redemptions:** In June, 12.75 PDCs (51 rights) were redeemed for Phases IB, IC and ID of a redevelopment project in Winslow Township's Regional Growth Area. In total, the project consists of 281 residential units, including 142 single-family detached dwellings and 139 townhomes.

### 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	4	20
Certificates of Filing	13	108
Public Development Reports	3	17
Forestry Certificates of Filing	0	4



PDC Letters of Interpretation	1	8
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	3	29
Review of Agency Determinations	47	374

## 4.2 NOTABLE APPLICATIONS

- Lake Herbiciding, Town of Hammonton (Applicant: Town of Hammonton, App. No. 1989-0573.006):** This application, previously approved by the Commission, proposed the herbiciding of approximately 55 acres of 73-acre Hammonton Lake. The Lake is located in the Pinelands Town of Hammonton. In accordance with a 1991 Memorandum of Agreement with the NJDEP, Pesticide Control Program, the Commission staff advised NJDEP that, provided the conditions specified in a Commission staff June 12, 2024 memorandum were imposed by NJDEP on any Pesticide Control Program permit, the proposed herbiciding would be consistent with the CMP. One condition was that two designated “conservation areas,” containing a total of approximately 12 acres, not be subject of herbiciding in order to protect three identified threatened and endangered (T&E) aquatic plant species in the Lake. 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 herbicides during the summer of 2024. On June 19, 2025, the Commission staff was notified by Hammonton that a public safety emergency involving a swimmer/kayaker and excessive aquatic vegetation in the Lake necessitated the re-treatment of the Lake with herbicide. The Commission 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 Commission staff also requested that Hammonton provide a preliminary survey of the potential impacts, if any, from the summer 2024 herbicide treatment on the two designated “conservation areas.” Hammonton identified two discreet 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 2024 herbicide treatment of the Lake had no apparent impact on the two designated “conservation areas”. By memorandum dated June 27, 2025, the Commission staff advised NJDEP that, provided the conditions specified in a Commission staff June 27, 2025 memorandum were imposed by NJDEP on any Pesticide Control Program permit that may be issued for the proposed re-treatment of the two discrete areas, the proposed herbiciding would be consistent with the CMP.
- 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. By letter dated March 17, 2025, the Commission staff requested the information necessary to complete the application. The existing building was previously approved 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. The Commission staff's March 17, 2025 letter identified the need to conduct a survey for the concerned animal species.

- **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 Commission staff advised of the information necessary to complete the application. By email dated June 6, 2025, the applicant requested that the T&E animal, wetlands protection and stormwater management information requested in the Commission's April 29, 2025 letter not be required. By letter dated June 11, 2025, the Commission 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. By email dated June 11, 2025, the applicant reiterated their request that the T&E animal species survey and the wetlands protection information not be required. The applicant's email also indicated that the Commission 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." On June 27, 2025, the Commission 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 Commission 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. The Township's ordinance and the CMP require that a septic system be located in an area where the seasonal high water table is at least 5 feet below the natural surface of the ground.
- **Woodbine Solar Energy Facility and Landfill Capping, Borough of Woodbine (App. No. 1986-0257.002 & App. No. 1986-0257.003):** On January 27, 2022, the Commission staff issued a Certificate of Filing for the proposed development of a solar energy facility on a closed, but not capped, municipal landfill located on a 115-acre parcel. The parcel is located in the Pinelands Town of Woodbine. On May 12, 2023, the Commission approved a permeable soil cap for the closed municipal landfill. On March 13, 2025, the Commission received notice that the Cape May County Department of Planning approved the proposed solar facility. On April 11, 2025, the Commission received notice that the Woodbine Consolidated Land Use Board granted final site plan approval for the proposed solar facility. On May 1, 2025, the Commission issued a letter indicating that the two approvals raised a substantial issue with the wetland protection, vegetation clearing and the current stormwater management regulations of the Woodbine land use ordinance and the CMP. That letter scheduled a public hearing to review the substantial issue. The applicant and the Commission staff exchanged numerous emails and conducted several telephone discussions during June 2025 regarding the necessary revisions to the proposed solar energy facility stormwater management plan to meet the January 2022 CMP stormwater management amendments. As of June 30, 2025, the site plan has been revised to substantially meet the wetland protection, vegetation clearing and the January 2022 CMP stormwater management amendments.

- **Landfill Soil Cap, Regional Growth Area, Hamilton Township (Applicant: Hamilton Township, App. No. 1984- 1306.002):** This application proposes a permeable soil cap on a closed, municipal landfill. The landfill is located on a 38-acre parcel located in a Pinelands Regional Growth Area and within the Hamilton Township Industrial Park. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A T&E animal species survey completed for the proposed soil capping identified the presence of a threatened animal species on the parcel. By letter dated July 15, 2024, the Commission staff suggested that the provision of forested corridors around the perimeter of the parcel, outside of the limits of the actual proposed landfill cap and solar facility, to address the T&E species issue. On January 7, 2025, the applicant submitted proposed revisions to the site layout providing forested corridors around the perimeter of the parcel. On May 22, 2025, the Commission staff issued a Report on an Application for Public Development recommending approval of the application. The proposed permeable soil landfill cap was approved at the Commission's June 13, 2025 meeting.
- **Solar Energy Facility, Pemberton Solar (Applicant: Tatieux Solar Group, App. No. 1984- 1323.009):** On November 20, 2023, the Commission 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 Commission 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 Commission 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. The application is currently under review.
- **Solar Energy Facility, Pemberton Solar (Applicant: Tatieux Solar Group, App. No. 2023- 0185.001):** On November 21, 2023, the Commission received an application form only, proposing the development of a solar energy facility on a 7-acre parcel. The parcel is located in a Pinelands Forest Area. The required application fee was received on October 25, 2024. The Commission staff sent a letter dated November 14, 2024, indicating that a solar energy facility is a permitted use in a Forest Area if it is proposed on a parcel of an existing landfill that has been closed in accordance with the CMP. A solar energy facility is also a permitted use in a Pinelands Forest Area if it is proposed on a parcel that is subject of an application to the Commission for site remediation or it is located on a parcel subject of resource extraction. The Commission staff letter indicated that the Commission does not have records of a landfill being located on the parcel nor records of a site remediation project on the parcel and that no resource extraction operations had been approved by the Commission on the parcel. The Commission staff letter requested information demonstrating that the proposed solar energy facility would be a permitted use by meeting one of the three above noted conditions. By email dated June 17, 2025, the applicant advised that there is limited documentation available regarding the presence of a former landfill on the parcel. By email dated June 23, 2025, the Commission staff advised that for the proposed solar energy facility to be a permitted use on the parcel, information must be provided demonstrating the presence of a former landfill on the parcel. By email dated June 25, 2025, the applicant advised that neither Pemberton Township nor the NJDEP has records available regarding the presence of a former landfill on the parcel. By email dated June 26, 2025, the Commission staff again advised that documentation must be provided addressing the presence of a former landfill on the parcel. Such information could include undertaking testing on the parcel to document the presence of a former landfill.

- 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 contains former 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 Commission 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 Commission 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 Commission provided a response to the submitted stormwater management information. A meeting has been scheduled for July 10, 2025 with the applicant and Township representatives to further discuss the application.
- 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 Pinelands Commission application form on May 12, 2025. The proposed development is located in the immediate vicinity of numerous sightings of a threatened and endangered (T&E) animal. The Commission also received a letter from the Manchester Township Police Chief requesting that the Commission 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 Commission 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 Commission 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 Commission 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 same. 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. By email dated May 22, 2025, the applicant expressed interest in the staff's suggested alternative approach and requested a meeting. The Commission staff responded by email dated May 22, 2025 requesting a sketch depicting the proposed limits of improvements/disturbance of the alternative approach to ensure a productive meeting. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of improvements/disturbance. By email dated June 23, 2025, the Commission staff indicated general agreement with those proposed limits. By email dated June 23, 2025, the

applicant posed an additional question regarding the location of a proposed access road to the proposed tower. By email dated June 24, 2025, the Commission provided guidance on that question. The guidance provided by the Commission staff eliminated the need for the requested meeting.

- **Traffic Circle, Shamong Township (Applicant: Burlington County, App. No. 2001-0430.005):** This application proposes the construction of a roundabout (traffic circle) to replace an existing four-way intersection created by County Route 541 (Stokes Road) and County Route 648 (Willow Grove Road). On May 15, 2025, the Commission received the required application fee to review the application. The intersection is located in a Pinelands Village. The Commission has received numerous written public comments, including an email from the Shamong Township Mayor, in opposition to the proposed roundabout. The Commission staff responded in writing to the public commenters indicating that the application would be reviewed for its consistency with all Commission regulations including stormwater management, wetlands protection, threatened and endangered plant and animal species protection and archaeological resources. The Commission staff response also indicated that the Commission's regulations do not address required or preferred roadway intersection design. For this application, the roadway intersection design is the responsibility of Burlington County. On June 19, 2025, the Commission staff issued a letter requesting information to complete the application.
- **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 completed for the approximately 800 acres. The submitted information included a conceptual plan depicting approximately 270 proposed single family dwellings. By email dated June 27, 2025, the applicant advised that the wetland delineation depicted on the submitted plan has been re-flagged in the field. The Commission staff is scheduled to complete a site inspection the week of July 7, 2025 to confirm the accuracy of the re-flagged wetlands. On June 19, 2025, the Commission staff issued a review letter regarding the submitted T&E animal surveys. The letter indicated that additional information was required for the Commission staff to complete review of the T&E animal species surveys.
- **Forestry, 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. On February 21, 2025, the Commission staff issued a letter identifying the information necessary to complete the application. On March 21, 2025, the Commission staff met with the applicant's representatives to review the requirements of the Commission's February 21, 2025 letter. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry. The public notice provides the opportunity for the public to comment to the Commission on the application. The Commission has received numerous written questions from the public regarding the application. On April 2, 2025, the applicant submitted a revised forestry 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 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

submitted information completed the application. The application is scheduled for final public comment at the Commission's July 11, 2025 monthly meeting.

- **Stormwater Management Basins, Barnegat Township (Applicant: Paramount, App. No. 2001-0245.003):** This application, approved by the Commission in 2000, proposed the development of 563 single family dwelling units on a 368-acre parcel. The parcel is located in a Pinelands Regional Growth Area. Approximately 330 of the 563 single family dwellings have been constructed. Two of the stormwater basins on the parcel are not functioning as designed, which constitutes a violation of the Township's and the Commission's stormwater management standards. By email dated January 31, 2025, the Township Engineer advised that on January 28, 2025, the Township Planning Board had approved certain changes to address the remediation of the two stormwater management basins. The Township Engineer also inquired about the feasibility of the Commission's allowing additional municipal building permits to take effect, thereby allowing for the development of additional single family dwellings prior to Township Planning Board approval of a stormwater basin remediation plan. The Commission staff inquired by email dated February 11, 2025 whether the Planning Board's resolution of approval would specify a schedule for proposed improvements to the two concerned stormwater basins. By email dated February 12, 2025, the Township Engineer indicated that a schedule would probably not be included in the resolution. On February 19, 2025, the Commission received approximately 15 Township building permits for proposed single family dwellings on the parcel. On March 4, 2025, the Commission received a copy of a Barnegat Township Planning Board resolution memorialized by the Planning Board on February 25, 2025. The resolution approves a remediation plan for the two stormwater management basins and provides a schedule for the proposed modifications. By letter dated March 14, 2025, the Commission staff asked for Township signoff on certain revisions that the applicant made to the proposed remediation plan subsequent to its February 25, 2025 Planning Board approval. On May 6, 2025, the Commission staff received the requested letter from the Township Planning Board Engineer. The Commission staff issued a letter on June 2, 2025 indicating that the Township Planning Board approval for the proposed modifications to the two concerned stormwater management basins and 31 currently pending permits for the construction of 31 single family dwellings could take effect.
- **Improvements to an Existing Agricultural Access Driveway, Agricultural Production Area, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission 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 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the 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 Commission 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 Commission staff wrote to the property owner seeking

clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024. On January 30, 2025, the Commission 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 Commission 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 May 2025 PC Management Report Page 13 Commission’s regulations are more restrictive, the Commission’s regulations supersede those of other agencies. The Commission 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 Commission staff permission to site inspect the parcel. By letter dated May 20, 2025, the Commission 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 nondegradation 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 Commission 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 feet area and that the NJDEP was continuing its efforts to address the matter. A meeting has been scheduled for July 16, 2025 with the adjacent property owner, NJDEP and the Commission.

#### **4. 3 OTHER ITEMS OF INTEREST**

A meeting has been scheduled for July 9, 2025 with Waterford Township officials, including the Mayor, to discuss multiple issues of interest to the Township. It is our understanding that the issues concern aquatic vegetation in Atco Lake, future uses of the former Atco Speedway parcel and several land development applications that are pending with the Commission.



## 5 SCIENCE

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### 5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In June, 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. Some ponds are dry or have very shallow water and have not recovered from the 2024 drought. Science staff also downloaded water level data from the seven ponds and one forest plot where continuous water level recorders were installed.
- **Annual Frog and Toad Surveys:** In June, Science Office staff completed nighttime frog and toad vocalization surveys at 22 ponds. These surveys are completed each spring to monitor temporal trends in calling frogs and toads in Pinelands ponds.
- **Rare Snake Monitoring:** In June, staff began to focus on nest areas. Captured gravid snakes were held to lay eggs in the lab. The eggs will be incubated, and the emergent hatchlings will be



**Above:** Relatively late-breeding anurans, including this northern gray treefrog, were heard calling during the June frog and toad vocalization surveys.



**Above left:** Deep ruts left by dirt bikes slice through a known corn snake nest area. This illegal activity is a threat to nesting corn snakes, which lay egg clutches in shallow mole tunnels just inches beneath the soil surface.



**Above right:** This corn snake is in the process of laying eggs in the lab. Hatchlings will eventually be PIT tagged and released at the nest area.





**Above left:** The Mines Spung Wildfire was lethal to this gravid pine snake.

**Above right:** This gravid pine snake was discovered in the process of digging a nesting burrow.

tagged and released. Currently, three clutches of pine snake eggs (waiting on three more pines in the lab to drop) and six clutches of corn snake eggs (waiting on two more corns in the lab to drop) are being incubated. Staff surgically implanted transmitters in six snakes for the purpose of finding additional nest, hibernacula, and shed sites. Staff also continue to maintain and service passive integrated transponder (PIT) tag readers at several pine snake hibernacula that have been studied for decades. The recent Mines Spung Wildfire in Wharton State Forest did not threaten any radio tracked turtles or snakes, however an untracked gravid pine snake was killed by the fire.

## 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 fungal 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 June, box turtles continued to be radio tracked on a monthly basis. Seventeen new box turtles were discovered this month; eight of these were added to the number of radio tracked individuals. Science staff continued to record the occurrence and location of dead box turtles on roads, which researchers consider a major threat to turtle populations. Five box turtles were found dead on roads this month.



**Above left:** A streamside pool became the resting place for this box turtle during extremely high temperatures in June.



**Above right:** This healthy female box turtle was found on a sand road that supports relatively little vehicle traffic. In contrast, paved roads that bisect forested portions of the Pinelands are a major source of turtle mortality.

- **Other:** Commission scientists are assisting Conserve Wildlife researchers to conduct bat surveys in the vicinity of Pinelands ponds, with a focus on tricolored and northern long-eared bats. Bat vocalizations will be recorded and analyzed with software that can identify individual species. Staff also attended a science forum sponsored by the Pinelands Preservation Alliance that focused on research and conservation of rare species in the Pinelands.



## **6 COMMUNICATIONS**

### **6.1 COMMUNICATIONS & PUBLICATIONS**

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 55 inquiries from the public in June, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in June.
- **Social Media:** In June, staff shared 291 photos and two videos on the Commission's Instagram site, 109 tweets and retweets on X, and 98 posts on Bluesky. The Commission's content (photos and videos) garnered more than 124,000 views on Instagram and 2,300 views (for a watch time of 127 hours) on YouTube in June.



**Above:** The Commission shared 291 photos on Instagram in June, including this photo of native slender blue flag irises blooming in the agency's rain garden.

### **6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS**

- **Pinelands Summer Short Course:** Throughout June, staff heavily promoted the 9<sup>th</sup> annual Pinelands Summer Short Course, which will be held at Stockton University's Kramer Hall on July 18, 2025. Registration for the event officially opened in late May. The event features 11 educational presentations and four field trips. More than 100 people have registered thus far. Registration will close on July 14, 2025.



**Above:** The Commission shared 109 tweets on X in June, including this photo of a more than 100-year-old bread oven that was built and used by Italian immigrants from Philadelphia who harvested cranberries at a farm in the New Jersey Pinelands. In late May, two staff members toured the farm, which recently severed Pinelands Development Credits.

- Education Programs:**  
 Joel Mott, Principal Public Programs Specialist for the Commission, delivered eight Pinelands presentations in June, educating a total of approximately 345 people. He also represented the Commission and interacted with approximately 100 people during a special Pinelands Night at a Jersey Shore BlueClaws baseball game in Lakewood, NJ.



**Above:** Joel Mott, Principal Public Programs Specialist for the Commission, represented the Commission during a special Pinelands Night at the Jersey Shore BlueClaws baseball game in June. (Photo courtesy of the Jersey Shore BlueClaws)

- Commission-led Training Session:**  
 Approximately 60 municipal staff members attended a two-hour, virtual training session that was led by Pinelands Commission staff. April Field, the Pinelands Commission's Chief Permit Administrator, delivered a presentation and demonstrated how the Commission's Interactive Pinelands Property Map can be used to answer frequently asked questions about the land development process in the Pinelands. Staff also fielded numerous questions posed by attendees. Following the training session, Communications Office staff posted the [presentation](#) and sent each attendee a signed certificate that enables them to receive one (1) technical hour towards Rutgers' Planning/Zoning certificates (Planning/Zoning Board Secretary, Zoning Official, Land Use Administrators).

Will my proposal meet standards?

Will it meet wetland buffer requirements?

Application Required	No Application Required ("exempt")
<ul style="list-style-type: none"> <li>Submit Application to Commission</li> <li>Staff will make determination as part of development application</li> <li>Wetlands delineation and field verification by staff may be required</li> </ul>	<ul style="list-style-type: none"> <li>General Rule: 300 feet from wetlands or no closer than existing buildings</li> <li>Municipal official can determine whether lesser buffer is appropriate</li> <li>Municipal officials may contact Commission staff for additional guidance</li> </ul>

## 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 June, staff provided routine operational support to the Regulatory Programs staff and continued the migration of application review reports to the PC Web portal. Staff participated in a staff meeting with to discuss the sharing of threatened and endangered animal species data as defined by our data sharing agreement with the New Jersey Department of Environmental Protection. Staff will create several templates, including mapped data, that will comply with the agreement and reduce the staff hours required to provide the information in response to OPRA and other requests. Ad hoc reports were completed related to application fee payments, refunds and escrows. Additional reports were provided to the Land Use Programs office to support notification efforts related to the currently proposed CMP amendments for expiration of Certificates of Filing.

- **Geographic Information Systems (GIS):** In June, staff participated in the New Jersey Geospatial Forum monthly meeting, allowing the Pinelands Commission to discuss and share best practices and coordinate efforts with other state agencies. Staff focused on the final testing of ESRI software using the Zscaler remote access product. Staff released the draft version of the GIS Zoning App to Land Use Programs staff for preliminary evaluation.
- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). The Pinelands Commission was selected to participate in a statewide training program in August focused on malware and best practices in desktop security. Staff completed the migration of remote workers to Zscaler Private Access (ZPA) tools, fully phased out GoToMyPC as mandated by NJCCIC to improve security. 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. Staff updated all machines to the newest version of Google Chrome in response to an NJCCIC alert regarding critical vulnerabilities in older versions of the web browser.
- **Local Conformance and Zoning system:** Development of the new system continued in June. Zoning data for the Regional Growth Area, Pinelands Towns and Pinelands Villages were migrated from the legacy system to the new one. Staff made improvements and fixed bugs in the new zoning system to simplify the way information is presented.
- **Pinelands Development Credit Bank:** Throughout June, staff continued worked on training and knowledge transfer for the PDC Bank annual report while also focusing on documentation and automation. Staff presented their progress and new methodology to the Land Use Programs Office and received feedback for finalizing these efforts and completing the report in July.
- **Employee Performance Evaluation System:** The new online system is now in place and being used for the full evaluation cycle, including final annual evaluations. In June, the new system was utilized for final evaluations for the first time. Staff provided support to ensure timely completion of all evaluations by the deadline and the MIS Office received feedback for improvements to be made for the next evaluation cycle.
- **Technology Enhancements:** Staff prepared a list of outdated hardware including servers, desktops, laptops, monitors, and uninterruptable power supplies (UPS) for presentation at the June Personnel & Budget Committee meeting. The Committee approved the deletion of these

fixed assets. Staff received new laptops and desktops to replace out of warranty and unsupported hardware running Windows 10 to prepare for our full migration to Windows 11 Pro and ensure all staff has up to date hardware. Staff began configuring these new machines to distribute over the next month or two.

## 8 BUSINESS OFFICE

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### 8.1 FINANCIAL MANAGEMENT

- **Application Fees:** June 2025, Net Total: \$32,548.11; Fiscal Year to Date Total: \$976,267.38. This equates to 130.17% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for June includes 21 online application payments totaling \$15,673.14.
- The Fiscal Year 2022 Audit has been completed, and the Audit Report is being reviewed by the State Auditors.
- The Fiscal Year 2026 budget process is underway, based on a state appropriation of \$3,899,000 and \$95,000 in additional funding from the Office of Management and Budget to support the Commission's salary program.

### 8.2 FACILITIES MANAGEMENT

- The light bulbs (16 in total) in the Terrence D. Moore Conference Room (TDM Room) and the Lobby have been upgraded to LED bulbs. The existing bulbs (few of which still worked) were from the original installation in 2001.
- The lease on the Ricoh 5001 Copier has expired. The unit has been replaced with a more cost-effective unit, thereby reducing the monthly lease payments.
- Nine trees on the Commission property were pruned/trimmed for the health of the trees and for safety purposes (falling branches). The white pine tree near the entrance was deemed dead and removed for safety reasons. The branches of the white pine extended over Springfield Road.

#### Attachment 1:

#### Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
<b>A575/ S2751</b>	Stanley, Karabinchak	Directs DEP to develop guidelines concerning State and local government	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24

	Conaway/ Greenstein	purchase of goods from recycled materials	Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24
<b>A682/S699</b>	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.
<b>A1253/S2859</b>	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
<b>A1219/S2979</b>	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
<b>A1300</b>	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.



<b>A1301</b>	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women's Affairs Committee on 1/9/24.
<b>A1302</b>	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.
<b>A1303/ S1074</b>	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.
<b>A2792/ S1160/ S2347</b>	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.
<b>A3070/ S2690</b>	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.



<b>A3645/ S2425</b>	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.
<b>A3784/ S2455</b>	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.
<b>A3820/ S609</b>	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.
<b>A3831</b>	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.
<b>A3833</b>	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.

<b>A3914/ S3268</b>	Katz/ Steinhardt	Permits agriculture-related events on preserved farmland	<p>Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24.</p> <p>Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24</p>
<b>A3951/ S2594</b>	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>
<b>A4117/ S2857</b>	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>
<b>A4137/ S1029</b>	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ	<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</p>

		Invasive Species Council	referred to the Assembly Commerce, Economic Development and Agriculture Committee.
<b>A4145/ S3065</b>	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
<b>A4200/ S3078</b>	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
<b>A4223/ S3114</b>	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
<b>A4260</b>	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
<b>A4370/ S2347</b>	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.

<b>A4383/ S3364</b>	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
<b>A4789</b>	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
<b>A4791/ S3728</b>	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
<b>A4847/ S3715</b>	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
<b>A4850</b>	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

<b>A4862/ S1593</b>	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
<b>A5222/ S3737</b>	Collazos- Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025  Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025
<b>A5047/ S3840</b>	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	Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 11/14/24  Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
<b>A5267/ S4289</b>	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	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.  Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/24/25
<b>S2816/ A5302</b>	Smith, McKeon/ DeAngelo, Kane	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 2/10/25  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

<b>S3308/ A4513</b>	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>
<b>S3464</b>	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
<b>S3480</b>	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
<b>A4926/ S3618</b>	Calabrese,T ully, 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>
<b>S3656/A5504</b>	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>
<b>S4423</b>	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	<p><b>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 5/19/25. Reported from Committee, Second Reading on 5/22/25</b></p>