



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



A macro photo of a native slender blue flag iris blooming in the Pinelands Commission's rain garden in May

MAY 2026

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in May.
- **Policy & Implementation (P&I) Committee:** The Committee met on May 29, 2026. The Executive Director introduced two presentations on the implementation of the New Jersey Department of Environmental Protection's (NJDEP) adopted Resilient Environments and Landscapes (REAL) rule package within the Pinelands. She added that a delay in the effective date of the rule is anticipated to be published in the New Jersey Register, and that will allow the Commission further time to evaluate next steps for the affected permits, standards, and Memoranda of Agreement (MOAs) to be discussed in the presentations. The Committee first heard a presentation about impacts those rules may have on review of Coastal Area Facilities Review Act (CAFRA) permits, flood hazard permits, and wetlands permits under very old MOAs. That was followed by a presentation on likely changes to stormwater management standards due to the REAL rules but also related to changes in the NJDEP's stormwater Best Management Practices Manual around the effectiveness of stormwater facilities in removing nitrogen from runoff.

1.1B OPEN PUBLIC RECORDS ACT

- A total of eighteen Open Public Records Act (OPRA) requests were received in May. Six were sent responsive material, four were advised that there was no responsive material, three were advised to schedule a file review, one request was advised that additional information was required, two were advised that the requests were overly broad and did not contain the specificity required by OPRA and two will be responded to in June.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton's reply to the Pinelands Preservation Alliance's brief. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township's Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow's motion on July 28, 2025. Oral argument occurred on October 29, 2025. We continue to await the Court's decision.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental

Protection (NJDEP) and the Commission related to development of the Heritage Minerals tract in Manchester Township. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Multiple mediation sessions occurred between September 2024 and July 2025. On October 24, 2025, Hovsons submitted a revised concept plan for development of the site and a draft of updated settlement terms. Hovsons submitted the same concept plan to the court as part of its challenge to Manchester Township's Housing Element and Fair Share Plan to satisfy the municipality's fourth round affordable housing obligation. Mediation sessions were conducted on December 8, 2025, January 5, 2026 and January 12, 2026 to discuss Hovsons' proposed settlement terms and changes made by NJDEP and the Commission. Additionally, the Pinelands Alliance (PA), which was a participant in the 2004 litigation but not a signatory to the settlement, requested to participate in the mediation. In February, Hovsons agreed to permit PA to review and provide comments on the final draft of an amendment to the 2004 settlement agreement once it has been negotiated. The parties 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 defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025. Discovery was served by both parties and responses exchanged. The Court ordered that the parties engage in mediation and a mediator was retained. The first mediation session occurred on October 14, 2025. At that session, the parties agreed to exchange updated settlement proposals. Settlement proposals were exchanged in mid-November, after which the Chancery Court allowed the parties another week and a half to continue settlement discussions. A case management conference with Judge Nocella was conducted on December 2, 2025. The parties advised the Judge that the mediation had failed and that the litigation would need to proceed. The Court issued a new Case Management Order on December 4, 2025, extending the time limits within the original July 21, 2025 Case Management Order and allowing the parties to exchange a small number of additional interrogatories and requests for production of documents. This additional discovery was served on the Commission on December 8, 2025

and the Commission's responses were sent to the Defendants on or about December 19, 2025. Commission and NJDEP staff conducted another site inspection on January 7, 2026. During that site inspection, Commission staff took 17 soil borings and numerous photographs. Additionally, depositions of Commission and NJDEP staff as well as of the Finnegans occurred in mid-January. During the depositions of the Finnegans, it became apparent that business documents requested by the Commission during written discovery had not been provided. Counsel for the Finnegans directed Mr. Finnegan not to answer questions about real property he owns outside New Jersey. The DAGs representing the Commission and NJDEP filed a Motion to Compel Deposition Testimony. Counsel for Defendants filed a motion for a protective order on the out-of-state ownership question. Argument on both motions occurred on February 20, 2026 with the Court issuing an order granting the State's motion to redepose Mr. Finnegan on the question of whether he owns property outside of New Jersey and permitting three follow-up questions and denying the Defendants' motion for a protective order. On February 6, 2026, the Commission provided its expert report to the Defendants. On February 13, 2026, the Commission's DAG filed a motion to compel production of documents that had been repeatedly requested during the discovery process and which the Finnegans, during their depositions, indicated they had in their possession. Oral argument on this motion was initially scheduled for March 13, 2026. Defendants' counsel filed a letter with the Court on March 9, 2026 indicating that in its opinion the motion to compel was moot given they had produced 20 boxes of materials. The Court rescheduled oral argument on the motion to compel discovery to March 27, 2026. Defendants' counsel subsequently filed a cross motion for a protective order on March 19, 2026. A reply brief thereto was submitted on behalf of the Commission on March 23, 2026. Oral argument on the Commission's discovery motion was again rescheduled to April 2, 2026. On April 2, 2026, following oral argument, the Court denied defendants' motion for a protective order. It also ordered defendants to redact and copy documents identified by the State's DAsG from the 20 boxes. The copied documents were to be provided to the State by April 23rd. On that same day, defendants filed a motion to quash the State's subpoena on Farm Credit East for documents pertaining to the Defendants' \$700,000 line of credit mortgage. A brief in opposition to the defendants' motion was filed on April 16, 2026. On April 24, 2026, the Court issued an order denying the motion to quash as it pertained to documents submitted as part of the application for the line of credit mortgage and quashed, without prejudice, the portion of the State's subpoena for records of Defendants' payment history. At the end of April, the State received 15,000+ electronic documents as a result of the April 2nd Court Order. A pretrial conference was conducted on May 18, 2026. Motions in limine (motions to preclude certain testimony or evidence at trial) were filed by both parties on May 27, 2026. A case management conference was conducted on May 29, 2026. The judge advised that oral arguments on Plaintiffs' motion for additional depositions, the Commission's opposition to same and the Commission's request for a protective order for certain employees will be heard on June 12, 2026. Due to a conflict with the judge's schedule, the trial has been rescheduled from early June to potentially mid-September.

1.2B LEGISLATION

The Legislature is conducting budget hearings, which limits other Committee business and voting. It is anticipated that Committees will resume conducting non-budget related business in mid-May. A summary of any legislation specific to the Pinelands Area or Commission is provided below. A summary of other pending legislation potentially related to the Pinelands is attached at the end of the

document (Attachment 1).

Pinelands Specific Legislation

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

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (MOA) that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA 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 letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission's commitment to working with the Township to complete the MOA process. On March 18, 2026, Evesham Township reached out to Commission staff for meeting dates to continue discussions concerning an MOA for the Black Run Preserve. The meeting was scheduled for May 14, 2026, but has been postponed at the Township's request until July 21, 2026.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed in the northwest quadrant of the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA 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 application fee on May 11, 2026.

1.3 HUMAN RESOURCES

- **Recruitment:** Recruitment efforts for the vacant Director of Regulatory Programs position advanced, with internal candidate interviews scheduled for June.
- **Evaluations:** The self-evaluation phase is currently underway. Final evaluations are due by the end of June 2026.
- **Training:** Staff attended training: GoToWebinar - Retirement Planning for PERS Members - Local Government Employees.

2 INTERAGENCY COORDINATION

- **State Agricultural Development Committee (SADC):** Under recent legislation, the SADC has been directed to develop regulations to implement a woodland easement program. The program would establish permanent land protection easements that would allow the landowner to continue to own and manage the parcel as working woodlands. The SADC staff have scheduled various stakeholder events and meetings to gather information on how the program could work and what environmental or other values should be considered in an easement appraisal process. Initially, SADC will be considering a statewide formula approach similar to the farmland easement program managed by that agency. SADC staff and Pinelands staff met in early May and discussed forestry applications standards in the Pinelands Area, environmental values of forested lands, and mapping or other data that could be used to establish before and after easement land values.
- **Rutgers University:** The University has been granted funding to assist municipalities across the State with development of Watershed Improvement Plans. These plans are required under the Municipal Separate Storm Sewer System (MS4) permits issued by the New Jersey Department of Environmental Protection (NJDEP). The plans are intended to help municipalities and the State to identify specific projects that will improve water quality and address adopted Total Maximum Daily Load allocations for streams and waterbodies in their jurisdiction. A meeting was held with Rutgers staff to discuss the program and need for coordination with the Commission on any Watershed Improvement Plans created or implemented for Pinelands municipalities.
- **New Jersey Board of Public Utilities (NJBPU):** On April 24, NJBPU staff informed the Commission that three solar development proposals seeking to participate in the New Jersey Competitive Solicitation Incentive (CSI) Program are requesting land use waivers, as the proposed projects are located within the Preservation Area (one in Pemberton Township and two in Lacey Township). The Preservation Area is a prohibited area under the CSI Program pursuant to the Solar Act of 2021. NJBPU staff requested interagency memoranda for each proposal addressing their application status with the Commission and the projects' consistency with the Pinelands Comprehensive Management Plan (CMP). On April 30, Commission staff met with NJBPU staff to discuss the requested materials and to request additional information regarding each project. Additional project proposal materials were provided by the NJBPU. Staff transmitted the memos on May 7. Staff met with NJBPU staff again on May 14 to discuss the contents of the memos. No additional follow up was requested.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	17	85

Drafted or Introduced	4	42
Total ¹	17	89
Substantial Issue Finding ²	4	6
No Substantial Issue Finding	11	62
No Issue Finding	1	9
Total	16	77
Finding Letters Issued³	8	42

Notable Activity:

- Galloway Township:** On May 13, staff met with Township representatives and the prospective redeveloper of the Nantucket Redevelopment Area to discuss amendments to the certified Nantucket Redevelopment Plan to permit warehouse development and the associated Pinelands Development Credits (PDCs) that would need to be included in the plan for non-residential development. The meeting is part of an ongoing effort to resolve Commission concerns regarding Ordinance 2064-2021, which amended the redevelopment plan to permit warehouses while eliminating all PDC requirements for the previously permitted residential development. Staff has held multiple meetings with the Township and redeveloper and has provided model language to restore the prior PDC requirements for residential development and establish PDC requirements for non-residential uses. Together, these provisions would offset the anticipated reduction in residential units and the associated loss of PDC redemptions.
- Hammonton Town:** On May 6, the Town of Hammonton submitted adopted Ordinance 001-2026, which approved the amended Landfill Redevelopment Plan. The redevelopment area consists of four lots (Block 801, Lots 7, 8, 9, and 11) comprising approximately 128 acres. The redevelopment area contains the site of a former municipal landfill that ceased operations on August 8, 1990. The site is located in the Town’s Forest Area (FA) Zone and within a Pinelands Forest Area. The purpose of the redevelopment plan is to facilitate the closure of the former municipal landfill and the development of a solar energy facility. In November 2025, staff informed the Town that the original redevelopment plan adopted by Ordinance 012-2025 was not consistent with the standards of the CMP. Staff provided extensive model language to resolve those inconsistencies. The Town incorporated all of the staff’s drafted language. On May 26, the Town was informed that the amended redevelopment plan raised no substantial issues with respect to the CMP and could take effect.

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.

- **Winslow Township:** On May 27, the Township submitted adopted Ordinance O-2026-017, which prohibits data centers within the Pinelands Area portion of the Township. On June 2, staff sent a letter informing the Township that the ordinance raised no substantial issues with respect to the CMP and could take effect.
- **Internal Staff Training:** On May 6, Land Use Programs staff provided an internal training session for Regulatory Programs staff on the Commission’s latest digital tools for tracking the conformance review of ordinances, redevelopment plans, and master plans. Developed over the past two years in collaboration with the Commission’s MIS Office, these tools provide user-friendly access to information and source documents regarding certified ordinances and redevelopment plans.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	49
Surveys Required	0	3
Surveys Reviewed	6	10
Certificates of Appropriateness Required	0	1

Notable Activity:

- **Fenwick Manor Rehabilitation:** On May 21, 2026, the Executive Director executed a contract with Hawley Bros., Inc. as the general contractor for the Fenwick Manor rehabilitation project. An on-site meeting attended by Hawley Bros., Connolly & Hickey and the New Jersey Historic Trust was held on May 19, 2026. Hawley Bros. has submitted the final permit application paperwork to the New Jersey Department of Community Affairs (DCA). Construction is expected to commence in June.
- **Surveys Required:** In late April, a development application was reviewed that resulted in the requirement of a cultural resources survey in accordance with N.J.A.C. 7:50-6.155 because of the project’s potential to impact archaeological resources. In early May, Commission staff visited the site and excavated several archaeological test pits. The test pits identified a soil layer containing intact archaeological resources, however no significant archaeological resources were identified within the proposed project’s area of potential disturbance. Therefore, the need for a cultural resources survey was waived for the current application and it was noted that future applications on the parcel should be reviewed for their potential to impact the identified archaeological resources.
- **Lenape Delegation at Brotherton Reservation:** A delegation from several Lenape Nations visited the Brotherton Reservation in Shamong Township on May 14th. The Pinelands Commission’s staff archaeologist accompanied by the president of the Indian Mill Historical Society met with

them at the Shamong Township municipal building. Together they looked at various artifacts on display in the municipality’s meeting room and visited a site along Indian Mills Brook, formerly known as Edgepillock Creek. Plans to collaborate on future projects at the Brotherton Reservation and more generally within the Pinelands Area were discussed.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	0.18	7.93
PDCs Severed ⁵	0	1.0
Acres Protected	0	41.08
PDCs Extinguished ⁶	0	8.50
Acres Protected	0	204.68
PDCs Sold	7.0	13.25
Average Sales Price per PDC	\$100,000	\$98,755
Average Sales Price per right	\$25,000	\$24,689
PDCs Redeemed ⁷	0	11.25

Notable Activity:

- **Allocations:** Partial allocations of less than 0.25 PDC each were issued to three parcels in the Agricultural Production Area of Galloway Township. Allocations included 0.05 PDCs to a 9.99-acre parcel, 0.08 PDCs to a 15-acre parcel, and 0.05 PDCs to a 9.8-acre parcel.
- **Sales:** Three sales transactions were processed in May. A total of 7.0 PDCs were sold, all for \$25,000 per right (0.25 PDC).
- On May 11, 2026, staff met with representatives of the Australian Public Policy Institute, a joint venture between the Australian government and a coalition of Australian universities dedicated to public benefit research. The Institute is working with the New South Wales Reconstruction Authority in exploring the use of TDR (tradeable or transferable development rights) to support safe location in areas facing natural hazard risk (e.g. forest fire). Discussion focused on the PDC

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.

Program in terms of its structure, key features, outcomes and administration.

3.4 SPECIAL PROJECTS

- Pinelands Infrastructure Trust Fund (PITF):** In 2019, the Commission awarded approximately \$15,000,000 in grants and loans to five infrastructure projects. Of those five projects, two have moved forward by completing development applications with the Commission and/or securing the awarded funding through the NJ Infrastructure Bank. The Pemberton Township water system improvements project was awarded \$2,636,100 in grant and loan from the PITF. The improvements and funding are nearly complete for that project. The Galloway Township Pinehurst sewer extension (\$3,144,096 from the PITF) has also proceeded with its Pinelands development application, and the municipality intends to apply through the I-Bank for funding in the near future. Other projects have been withdrawn, no longer have public entity sponsors, or have not made significant progress since the award in 2019. Staff is working to develop criteria and a funding structure to discuss with the P&I Committee in preparation for a Pinelands Infrastructure Master Plan amendment, prior to seeking new projects for the remaining funding of approximately \$10,000,000.
- Permanent Land Protection:** On May 15, 2026, a member of the Land Use Programs office attended the 2026 New Jersey Land Trust Summit in Princeton, NJ. Sessions attended included a presentation from Mendham Alliance for Preservation & Conservation on the intersection of water quality and land protection considerations with public policy and legal challenges; a presentation from Steward Green on drone technology in ecosystem monitoring; and a roundtable discussion on advancements in land protection practices in New Jersey. Participants also visited an 800-acre preserve, set to open in the fall, for a preview of the all-abilities trail system, including the trail planning and design process.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	1	18
Certificates of Filing	24	100
Public Development Reports	4	13
NJDEP/PC Forestry Application Complete	0	2
PDC Letters of Interpretation	3	7
Non-PDC Letters of Interpretation	0	0
MOA Consistency Determinations	4	31
Review of Agency Determinations	39	296

4.2 NOTABLE APPLICATIONS

- **Office Warehouse, Monroe Township (Applicant: Hexa Builders, App. No 1987-0276.012):** This application originally proposed the development of a 1,100,000 square foot office/warehouse building and a 522,000 square foot office/warehouse building on a 162-acre parcel. The parcel is located partially in a Regional Growth Area (115 acres) and partially in a Rural Development Area (47 acres). Approximately 90% of the proposed development will be in the Regional Growth Area portion of the parcel and the proposed development will be serviced by public sanitary sewer and public water. On December 18, 2024, the staff issued a Certificate of Filing for the proposed development. The Township granted preliminary major site plan approval for the two proposed warehouse buildings on February 2, 2026. On May 18, 2026, the staff received notice of that municipal approval and it is under review.

By email dated April 17, 2026, the applicant inquired as to whether a proposed 1,000,000 square foot data center and a 500,000 square foot warehouse on the parcel, instead of the 1,100,000 square foot office/warehouse building and a 522,000 square foot office/warehouse building, required a new application to the Commission. By email dated April 23, 2026, the staff advised the applicant that the proposed change in use and the replacement of a proposed parking area with areas for electrical infrastructure required application to the Commission and issuance of an Amended Certificate of Filing. On April 28, 2026, an application for an Amended Certificate of Filing was submitted to the Commission. By letter dated May 18, 2026, the applicant submitted an appeal of the staff determination that an Amended Certificate of Filing was necessary. The staff is currently reviewing the basis of that appeal.

- **Traffic Circle, Shamong Township (Applicant: Burlington County, App. No. 2001-0430.005):** This application proposes the construction of a roundabout (traffic circle) to replace an existing four-way intersection created by County Route 541 (Stokes Road) and County Route 648 (Willow Grove Road). The intersection is in the Pinelands Village of Indian Mills. On April 8, 2026, the applicant submitted information that completed the application. The application was subject to final public comment at the May 8, 2026 monthly Commission meeting. A significant number of questions and public comments in opposition to the proposed roundabout were received at that meeting. Additional comments were also received in writing over the past year or more. Most of the comments and objections pertained to matters not regulated by the Commission. On May 22, 2026, the staff issued a Public Development Application Report recommending approval of the application. The Report reviews the application for its consistency with Commission regulations, including stormwater management, wetlands protection, threatened and endangered plant and animal species protection and archaeological resources. The Report acknowledges the concerns and objections raised by the public and indicates that most are not within the Commission's purview, such as preferred roadway intersection design. On behalf of the Commission's Chair Laura E. Matos, the Executive Director sent a letter dated May 27, 2026 to the Burlington County Commissioners regarding the public comments/questions that had been received. The letter asked that a representative of the County attend the Commission's June 12, 2026 monthly meeting to respond to the comments/questions that were posed by members of the public and by Commission members.
- **Forest Clearing, Franklin Township (Ref. No. 1983-9052.015):** The staff received reports regarding the clearing of forest in Franklin Township. The initial report indicated that approximately 15 acres of forest clearing may have occurred. By email dated April 13, 2026, a

Township official advised the Commission that the landowner represented the forest clearing occurred for agricultural purposes. The clearing of land solely for agricultural purposes does not require application to the Commission. However, any such clearing must still meet the environmental regulations of the Township land use ordinance and the CMP. The staff sent a letter to the landowner on April 16, 2026, inquiring as to the purpose of the clearing. That letter also indicated that based upon available generalized wetlands mapping, the forest clearing may have occurred in wetlands and the required buffer of up to 300 feet to wetlands. By email dated April 20, 2026, the staff was advised that the clearing may have increased to approximately 45 acres. By letter dated April 28, 2026, the staff advised the property owner that the staff would conduct a site inspection of the alleged clearing on May 6, 2026. The April 28, 2026 staff letter indicated that a 1990 PDC deed restriction that was recorded against the lot permitted staff access to the lot to inspect and assure compliance with the terms of the PDC deed restriction. The staff sent a letter on May 5, 2026 to the property owner agreeing, at the property owner's request, to reschedule the site inspection until May 13, 2026. On May 13, 2026, the Township Administrator, the Mayor, the property owner and a member of the staff conducted the site inspection. At the site inspection, Commission staff observed that approximately 50 forested acres on the lot had been cleared. The clearing did not appear to have occurred in wetlands. However, the clearing did occur within the required buffer to wetlands. The staff member also observed an existing tree farm on the overall parcel. The applicant represented that the clearing was undertaken to expand the existing tree farm. The applicant also represented that native Pinelands tree species would be planted in the cleared area. By letter dated May 20, 2026, the staff advised that, based upon the regulations contained in the Township land use ordinance and the CMP, the clearing of land to establish a horticultural use did not require application to the Commission. The staff's letter also indicated horticulture of native Pinelands tree species may be permitted within a required buffer to wetlands. The staff is awaiting receipt of information from the property owner providing a timeframe for establishment of the proposed horticultural use.

- **Establishment of a Restaurant, Franklin Township (Applicant: Sweet Amalia Farm Market and Kitchen, App. No. 1982-3298.004):** An application was initiated with the Commission on August 14, 2023 proposing the change in use of a retail commercial farm market to a restaurant on a 2.6-acre parcel. The parcel is located in a Pinelands Rural Development Area. The restaurant use and a 2,500-square-foot outdoor seating patio were established on the parcel in the former farm market building without application to the Commission. The parcel is serviced by an existing onsite septic system. At a February 27, 2023 pre-application conference and in the staff's September 11, 2023 letter, March 22, 2024 email and October 24, 2025 letter, the applicant was advised of the potential difficulty for a proposed restaurant serviced by an onsite septic system to meet the groundwater quality (septic dilution) standard. To meet this standard, the information previously submitted to the Commission for the application proposed the use of an onsite septic system that treated the wastewater generated by the restaurant prior to the subsurface discharge of that wastewater. The information submitted on January 16, 2026, February 19, 2026 along with the balance of the required application fee received on March 11, 2026 indicated that such a wastewater treatment system was no longer proposed to meet the groundwater quality (septic dilution) standard. The application currently proposes the removal of the existing 1,108-square-foot commercial building located on the 2.6-acre parcel. By letter dated April 9, 2026, the staff requested information required to complete the application. On April 24, 2026, the staff contacted the applicant to obtain certain limited information requested in the staff's April 9, 2026 letter to allow the staff to compare wastewater flows from the prior

commercial farm market and 1,108-square-foot commercial building on the parcel to the proposed restaurant. The staff sent a follow-up letter to the applicant on May 1, 2026 requesting submission of that limited information. On May 5 and 6, 2026, the applicant submitted information. The staff then discussed with the applicant the feasibility of reducing the number of days per year of operation of the restaurant. By letter dated May 14, 2026, the staff advised the applicant that if the days per year of operation of the proposed restaurant were reduced from 298 to 251, the proposed restaurant and 2,500 square foot outdoor seating patio would meet the applicable groundwater quality (septic dilution) and State potable water quality standards.

- **Warehouse Building, Hamilton Township (Applicant: Da Yummy, App. No. 1987-0531.002):** This application proposes an approximately 8,000 square foot warehouse building on a 4.87-acre parcel. The parcel is located in the Hamilton Township Business Park, which is in a Pinelands Regional Growth Area. By letter dated July 25, 2023, the staff identified the information necessary to complete the application, including the need to conduct a survey for red-headed woodpecker, a threatened animal species. On June 17, 2024, the applicant submitted a survey for red-headed woodpecker. The survey was negative for red-headed woodpecker on the parcel. By letter dated August 19, 2024, the staff indicated that recent survey information on other nearby parcels in the Hamilton Township Business Park had identified both the presence of red-headed woodpecker and a red-headed woodpecker nest in the vicinity of the parcel subject of this application. The staff letter indicated that either additional red-headed woodpecker survey work must be completed or the site plan could be revised to provide forested corridors along the property lines of the parcel. On September 16, 2024 and November 13, 2024, the applicant submitted two revised site plans. The revised site plans proposed to preserve two 10,000-square-foot rectangular areas on the parcel. On February 21, 2025, the staff issued a Certificate of Filing for the proposed development. The Certificate of Filing noted that the proposed development was inconsistent with the threatened and endangered (T&E) animal protection regulation of the Township land use ordinance and the CMP for red-headed woodpecker. The Certificate of Filing again noted that either additional survey work for red-headed woodpecker could be completed or the site plan could be revised to provide forested corridors along the property lines. On March 3, 2026, a revised site plan was submitted proposing to reduce the total area of clearing on the parcel by approximately 2 acres. The submitted site plan did not propose forested corridors along the property lines. By letter dated April 23, 2026, the staff advised that the revised site plan remained inconsistent with the T&E animal protection regulations. On May 15, 2026, the applicant submitted certain stormwater management information and indicated that a consultant had been retained to conduct additional survey work for red-headed woodpecker.
- **County Route 563 Bridge Replacement, Egg Harbor City (Atlantic County, App. No. 2019-0060.001):** An application is pending with the Commission for the proposed replacement of the County Route 563 bridge over Egg Harbor City Lake. The application also includes proposed improvements to an existing dam attached to the bridge. The bridge is located in a Pinelands Forest Area. The original stormwater management design for the bridge resulted in an increase in the volume of stormwater being directly discharged into the Lake (wetlands). This is inconsistent with the wetlands protection and stormwater management standards of the CMP. In an effort to assist the County, the staff conducted a site inspection to assess soil suitability conditions for the possible siting of stormwater management infiltration areas both north and south of the lake along County Route 563. Such stormwater infiltration areas could potentially

eliminate the increase in stormwater volume being discharged to the lake. By email dated December 7, 2023, the staff provided the County with the results of the site inspection. The site inspection identified what the staff believed to be favorable soil conditions in the vicinity of the proposed bridge for the potential siting of stormwater management infiltration swales. On April 23, 2024, the applicant submitted soil testing information indicating that soils conditions were unfavorable to allow for the siting of stormwater management infiltration swales within 100 feet to the north or south of the bridge along County Route 563. By letter dated July 2, 2024, the staff inquired why the County limited soil testing to within 100 feet both north and south of the lake. Additional information was submitted by the applicant on October 24, 2024, August 14, 2025 and August 5, 2025. The staff responded to each submission by identifying the information that must be submitted to complete the application. The applicant submitted additional information on January 29, 2026, February 9, 2026 and February 18, 2026. The submitted information completed the application. An opportunity for final public comment on the application was offered at the May 8, 2026 monthly Commission meeting. No public comment was offered at that meeting. On May 21, 2026, the staff issued a Public Development Application Report recommending approval of the application. The Commission will review and vote on the staff's recommendation at its June 12, 2026 monthly meeting.

- **Warehouse, Hamilton Township (Applicant: SunCap Property Group, App. No. 1982-2997.007):** This application proposes the development of a 652,000-square-foot warehouse on a 256-acre parcel. The development is proposed on the portion of the former Atlantic City Racetrack parcel that contained horse stables. The parcel is located in a Regional Growth Area. The application was filed with the Pinelands Commission on January 14, 2025. On September 15, 2025, the staff issued a Certificate of Filing for the proposed development of the proposed 652,000-square-foot warehouse building. Thereafter, the applicant indicated that the site design may be revised. On March 2, 2026, the staff met with the applicant to discuss a revised site plan. On March 9, 2026, the applicant submitted a revised site plan that proposed a 1,228,000-square-foot warehouse building on the parcel. By email dated April 8, 2026, the staff advised the applicant that the previously issued Certificate of Filing could be utilized to pursue all necessary county and municipal permits and approvals. By letter dated May 18, 2026, the staff advised the Township of the need to issue an Amended Certificate of Appropriateness to address certain significant cultural resources that have been identified on the parcel. The application was scheduled to be considered by the Hamilton Township Planning Board at its May 21, 2026 meeting.
- **Reconstruction of a Golf Course Country Club Building, Hammonton (Applicant: Rocco Colasurdo and Gloria Colasurdo, App. No. 1989-0931.003):** On January 15, 2026, the staff conducted a pre-application conference with representatives of the Frog Rock Golf Course. The primary purpose of the pre-application conference was to discuss the reconstruction of the golf course club house that was destroyed by fire in October of 2025. By email dated January 22, 2026, the staff advised the property owner of six potential land development violations on the overall Frog Rock Golf Course parcel. On March 9, 2026, the applicant requested a second preapplication conference to discuss those land development violations. On March 18, 2026, an application was filed with the Commission to reconstruct the Frog Rock Golf Course Country Club Building on a 19.64-acre lot. The lot is located in the Pinelands Town of Hammonton. The staff conducted the second pre-application conference on April 21, 2026. At the second pre-application conference, the representatives of the Frog Rock Golf Course contended that they should not be required to address land development violations on lot(s) other than the lot subject of the application. The staff advised that based upon a CMP regulation and definition of

“parcel,” the applicant must address any land development violation(s) that is located on any contiguous lot in common ownership with the lot subject of this application. The staff also indicated during the pre-application conference that if there is a land development violation(s) on any contiguous lot that is not in common ownership with the lot subject of this application, the staff would write to the current owner(s) of any such lot and advise them of their responsibility to address that violation(s). The staff is currently reviewing the application received on March 18, 2026 and supplemental information received on April 16, 17, 24, 27 & 28, 2026 for the proposed demolition of the remains of the existing fire damaged golf course clubhouse building and the construction of a replacement building.

- **Public Safety Building, Mullica Township (Applicant: Mullica Township, App. No. 1991-0320.006):** This application originally proposed the development of a 4,473-square-foot public safety (police) building at the existing Mullica Township municipal complex on the White Horse Pike. The municipal complex and the proposed building are located on a 1.6-acre parcel in the Pinelands Village of Elwood. The existing municipal complex is serviced by an onsite septic system. The Commission approved the application at its September 13, 2024 meeting. On December 31, 2025, the Township filed an application with the Commission for the development of an approximately 3,300 square foot addition to the existing municipal building, instead of the prior application for a 4,473-square-foot public safety (police) building. The applicant indicated that based upon the cost associated with construction of the previously approved 4,473-square-foot public safety (police) building, the Township decided to pursue an application for a proposed addition to the existing municipal building. By letter dated February 25, 2026, the staff identified the information necessary to complete the application. The applicant submitted that information on March 2, 2026. Based upon the submitted information, the application was determined to be complete and scheduled for final public comment at the May 8, 2026 monthly Commission meeting. No public comment was offered regarding this application at that meeting. On May 21, 2026, the staff issued a Public Development Application Report recommending approval of the application. The Commission will review and vote on the staff’s recommendation at it June 12, 2026 monthly meeting.
- **Two Single Family Dwellings, Medford Township (Applicant: 14 Commonwealth, App. No 1981-0412.005):** On October 17, 2024, an application was initiated with the Commission proposing the development of two single family dwellings on a 7.79-acre parcel. The parcel is located in a Pinelands Rural Development Area. The parcel is located in a municipal zoning district that requires 3.2 acres per single family dwelling. The two proposed single family dwellings are required to be clustered on 1.0-acre lots. The 5.79-acre balance of the parcel is required to be deed restricted for conservation purposes. The Township land use ordinance and the CMP require that the 5.79 acres be owned and managed by a homeowner’s association, a nonprofit conservation organization, the municipality or incorporated into one of the two proposed residential lots. The applicant is proposing the sale of the 5.79-acre deed restricted balance of the parcel to an adjacent lot owner. That adjacent lot contains an existing single family dwelling. The staff advised the applicant to discuss the proposal and the need for any necessary municipal variance with an appropriate Township official. The staff issued a letter on May 13, 2026 indicating that provided Medford Township was in agreement, the proposed alternative approach to ownership of the 5.79-acre lot would not raise a substantial issue with the regulations contained in the CMP, provided that the proposed 5.79-acre vacant lot was consolidated into one lot by deed with Block 6501.02, Lot 117 and appropriately deed restricted for both zoning for the two proposed dwellings and clustering.

- **Expansion of a Campground, Monroe Township (Applicant: Sun NG Hospitality Creek, App. No. 1985-0825.009):** There is an existing campground on a 123.63-acre parcel. The parcel is located in a Pinelands Rural Development Area. The campground pre-dates the 1981 effective date of the Commission’s regulations. The application proposes to address extensive development that occurred on the parcel after the 1981 effective date of the Commission’s regulations without application to the Commission. Such development includes approximately 40,500 square feet of vegetation clearing to expand an existing parking area, the construction of a 2,400 square foot office/residential building, construction of an approximately 2,500 square foot addition to an existing picnic shelter, clearing of approximately 155,800 square feet for the development of a storage yard, the development of four buildings in the storage yard and the construction/placement of 22 cabin buildings on the parcel. The applicant contends that the placement of 18 of the 22 cabin buildings at former campsites on the parcel that previously accommodated recreational vehicles does not constitute development and does not require application to the Commission. It is the applicant’s position that because the cabin buildings are classified as “park model” recreational vehicles, they do not require application to the Commission. A March 4, 2025 staff letter to the applicant advised that regardless of whether another agency classifies the cabin buildings as “park model” recreational vehicles and whether they were placed on existing or new campsites, the cabin buildings constitute development and require application to the Commission. By letter dated November 13, 2025, the staff advised of the information required to complete an application for the development that had already occurred on the parcel. Upon the submission of that information, the staff would issue an Inconsistent Certificate of Filing for the proposed development, including the 18 cabin buildings. The necessary information was received and the staff issued a Certificate of Filing for the application on May 12, 2026. The Certificate of Filing indicates that the 18 cabin buildings constitute “development” in accordance with the definition of same contained in the Monroe Township land use ordinance and the CMP; therefore, an after-the-fact application to the Commission remains necessary for the 18 cabin buildings.

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.
- **Pinelands-wide Water Quality Monitoring:** Science staff measured pH and specific conductance at the 37 ponds in the Commission’s network of long-term monitoring sites. This work is conducted annually in April and May. Elevations in these variables above the normal range are indicative of degraded water quality.

- **Annual Frog and Toad Surveys:** A staff scientist conducted monthly frog and toad call surveys in mid-May when evening temperatures were in the 80s. The lack of precipitation early in the month resulted in several dry ponds during this window. Surveys were repeated at select ponds following heavy rain toward the end of the month. Species recorded include spring peepers, Fowler’s toads, southern leopard frogs, green frogs, carpenter frogs, northern grey treefrogs, and Pine Barrens treefrogs. These surveys are carried out each spring to monitor temporal trends in calling amphibians at these ponds.



Above: A Pine Barrens treefrog and a Northern grey treefrog hanging out on the shoulder of a sand road.

- **Rare Snake Monitoring:** Science staff captured and processed 18 snakes in May, including eight corn snakes, five pine snakes, two hognose snakes, a black racer snake, a rat snake, and a rough green snake. Three snakes were found mating with tracked individuals. The team performed 11 surgeries, including nine transmitter implants and two transmitter removals. Emergence concluded in May, so staff began the process of opening all hibernacula corrals to allow snakes to move freely in and out of enclosures. The frequency of tracking events for female snakes will increase in the coming weeks as individuals begin moving toward nesting areas.



Left: A pair of corn snakes. **Right:** A scientist encountered a unique roadblock while tracking snakes this month! A juvenile barred owl was occupying a sand road while mom watched from a nearby branch.

5.2 LONG TERM STUDIES

- **Box Turtle Study:** One tracked turtle was due for a transmitter and iButton replacement in May. She was outfitted with new equipment and released where she was found. Five new turtles were located crossing roadways; they were measured and assigned a unique identification code prior to release. GPS-loggers are active on 14 turtles and are collecting location information that will be analyzed to better understand male-female interactions.
- **Kingsnake Study:** Staff completed the final report for the kingsnake study and submitted it to the U.S. Environmental Protection Agency. The report was the last deliverable of this project, which began in 2019.
- **Snake Fungal Disease (SFD) Monitoring:** The science staff visited and swabbed all hibernacula known to have been used within the last few years for SFD. Swabs were collected from the entrance holes as well as control sites outside of the corrals that had similar characteristics. The swabs will be sent to researchers at Virginia Tech who will be analyzing them to learn if SFD pathogens persist in the soil within dens. Staff continue to collect skin swabs from all found snakes and tissue samples from snakes with severe lesions.
- **Other:** Members of the science staff assisted with a Rutgers field techniques class, giving the students practical experience with radio telemetry and mist-netting techniques.



Above: A female eastern kingsnake that was tracked for four years as part of the radio telemetry study.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 52 inquiries from the public in May, including phone calls, e-mails, and media inquiries.

- **Website:** Commission staff made routine edits to the website in May.
- **Social Media:** In May, staff shared 258 photos and two videos on the Commission’s Instagram site, 117 posts on X, and 82 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 105,000 views on Instagram (while adding 152 followers for the month) and 2,400 views (for a watch time of 174 hours) on YouTube in May. Eleven of the Commission’s photos were featured on other Instagram sites in May. The Commission was the featured photographer on the SimplyNJWildlifeShots Instagram account in early May.



Above: The Commission shared in shared 258 photos on Instagram in May, including this photo of a green heron raising its crest feathers while perched in a dead tree above a former cranberry bog in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Summer Short Course:** Registration for the 10th annual Pinelands Summer Short Course opened in mid-May. On May 18th, the Commission issued a [press release](#) to promote the event, which will be held on July 17, 2026 at Stockton University’s Kramer Hall in downtown Hammonton. The event will feature 14 presentations and four field trips.



Above: The Commission shared 117 posts on X in May, including this photo of a yellow-rumped warbler foraging in the Pinelands.

- Pinelands Speaker Series:** Throughout May, Communications Office staff worked to finalize the lineup for this year’s Pinelands Speaker Series. The programs will be held in the Richard J. Sullivan Center for Environmental Policy & Education, beginning in mid-June. The free presentations will focus on tick biology, ecology, and control; owls of New Jersey; the newly discovered New Jersey False Asphodel plant; Eastern box turtles; and frog diversity and adaptation.
- Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, educated approximately 1,150 students while presenting or leading 14 education programs in May.
- Pinelands Merchandise:** Commission staff processed one transaction while garnering a total of \$16 in net sales of Pinelands merchandise in May. All proceeds from the sales of the Commission’s merchandise go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants.



Above: The Commission shared 82 posts on Bluesky in May, including this photo of a native dragon’s mouth orchid blooming in the Pinelands.

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 created reports for Regulatory Programs including a review of workload showing the number of general inquiries per year, a dashboard for the new employee to view upcoming deadlines, and one to display all active applications proposing less than five units. Staff participated in weekly meetings for the Application Information System redesign and continued work on mockup interfaces based upon feedback. Staff discussed necessary features and goals to highlight as the team expands to include Regulatory Programs staff next month. Staff continued to develop the public application portal and internal review based upon the iterative feedback from the streamlined document creation and management workflow. A new module to display application related transactions was shown. A goal of defining the Minimum Viable Product (MVP) for the first release of the software was discussed.

- **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). The call shared progress related to the Security and Compliance section of the Statewide Information Security Manual (SISM). Staff requested Yubikey hardware for all administrators, provided as a secure alternative to traditional two-factor authentication. Staff also completed the artificial intelligence module “Responsible AI for Public Sector Legal Professionals: Everyday Tools and Best Practices” provided by the state.
- **Geographic Information Systems (GIS):** Staff participated in the New Jersey Geospatial Forum monthly meeting to facilitate GIS collaboration with other state agencies. Staff worked on updates to the Pinelands Permanent Land Protection layer and the zoning layer. Staff also worked on updating the draft application display tool with updated information and the goal of making it available to all Commission employees and eventually the public. The Science office provided water quality monitoring data to the GIS office for integration with the interactive portal.
- **Technology Enhancements:** In May, staff completed testing of the new domain controller servers. The old servers were shut down and removed from the server rack for final decommissioning. As part of this effort, staff also reviewed the existing Dynamic Host Configuration Protocol (DHCP) settings. A ticket was opened with the Office of Information Technology for a site survey and quote to provide DHCP for the Pinelands Commission. Staff also completed a review of all desktop workstations prior to the end of the fiscal year; new hardware was purchased to complete the migration from Windows 10 to Windows 11 and replace outdated hardware.
- **Support Fenwick Manor Rehabilitation:** Fenwick Manor is scheduled for major rehabilitation work to begin shortly. To support this effort, the Information Systems office helped to identify work locations within other Commission buildings that were wired to support telephone and computer networks. Staff then coordinated the relocation of workstations and hardware to minimize downtime.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** May 2026, Net Total: \$153,421.02, Fiscal Year to Date Total: \$848,176.59. This equates to 99.79% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for May includes 25 online application payments totaling \$88,392.25.
- On April 7, 2026, the Commission issued a Request for Quotes (RFQ) for Certified Public Accounting Services to assist in preparation for future state audits. No bids were received; therefore, the RFQ was reposted with a new due date for proposals of June 9, 2026.

Attachment 1:

Pinelands Related Legislation

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

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

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

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

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

		warehouses over 100,000 sq. ft. on its website	
A4454/S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4461/ S484	Sauickie/Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 2/24/2026 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 1/13/2026.
A4454/ S3720	Dunn	Establishes abandoned mine reclamation program in DEP	Assembly Bill - Introduced, Referred to Assembly Environment and Solid Waste Committee on 2/24/2026 Senate Bill – Pending Introduction
A4529/S3870	<u>Miller, DeAngelo, Walker/Scutari, Sarlo, Miller, DeAngelo, Walker</u>	<u>Modifies certain CAFRA permit review requirements for nuclear facilities</u>	<u>Assembly Bill – Introduced and Referred to Assembly Telecommunications and Utilities Committee on 3/9/26. Reported out of Committee, Second Reading on 3/16/26. Substituted by S3870 on 3/23/26.</u>
			<u>Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/10/26. Reported from Committee, Second Reading and referred to Senate Budget and Appropriates Committee on 3/16/26. Reported from Committee, Second Reading 3/19/26. Passed by the Senate and Received in the Assembly without reference, Second Reading, Substituted for A4529, and passed both houses on 3/23/26. Approved, P.L. 2026, c.9 4/8/26</u>

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