



# **NEW JERSEY PINELANDS COMMISSION**

## **MONTHLY MANAGEMENT REPORT**



Makepeace Lake Wildlife Management Area in November

# **NOVEMBER 2020**

# TABLE OF CONTENTS

<b>1 EXECUTIVE OFFICE</b>	<b>1</b>
1.1 EXECUTIVE DIRECTOR	
1.1A COMMITTEE MEETINGS	1
1.1B PINELANDS MUNICIPAL COUNCIL	1
1.1C RULEMAKING	1
1.2 LEGAL AND LEGISLATIVE AFFAIRS	1
1.2A OPEN PUBLIC RECORDS ACT	1
<b>2 INTERAGENCY COORDINATION</b>	<b>1</b>
<b>3 PLANNING</b>	<b>2</b>
3.1 CONFORMANCE ACTIVITY	2
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
<b>4 REGULATORY PROGRAMS</b>	<b>4</b>
4.1 APPLICATION ACTIVITY	4
4.2 NOTABLE APPLICATIONS	4
<b>5 SCIENCE</b>	<b>5</b>
5.1 ENVIRONMENTAL MONITORING	5
5.2 LONG TERM STUDIES	6
5.3 OTHER ITEMS OF INTEREST	7
<b>6 COMMUNICATIONS</b>	<b>7</b>
6.1 COMMUNICATIONS & PUBLICATIONS	7
6.2 EVENTS, OUTREACH, INTERPRETIVE PROGRAMS	8
<b>7 BUSINESS OFFICE</b>	<b>9</b>
7.1 FINANCIAL MANAGEMENT	9

## **1 EXECUTIVE OFFICE**

---

### **1.1 EXECUTIVE DIRECTOR**

#### **1.1A COMMITTEE MEETINGS**

- **Personnel & Budget Committee Meeting:** The Personnel and Budget Committee met on November 17, 2020. Staff presented the Fiscal Year 2021 Budget.

#### **1.1B PINELANDS MUNICIPAL COUNCIL**

- **Pinelands Municipal Council Meeting:** The Council met on November 23, 2020. The majority of the meeting was focused on the Payments in Lieu of Taxes (PILOT) funds that had been included in the FY2021 Budget but later were removed. These funds were provided to help towns deal with the loss of taxes from land that is preserved. The Pinelands municipalities are the most economically impacted due to the significant amount of land preservation. Legislative representatives were present at the meeting, including Assemblywoman Stanfield and representatives for Assemblyman Simonsen. There was agreement to share information and continue to work on this important initiative.

#### **1.1C RULEMAKING**

- **Septic System Pilot Program:** The Commission adopted the Comprehensive Management Plan (CMP) amendments related to the septic pilot program at its November 13, 2020 meeting. The adopted amendments have been submitted to the Office of Administrative Law for publication in the December 21, 2020 edition of the New Jersey Register, at which time they will become effective.

### **1.2 LEGAL AND LEGISLATIVE AFFAIRS**

#### **1.2A OPEN PUBLIC RECORDS ACT**

- There were a total of 18 Open Public Records Act (OPRA) requests received in November. Of the 18 requests, 12 were provided responsive material; two were advised that the Commission had no responsive material; two were advised that staff will provide copies of any paper records once the Commission's Offices reopen; and the remaining two will be responded to in December.

## **2 INTERAGENCY COORDINATION**

---

- **NJDEP Electronic Application Review Meeting:** On November 2, 2020, staff met with New Jersey Department of Environmental Protection (NJDEP), Division of Land Resource Protection, representatives to discuss "NJDEP Online," the agency's new electronic permit application submission process. In March 2021, NJDEP plans to require electronic submission of certain land use permit applications. Staff discussed NJDEP staff's recent experience with the transition to an electronic application review process. Specifically, staff inquired about the tools and software NJDEP used

to facilitate electronic review of applications. As a follow-up to that meeting, NJDEP Land Use representatives met with staff again on November 16, 2020 and provided a demonstration of the Bluebeam Software that NJDEP staff currently uses to review digital site plans.

- **NJDEP Threatened & Endangered Animal Species Data Sharing Meeting:** On November 9, 2020, staff met with NJDEP, Endangered and Nongame Species Program, representatives to discuss the existing data sharing agreement between the Commission and NJDEP. Staff discussed the history of the agreement, planned technological advances for the future and potential revisions to the existing agreement between the two agencies.
- **Department of Community Affairs (DCA), Local Planning Services:** Commission staff attended a working group meeting convened by DCA on November 24, 2020 to discuss draft transportation and land use recommendations for the Cardiff Center redevelopment area in Egg Harbor Township. A portion of the redevelopment area is located in the Pinelands Regional Growth Area. DCA is preparing a redevelopment plan for the Township that will include recommended transportation improvements and zoning changes.
- **Delaware Valley Regional Planning Commission (DVRPC) Water Table Project:** The DVRPC has initiated a project aimed at increasing collaboration among a broader spectrum of users, local governments, and non-governmental organizations, for planning and implementing activities to achieve better water quality. At the DVRPC’s request, Commission staff participated in an interview and agreed to join future meetings on plan development.

### 3 PLANNING

---

#### 3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Ordinances/Master Plans Received	15	103

**Notable Ordinances:**

- **Monroe Township Ordinance O:29-2020:** The Township introduced an ordinance that would adopt the St. Mary’s Redevelopment Plan, which establishes a 4-acre redevelopment area on a vacant portion of an existing 18.5-acre lot. The lot is located in the Township’s Regional Growth Area, and it includes an existing church, church offices, and a pre-K - 8<sup>th</sup> grade school. The provisions of the plan would enable the development of 100% affordable, age-restricted apartments at a maximum density of 20 dwelling units per acre (or about 80 units). The Township is scheduled to adopt the redevelopment plan before the end of the calendar year.
- **Wrightstown Borough Towne Center Redevelopment Plan:** The Borough introduced an ordinance that would adopt the Towne Center Redevelopment Plan,

which establishes a 43-acre redevelopment area within the Borough’s Pinelands Town management area. The Towne Center District Zone will permit residential and nonresidential uses. The zone caps residential units at 440 units, a gross density of about 10.2 units per acre, and caps commercial square footage at 20,000 square feet. Permitted housing types include single-family units, townhouses, apartments, and mixed use residential over commercial. The Borough is scheduled to adopt the redevelopment plan before the end of the calendar year.

### 3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	4	77
Surveys Required	0	5
Surveys Reviewed	0	7
Certificates of Appropriateness Required	0	6

### 3.3 PINELANDS DEVELOPMENT CREDIT PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	1.00	29.78
PDCs Severed	0	0.75
Acres Protected	0	50
PDCs Extinguished	0	1.50
Acres Protected	0	151
PDCs Sold	0	35.75
Average Sales Price per PDC	n/a	\$43,680
Average Sales Price per Right	n/a	\$10,920
PDCs Redeemed	16.25	25.25

**Notable Activity:**

- **PDC Allocations:** 0.50 PDCs (2 rights) were allocated to 15.78 acres in the Special Agricultural Production Area in Shamong Township. 0.50 PDCs (2 rights) were allocated to 16.75 acres in the Agricultural Production Area in Winslow Township.
- **PDC Redemptions:** 16 PDCs (64 rights) were redeemed in November 2020 for the development of 212 single-family detached units and a clubhouse, representing Phase 1 of the large Shoreline Sand & Gravel redevelopment project in Barnegat

Township. 0.25 PDCs (1 right) were redeemed in association with a 12-unit subdivision in in Egg Harbor Township.

### 3.4 SPECIAL PROJECTS

- **Permanent Land Protection Database Development (PLP):** The Planning Office staff continues to work together with the MIS Office in developing the new Permanent Land Preservation database.

### 3.5 OTHER ITEMS OF INTEREST

- **New Jersey Historic Trust (NJHT) Capital Level 1 Grant:** The NJHT notified the Commission that our application for funding to repair and paint Fenwick Manor was not selected. Commission staff has requested guidance from NJHT staff as well as the State Historic Preservation Office (SHPO) on future grant applications.

## 4 REGULATORY PROGRAMS

---

### 4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	4	108
Certificates of Filing	11	159
Public Development Reports	2	29
Forestry Certificates of Filing	0	20
PDC Letters of Interpretation	2	12
Non-PDC Letters of Interpretation	1	2
MOA Consistency Determinations	2	36
Review of Agency Determinations	68	755

### 4.2 NOTABLE APPLICATIONS

- **Atco Raceway, Waterford Township (App. No. 1987-1183.015):** On November 6, 2020, the Commission issued a Certificate of Filing for the proposed change of use from a race dragway to an auto insurance auction facility and 9,750 square foot building. The applicant may now proceed to the Township Planning/Zoning Board to pursue any necessary approvals or permits.
- **AC Moore, Winslow Township (App. No. 1985-0051.017):** On November 4, 2020, the Commission staff received notice that the Winslow Township Planning Board approved a proposed 8.55 acre parking lot expansion to accommodate the parking of 416 tractor trailers. There is an existing approximately 800,000 square foot

warehouse/office located on the parcel. The Township approval is currently under review by the Commission staff.

- **Winzinger, Woodland Township (App. No. 1980-0062.001):** On November 23, 2020, the staff conducted a pre-application conference with the applicant regarding a proposed resource extraction operation on the 285-acre parcel. The parcel is located in the Pinelands Preservation Area District. The pre-application conference centered on a discussion regarding the consistency of the proposed resource extraction operation with the threatened and endangered animal species protection standard of the Township land use ordinance and the Pinelands Comprehensive Management Plan.
- **TowerNorth Development, on behalf of the Chatsworth EMS/Fire Company, Woodland Township (App. No. 1981-0162.002):** This application proposes the installation of a 120 foot high local communications facility (tower) as accessory to an existing EMS/Fire Co. Station located on a parcel in the Chatsworth section of the Township. On November 17, 2020, the Commission staff received notice of the Township Land Use Board approval of the proposed tower. On November 25, 2020, the Commission staff issued a letter indicating that the Township approval raised a substantial issue with the permitted land use standards of the Township land use ordinance and the CMP. Specifically, the letter indicated that based upon the information contained in the approval, it had not been demonstrated that the proposed tower qualified as accessory to the existing EMS/Fire Station.
- **Pemberton Township (App. No. 1987-0411.010):** The Commission received additional information from the applicant regarding an application for the installation of 8,000 linear feet of sanitary sewer main within the Fort Dix Road right-of-way in Pemberton Township. The proposed sewer main would service two existing schools located in a Pinelands Rural Development Area and would also traverse a Pinelands Rural Development Area and a Pinelands Agricultural Production Area. The installation of sanitary sewer mains within a Rural Development Area and Agricultural Production Area is only permitted if there is a document public health problem. On November 18, 2020, the staff issued a letter requesting additional information from the Township to demonstrate that the existing onsite wastewater treatment system located on the school parcel constituted a CMP-required “public health problem.”

## 5 SCIENCE

---

### 5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In November, staff measured water levels at forest plots and ponds in the Commission network of long-term monitoring sites. This work is completed each month. Staff also downloaded water level data collected hourly by automatic data loggers installed in seven ponds and one forest plot. This data is downloaded periodically throughout the year.

## 5.2 LONG TERM STUDIES

- Rare Snake Monitoring:** Little data exist for long-term trends of rare snake species in New Jersey, especially in natural settings. During recent snake studies conducted by the Commission, Herpetological Associates, and The College of New Jersey, researchers used radio telemetry to locate a network of important shed areas, nest areas, and winter dens for corn snakes, kingsnakes, and other rare snakes, such as pine snakes. These areas will be monitored to find new snakes and snakes that have already been captured. Small tags or microchips will be implanted into each snake for permanent identification. Monitoring winter dens will allow snakes that emerge from hibernation to be evaluated at the beginning of every growing season. Using radio telemetry and other methods, in November, staff scientists found six new corn snake dens and three locations that are possible corn snake dens. Five of the six dens are remote enough to enclose with hardware cloth corrals for long-term monitoring of the snakes. Some of the others may be too close to roads to corral.



**Above:** Hardware cloth corrals built around two different snake dens.

- Corn Snake Study:** Commission, Herpetological Associates, and The College of New Jersey researchers are using a drift fence array to determine the survival of corn snake hatchlings and to assess the effectiveness of using drift fences, box traps, and artificial cover to detect corn snakes and other species of snakes where snakes are known to occur. In November, researchers closed the box traps along the drift fence for the winter. Based on the monitoring completed in 2020, corn snakes and 11 other snake species were recorded at the drift fence array. As shown in the table below, other reptiles, amphibians, mammals, and birds have been intercepted by the drift fence array.

Number of species found in box traps or under cover along the drift fence array in 2020. Snake species are highlighted in red.	
Species Found in 2020	# of Individuals
star nosed mole	1
eastern painted turtle	1
timber rattlesnake	1
eastern mole	2
pine warbler	2
eastern hognose snake	2



northern water snake	2
northern pine snake	4
bull frog	5
eastern spadefoot	7
masked shrew	8
southern leopard frog	9
rough green snake	9
four-toed salamander	10
eastern garter snake	11
corn snake	12
northern black racer	15
eastern ribbon snake	15
southern ringneck snake	20
redback salamander	27
northern redbelly snake	33
northern fence lizard	70
white-footed mouse	82
green frog	103
ground skink	248
Fowler's toad	1,344
Total	2,043

### 5.3 OTHER ITEMS OF INTEREST

- A recent law provides the New Jersey Forest Fire Service the ability to conduct controlled burns beyond the historical dormant late-winter window into the remainder of the year. These growing season burns have the potential to negatively impact many plant species as well as ground nesting birds, slow-moving reptiles, insects, and other animals. New Jersey Department of Environmental Protection Endangered and Nongame Species staff held a virtual meeting with Science staff and academic researchers from some northeastern states to discuss the potential to develop a large scale study to investigate the impacts of growing season fire on reptiles in the Pinelands. The focus of the meeting was specifically on the potential impacts to rare snakes and box turtles.

## 6 COMMUNICATIONS

### 6.1 COMMUNICATIONS & PUBLICATIONS

- **Website Activity:** The Pinelands Commission's website received a total of 10,753 page views in November 2020.
- **Inquiries/Correspondence:** The Communications Office received and responded to 396 inquiries from the public, including phone calls, e-mails, and media inquiries.
- **2021 Pine Barrens Byway Wall Calendar:** In November 2020, the Communications Office researched, wrote and edited 38 photo captions in



**Above:** The Commission's staff completed the 2021 Pinelands National Reserve wall calendar in November.

the 2021 Pinelands National Reserve wall calendar. The new calendar will place a spotlight on the Pine Barrens Byway. Staff proofed the calendar numerous times before signing off on the entirety of the design in mid-November. The calendars were printed in late November. The general public will be able to pick up copies of the calendars free of charge from Jake's Branch County Park Nature Center, the Wells Mills County Park Nature Center and at Whitesbog Village's General Store in early December. The Commission will announce the specific hours of operation for those sites in early December.

## 6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Speaker Series Webinars:** Staff organized, promoted and hosted three webinars in November 2020. The courses included: "Connecting Past to Present: Preserving the South Jersey Glass Tradition," "Tiger Beetles as Models for Biodiversity," and "The Spotted Lanternfly." The Communications Office staff has started to plan the next round of free webinars, which will begin in January 2021.

- **Social Media Site Enhancements:** Staff continued to enhance the Commission's social media pages in November 2020. Staff posted more than 80 photos or videos on the Commission's Instagram site and Facebook page after taking lunchtime or weekend trips to Brendan Byrne State Forest, Freedom Park in Medford Township, the Makepeace Lake Wildlife Management Area, Wharton State Forest, the Weymouth Furnace, and the Winslow Wildlife Management Area. Staff also made use of the social media sites to promote Commission meetings, Committee meetings and webinars hosted by the Commission.



**Above:** The Commission's staff posted more than 80 photos on the agency's social media sites in November 2020, including this photo of the 8,405-acre Winslow Wildlife Management Area in Camden and Gloucester counties.

- **Planned Celebration of the 40<sup>th</sup> Anniversary of the Pinelands Comprehensive Management Plan:** Throughout November 2020, staff worked on plans to mark the 40<sup>th</sup> anniversary of the Pinelands Comprehensive Management Plan (CMP). The CMP turns 40 on January 14, 2021, and the Communications Office is devising a detailed, informational, social media campaign to highlight the history and success of the CMP. A new logo has been developed, and staff will be working on recorded interviews about the CMP in December 2020.
- **Barnegat Bay Coordination:** On November 12, 2020, staff participated in a virtual Barnegat Bay Partnership Citizens Advisory Committee meeting. A staff member

delivered an overview of the Pinelands Commission and the Pinelands protection plan.

- **Pinelands Short Course Planning:** Staff continued to plan the spring and summer editions of the Pinelands Short Course. The events are tentatively scheduled for April 24, 2021 and July 15, 2021.
- **Science Office Field Work:** A member of the Communications Office collected water level data for the Science Office on November 4, 2020.
- **Education Program:** On November 18, 2020, staff delivered two virtual programs to 7<sup>th</sup> grade students at the Galloway Regional Catholic School.

## **7 BUSINESS OFFICE**

---

### **7.1 FINANCIAL MANAGEMENT**

- **Application Fees:** November, Net Total: \$84,458.66; Year to Date Total: \$294,308.31.