



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



Snow clinging to the trees in Brendan T. Byrne State Forest in February

FEBRUARY 2021

TABLE OF CONTENTS

1 EXECUTIVE OFFICE	1
1.1 EXECUTIVE DIRECTOR	
1.1A COMMITTEE MEETINGS	1
1.1B RULEMAKING	1
1.2 LEGAL AND LEGISLATIVE AFFAIRS	1
1.1A OPEN PUBLIC RECORDS ACT	1
1.3 HUMAN RESOURCES	1
2 INTERAGENCY COORDINATION	2
3 PLANNING	3
3.1 CONFORMANCE ACTIVITY	3
3.2 CULTURAL RESOURCE ACTIVITY	3
3.3 PINELANDS DEVELOPMENT CREDIT PROGRAM	3
3.4 SPECIAL PROJECTS	4
3.5 OTHER ITEMS OF INTEREST	4
4 REGULATORY PROGRAMS	5
4.1 APPLICATION ACTIVITY	5
4.2 NOTABLE APPLICATIONS	5
5 COMMUNICATIONS	7
5.1.1 COMMUNICATIONS & PUBLICATIONS	7
5.2 EVENTS, OUTREACH, INTERPRETIVE PROGRAMS	7
6 BUSINESS OFFICE	8
6.1 FINANCIAL MANAGEMENT	8

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget Committee Meeting:** The Personnel and Budget Committee met on February 23, 2021. The Committee discussed options for recognizing Commissioners upon their departure from the Commission. The Committee met in closed session to discuss collective bargaining matters.
- **Policy & Implementation Committee Meeting:** The CMP Policy & Implementation Committee met on February 26, 2021 and reviewed draft amendments to the Pinelands Comprehensive Management Plan (CMP) related to stormwater management. The Committee also received a presentation on redevelopment in the Pinelands Area and discussed permitted densities and the role of Regional Growth Areas in accommodating future growth. Finally, the Committee briefly discussed the best ways to address agricultural-related issues that arise in the future.

1.1B RULEMAKING

- **Stormwater management:** Staff completed draft CMP amendments and reviewed them with the P&I Committee on February 26, 2021. Staff also updated the Barnegat Bay Partnership's Science and Technology Advisory Committee's Stormwater Management Workgroup on the Commission's draft stormwater management rules.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A OPEN PUBLIC RECORDS ACT

- A total of nine Open Public Records Act (OPRA) requests were received in February. Of the nine requests, two were provided responsive material, one was advised that we had no electronic responsive material, four required clarification and two will be responded to in March.

1.3 HUMAN RESOURCES

- **Retirements:** Staff processed Certification of Service and Final Salary for one upcoming retirement.
- **Flexible Schedule Program:** The Flexible Scheduling Program was extended through May 7, 2021. Information was distributed to Pinelands Commission staff.
- **NJ Well:** Staff participated in the NJ Well webinar entitled "Cardiovascular Exercise."

2 INTERAGENCY COORDINATION

- **Interagency Workgroup:** Staff attended a virtual meeting of the State Planning Commission's Interagency Workgroup on February 24, 2021. The discussion focused on the State Planning Commission's upcoming rulemaking efforts related to plan endorsement, map amendments, climate resiliency planning and environmental justice and social equity.
- **New Jersey Highlands Council:** At the Council's request, staff provided a briefing on the Commission's Alternate Design Treatment Systems Pilot Program. The use of advanced treatment septic systems for both residential and commercial development was discussed.
- **New Jersey Board of Public Utilities (BPU):** Applications for participation in Year 2 of BPU's Community Solar Pilot Program were due by February 5, 2021. If any such application proposed a ground-mounted solar facility in the Pinelands Area, BPU required the applicant to obtain a letter from the Commission on the consistency of the project with Pinelands regulations. Commission staff issued letters on nine proposed community solar facilities. In each case, the letter stated whether or not the proposed solar project's scope and location were consistent with CMP land use priorities. Staff also met with an applicant seeking to construct a community solar project in Pemberton Township, outside the Pinelands Area, that has the potential to provide solar energy to the Commission's offices.

3 PLANNING

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Ordinances/Master Plans Received	14	20

Notable Ordinances:

- Staff reviewed a draft redevelopment plan for the Red Lion Circle Redevelopment Area in Southampton Township’s Rural Development Area.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	10	14
Surveys Required	1	2
Surveys Reviewed	0	0
Certificates of Appropriateness Required	0	1

3.3 PINELANDS DEVELOPMENT CREDIT PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	0.25	0.75
PDCs Severed	0	0
Acres Protected	0	0
PDCs Extinguished	0	0
Acres Protected	0	0
PDCs Sold	4.50	4.75
Average Sales Price per PDC	\$58,888	\$57,340
Average Sales Price per Right	\$14,722	\$14,355
PDCs Redeemed	0.50	0.50

Notable Activity:

- **PDC Allocations:** An amended Letter of Interpretation was issued following field delineation of wetlands, allocating an additional 0.25 PDCs to a 480-acre parcel in

Bass River Township's Special Agricultural Production Area. The total PDC allocation for the parcel is now 16.75 PDCs.

- **PDC Redemptions:** 0.25 PDCs were redeemed for a 3-lot subdivision in Medford Township. 0.25 PDCs were redeemed for development of a single-family detached dwelling on an undersized lot in the Ocean Acres section of Barnegat Township.

3.4 SPECIAL PROJECTS

- **Kirkwood-Cohansey:** Research was conducted into potential partners or contracts for review of drawdown models that will be required for well applications when new rules are adopted
- **Pine Barrens Byway:** After a lengthy application process, the Pine Barrens Byway was awarded a National Scenic Byway designation by the U.S. Department of Transportation. In addition to the prestige of the designation, federal recognition has the potential to provide multiple funding/grant opportunities for future projects along the Byway route. Staff will be gathering this information from the NJ Department of Transportation in preparation for a byway stakeholders meeting later this year.

3.5 OTHER ITEMS OF INTEREST

- **Camden County Hazard Mitigation Plan:** Staff received an invitation to participate in the Kick-Off meeting for the development of the five-year update of a multi-jurisdictional plan for Camden County.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	11	18
Certificates of Filing	8	20
Public Development Reports	2	2
Forestry Certificates of Filing	0	2
PDC Letters of Interpretation	1	3
Non-PDC Letters of Interpretation	0	0
MOA Consistency Determinations	1	1
Review of Agency Determinations	91	159

4.2 NOTABLE APPLICATIONS

- **Morgan Development Group, LLC (App. No. 1990-0738.002):** This application proposes 89 single family dwellings on a 43.5 acre parcel in Monroe Township. The applicant proposes to dedicate a 2.1 acre lot to the Monroe Township Board of Education, an 8.17 acre lot to the Township and a 4.15 acre lot to a Home Owners Association. The applicant has utilized the residential density assigned by Township zoning to the three concerned lots. On February 11, 2021, the Commission issued a letter indicating that the applicant must file a deed restriction against the three proposed lots. If a deed restriction was not imposed, the purchase of additional Pinelands Development Credits would be required based upon the proposed number of dwellings and a smaller parcel size. The deed restriction must indicate that the development potential for the three proposed lots had already been utilized for the development of the 89 single family dwellings subject of the application.
- **Atlantic City Electric (App. No. 2015-0014.001):** On February 25, 2021, the Commission received information to complete an application to replace 122 existing wooden poles that are between 45 to 55 feet in height with 54 steel monopoles that are between 50 to 100 feet in height. The poles will be replaced in Bass River Township and the City of Port Republic. We anticipate issuing a Certificate of Filing for the proposed development in early March 2021.
- **New Jersey Conservation Foundation (App. No 2004-0048.005):** The Commission was contacted by the New Jersey Conservation Foundation regarding an approximately 230 acre parcel owned by the Rancocas Cranberry Company in Southampton Township. The Conservation Foundation is proposing to subdivide an existing single family dwelling off of the parcel and acquire the balance of the

parcel. The parcel is subject of a 1979 conservation deed restriction in favor of the Burlington County Board of Chosen Freeholders. On February 12, 2021, the Commission staff held a telephone conference with the Conservation Foundation and provided guidance regarding the Township's zoning requirements and the Commission application process.

- **Valore LLC on behalf of Pemberton Township (App. No. 2006-0440.001):** On September 29, 2020, the Commission staff received an inquiry to install a communications tower at the Presidential Lakes Fire Company in Pemberton Township. On October 5, 2020, the Commission staff advised the potential applicant that a significant portion of the 3.5 acre parcel on which the existing Presidential Lakes Fire Company building is located had previously been deed restricted in 1991 as part of a residential development application. Thereafter, some of the deed restricted lots were apparently transferred to the Fire Company. The applicant and the Township requested a copy of the concerned deed restriction from the Commission. Due to the pandemic, providing that deed restriction was delayed since the Commission's copy of the 1991 deed restriction only existed in the Commission's paper files. In January 2021, the staff attempted to email the deed to the applicant, but for unknown reasons the applicant did not receive that email. In February 2021, the Township also requested a copy of the deed restriction. In February 2021, the deed restriction was provided to the applicant and to the Township by the Commission staff. The Commission staff also provided information to the applicant and the Township regarding how a copy of the deed could be located on Burlington County's website. The potential applicant then indicated that the concerned deed referenced old Township tax block and lot numbers and asked the Commission staff for assistance with correlating the Township's old tax block and lot numbers with the current tax block and lot numbers. The staff referred the applicant to the Township for assistance with the Township's tax maps.
- **Sims Place Properties, LLC (App. No. 1996-1602.005):** On September 14, 2020, the Commission staff issued a Letter of Interpretation (LOI) allocating 16.5 Pinelands Development Credits (PDCs) to an overall 479.6 acre parcel in Bass River Township. The LOI utilized currently available in-house mapping technology and resources to determine the acreage of uplands and wetlands. The applicant appealed that LOI to the New Jersey Office of Administrative Law. To address the specific issue subject of the appeal, the applicant field mapped certain wetlands and uplands on the parcel. Based upon that field mapping, the Commission staff issued an Amended LOI on February 5, 2021 allocating 16.75 PDCs to the overall 479.6 acre parcel. Thereafter, the applicant withdrew their appeal request.

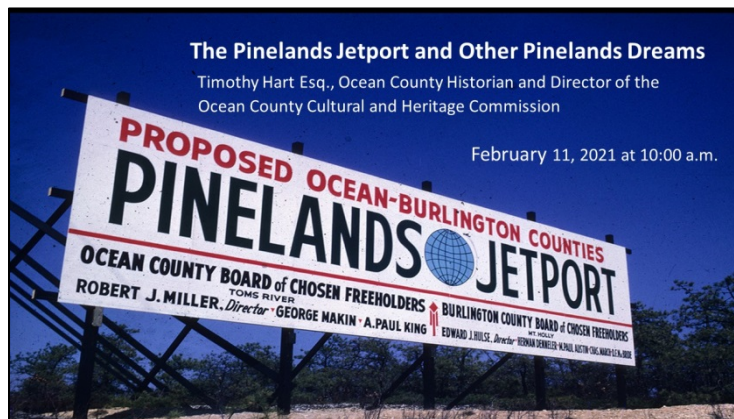
5 COMMUNICATIONS

5.1 COMMUNICATIONS & PUBLICATIONS

- The Pinelands Commission’s website received a total of 17,363 page views in February 2021, or 2,485 more views than in January.
- **Inquiries/Correspondence:** The Communications Office received and responded to 256 inquiries from the public, including phone calls, e-mails, and media inquiries.
- **2020 Annual Report:** The Communications Office drafted the 2020 Annual Report in February, and the report will likely be presented to the full Commission in April.

5.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Speaker Series Webinars:** Staff hosted four webinars as part of the Pinelands Speaker Series in February 2021. The webinars included “Expanding Biodiversity: Attracting Birds to Your Jersey-Friendly Yard,” “The Pinelands Jetport and Other Pinelands Dreams,” “Birding the Pine



Above: The Commission hosted four webinars in February 2021, including one on the proposed Pinelands Jetport.

Barrens,” and “Moths of the Atlantic Coastal Plain Region.” The four webinars have generated more than 1,100 views thus far. On February 25, 2021, the Commission announced that it has extended its schedule of free webinars through the end of March. Additional webinars are being arranged for April.

- **Celebration of the 40th Anniversary of the Pinelands Comprehensive Management Plan:** The Commission continued its celebration of the 40th anniversary of the Pinelands Comprehensive Management Plan (CMP) throughout February 2021. The Commission is marking the milestone by composing and sharing daily posts on its Facebook and Instagram sites and via e-mails on its Pinelands News Alert mailing list, which reaches more than 1,400 recipients. In February, the Commission wrote and shared 20 anniversary-related posts, including 228 photos and six videos. The posts highlight the legacy of former Commissioner Candace McKee Ashmun, each of the nine Pinelands Management Areas, and native plant and animal species that benefit from Pinelands protection. More posts will be shared throughout March.
- **Pine Barrens Byway press release:** The Commission prepared and issued a press release to announce the designation of the Pine Barrens Byway as a National Scenic

Byway on February 16, 2021. The press release generated positive news coverage in more than 15 newspapers/magazines/media sites across the country. It also generated numerous e-mail inquiries from the public, who have requested brochures, Pine Barrens Byway calendars and other information.

- **New Jersey Student Climate Summit:** A member of the Communications Office participated as a panelist in the virtual New Jersey Student Climate Summit on February 26, 2021. The summit focused on the impacts of climate change in New Jersey, with a special focus on the South Jersey region.
- **Pinelands Short Course Planning:** Staff continued to plan the spring edition of the Pinelands Short Course. Several presenters were secured for a virtual presentation that will be moderated by the Commission's Communications Office. The virtual-only event is scheduled for 10 a.m. on Saturday, April 24, 2021.
- **Social Media Site Enhancements:** Staff continued to enhance the Commission's social media pages in February 2021. Staff posted 278 photos and six videos on the



Above: Commission staff members shared more than 278 photos on the agency's social media sites in February 2021, including this photo of the historic Fenwick Manor farmhouse.

Commission's Facebook page and Instagram site. Staff also made use of the social media sites to promote Commission meetings, webinars, the CMP anniversary celebration, and the monthly Management report. The Commission's Facebook page now has 7,130 followers (up 527 from January), the Instagram site has 1,204 followers (up 105 from January) and the YouTube Channel has 563 subscribers (up 66 from January).

6 BUSINESS OFFICE

6.1 FINANCIAL MANAGEMENT

- Application Fees: February, Net Total: \$8,905.85; Year to Date Total: \$339,131.99.