

Pinelands Orientation for Newly Elected or Appointed Officials



Paul Leakan, Communications
Officer
July 26, 2022



1) The Pinelands is:

- a) An old-growth forest
- b) A national park
- c) A tree sanctuary
- d) An area that receives special protection



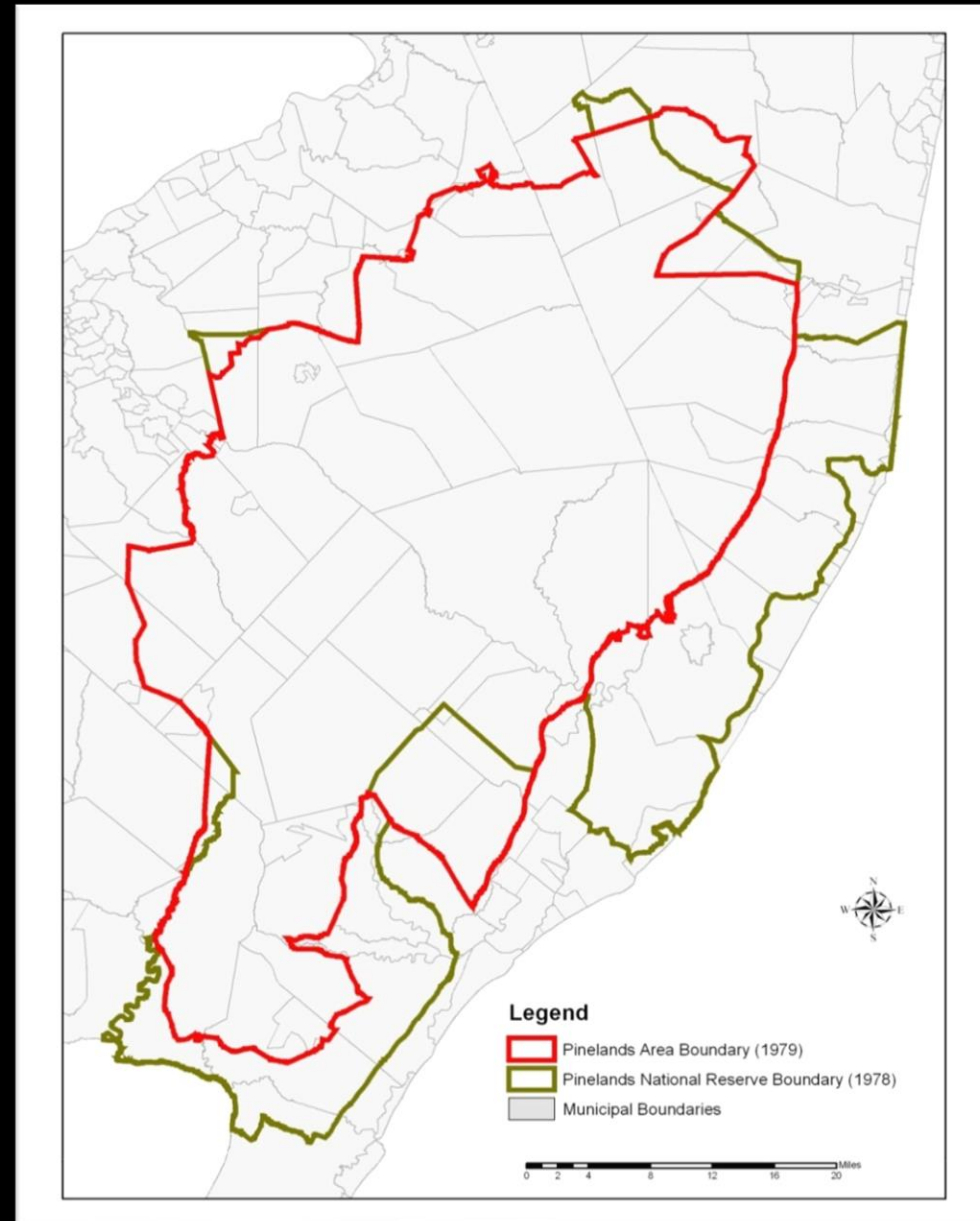
1) The Pinelands is:

d) An area that receives special protection



The Pinelands: What is it?

- The Pinelands is a vast mosaic of forests, farms, streams and towns, and it is home to a sensitive ecosystem that receives special protection.
- The Pinelands National Reserve became our country's first National Reserve after the passage of federal legislation in 1978.
- The Reserve covers 1.1-million acres (or 22% of NJ).
- The state Pinelands Area, which is managed by the New Jersey Pinelands Commission, is 938,000 acres.



2) How many municipalities are located in the Pinelands Area?

- a) 565
- b) 53
- c) 1.1 million
- d) Not enough!



2) How many municipalities are located in the Pinelands Area?

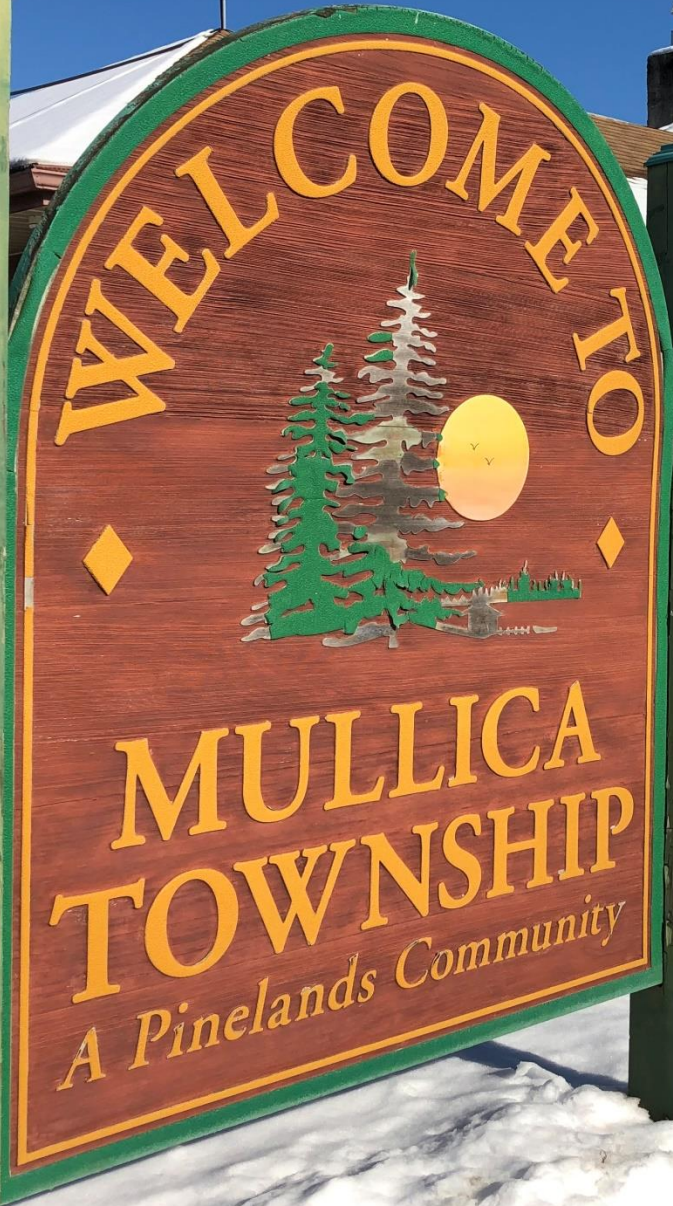
Answer:

The Pinelands Area includes part or all of 53 towns in Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean counties.



Pinelands Municipalities





WELCOME TO



MULLICA
TOWNSHIP
A Pinelands Community



Hammonton
ART
DISTRICT
find your creative side

Town Hall →

Post Office →

Batsto Village →

Historical Society Museum →

St Joseph High School →



PASTRIES | ESPRESSO

Mannino's
CANNOLI EXPRESS



Percentage of Land in the Pinelands Area by County:

Atlantic: 247,877 acres (63% of total)

Burlington: 334,224 acres (64% of total)

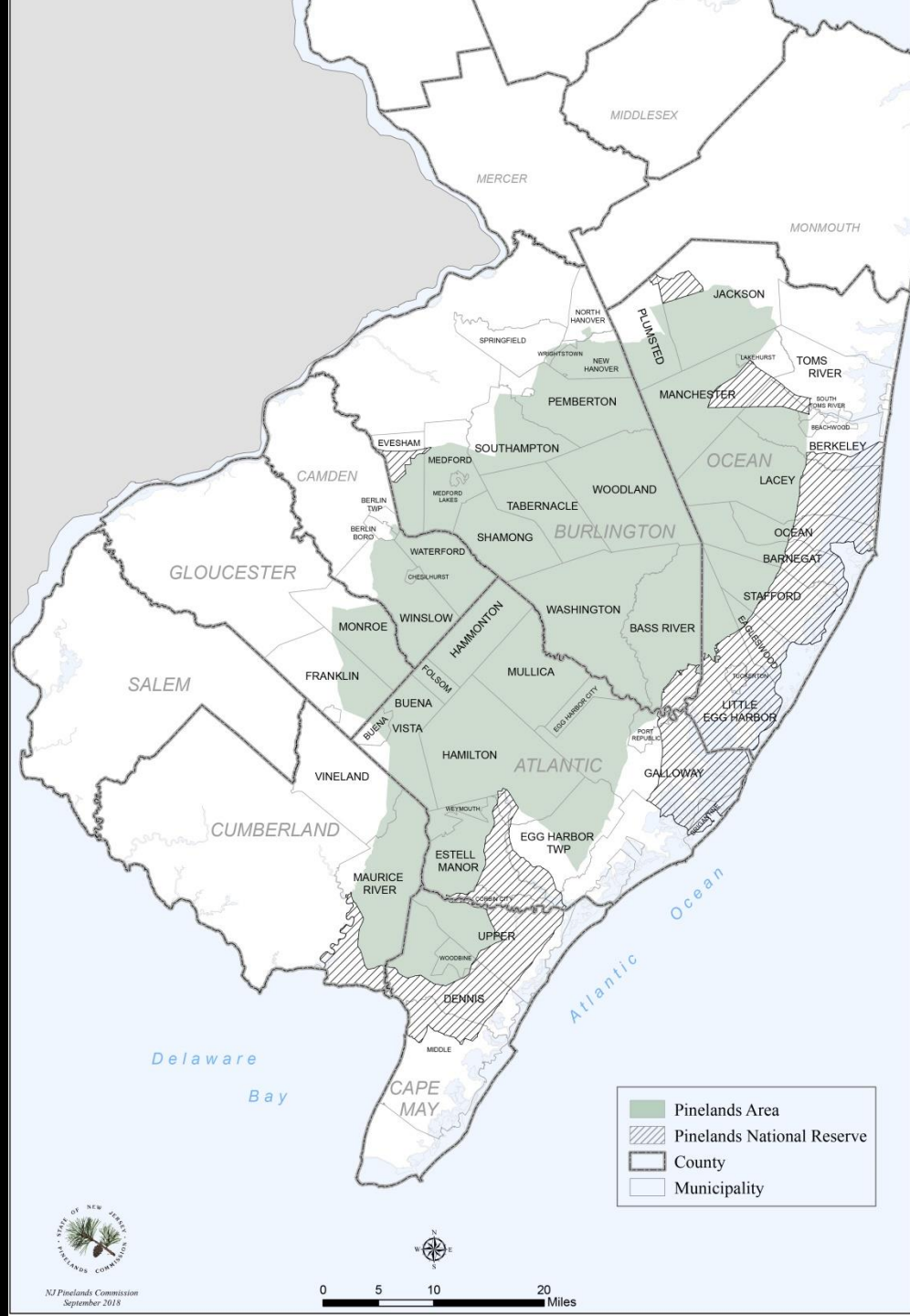
Camden: 54,907 acres (38% of total)

Cape May: 34,807 acres (19% of total)

Cumberland: 45,398 acres (14% of total)

Gloucester: 33,581 acres (16% of total)

Ocean: 187,559 acres (39% of total)



3) The Pinelands is a major producer of the following crops:

a) Frogberries

b) Crunchberries

c) Frankenberries

d) Blueberries and cranberries

3) The Pinelands is a major producer of the following crops:

Answer:

Blueberries and cranberries

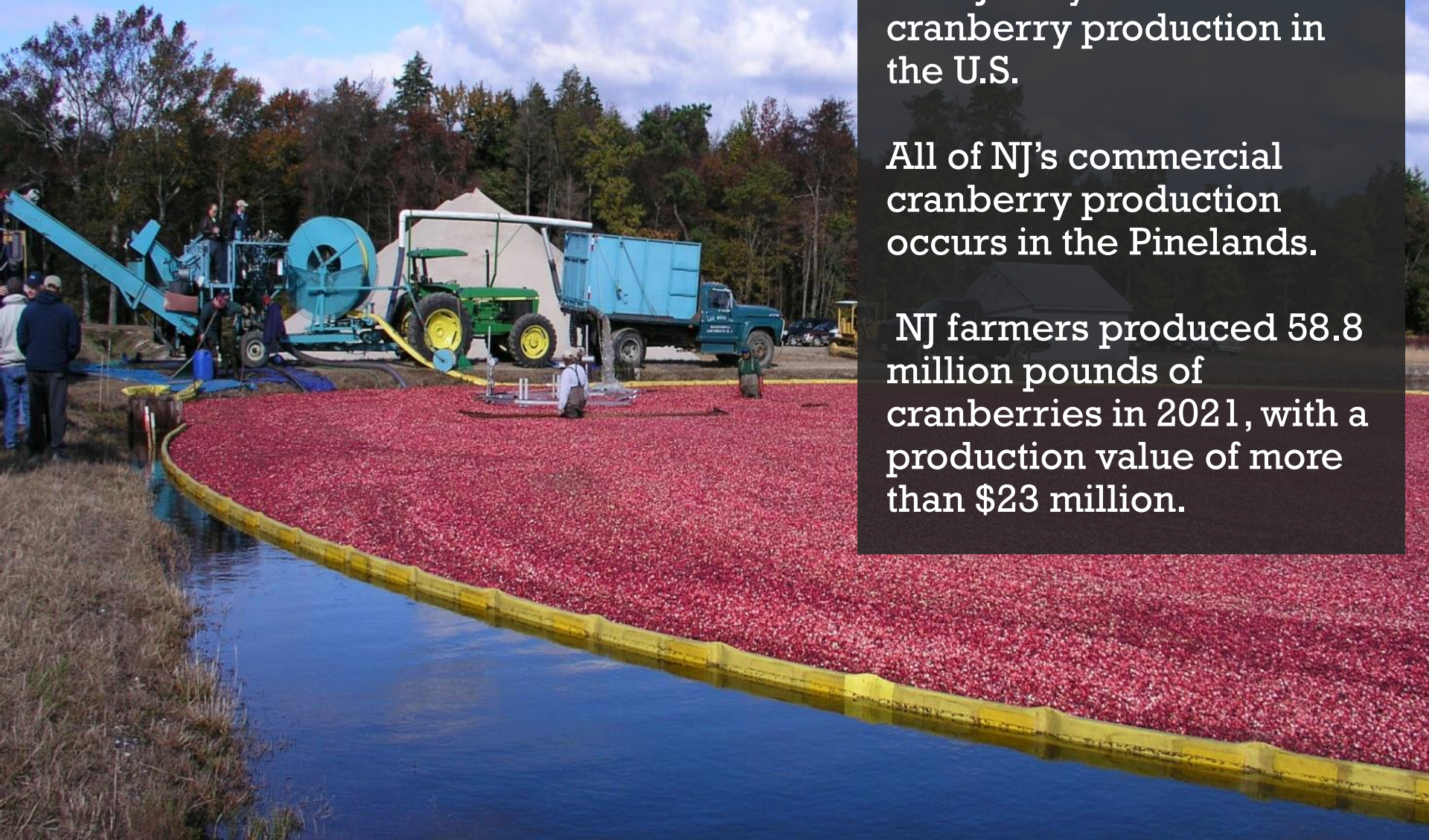


A Berry Good Place

New Jersey ranks 3rd in cranberry production in the U.S.

All of NJ's commercial cranberry production occurs in the Pinelands.

NJ farmers produced 58.8 million pounds of cranberries in 2021, with a production value of more than \$23 million.



A Berry Good Place



New Jersey ranks 5th in blueberry production.

NJ blueberry growers harvested 46 million pounds of blueberries on 9,300 acres in 2020.

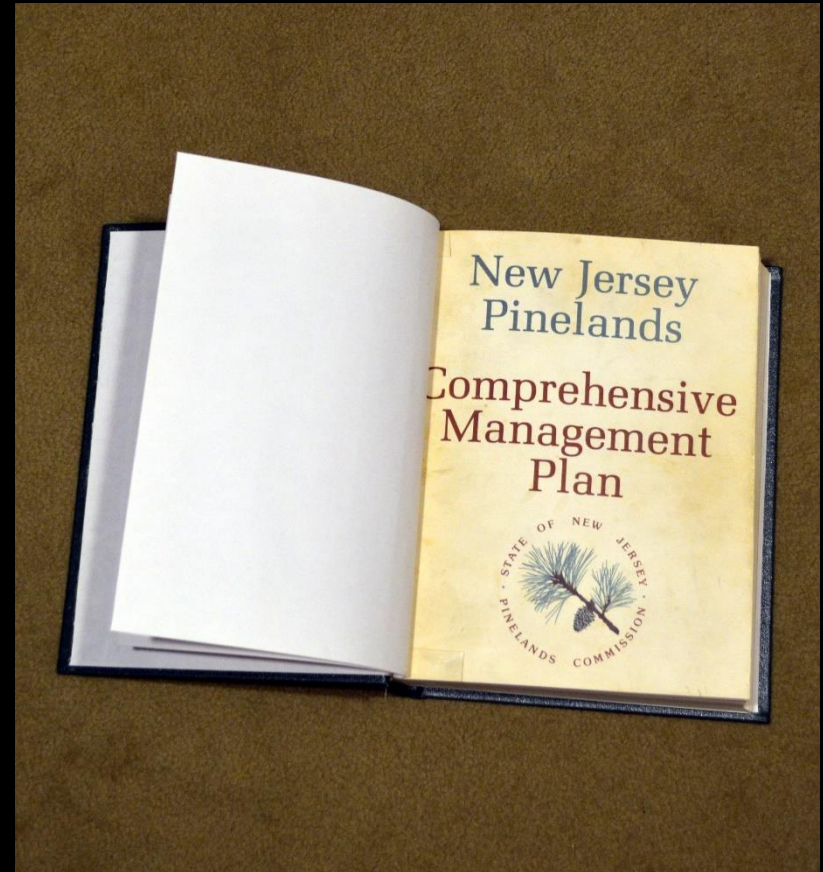
Blueberries were the No. 1 crop in the state in 2020, with a production value of \$85 million, according to the USDA.

4) The Pinelands Commission:

- a) Owns the forest**
- b) Fines violators**
- c) Eats Frankenberries**
- d) Implements a plan to protect the Pinelands and its resources**

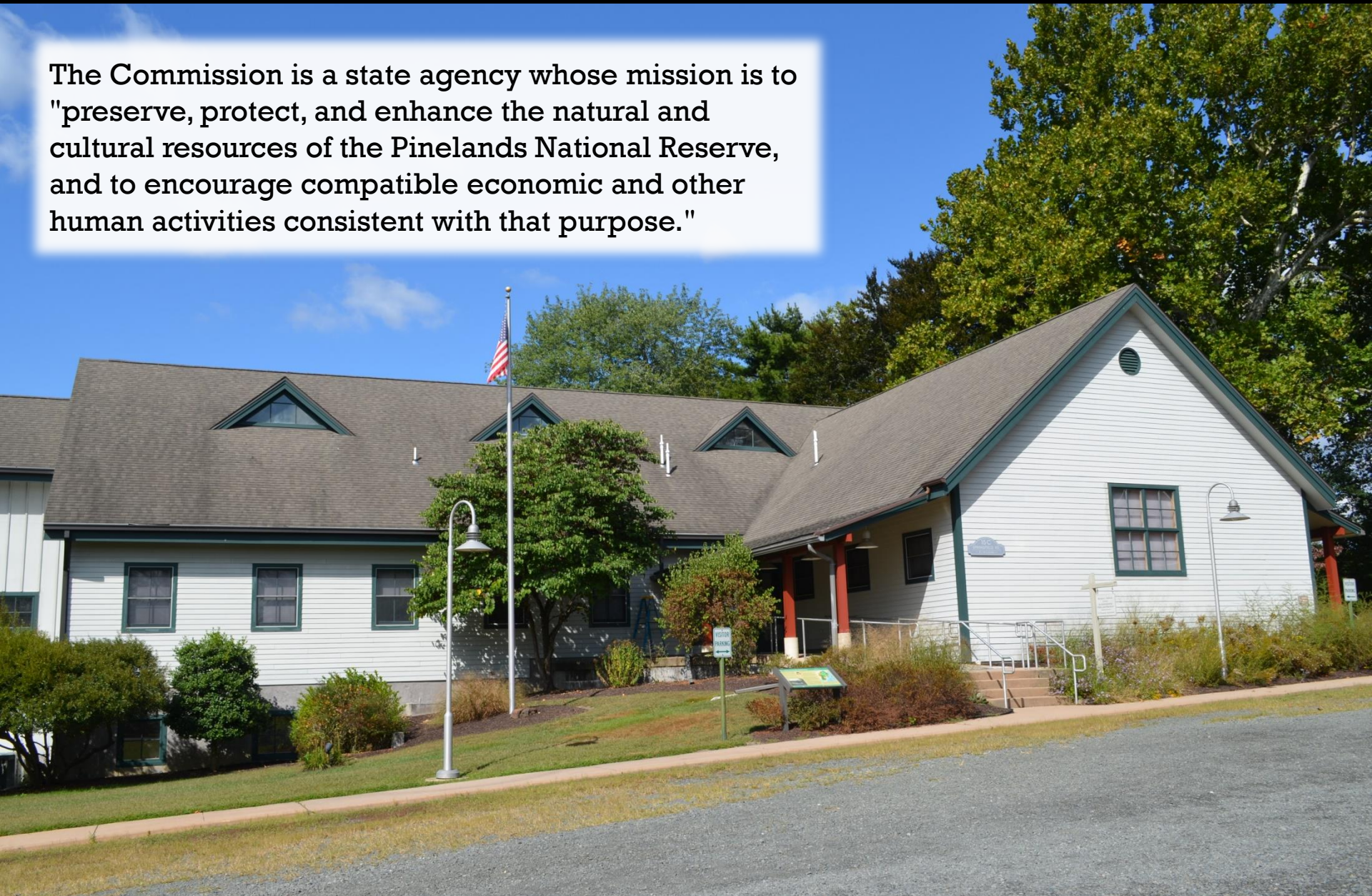
4) The Pinelands Commission:

d) Implements a plan to protect the Pinelands and its resources



NJ Pinelands Commission

The Commission is a state agency whose mission is to "preserve, protect, and enhance the natural and cultural resources of the Pinelands National Reserve, and to encourage compatible economic and other human activities consistent with that purpose."



The Pinelands Commission

Governor's Appointees

Laura E. Matos (Chair)

Theresa Lettman

Ed Lloyd

Mark S. Lohbauer

Davon McCurry

Gary Quinn

One vacancy

County Appointees

Alan W. Avery, Jr. – Ocean (Vice Chairman)

Jerome H. Irick – Atlantic

Currently vacant – Burlington

John Holroyd, Jr. – Camden

William Pikolycky – Cape May

Jane Jannarone – Cumberland

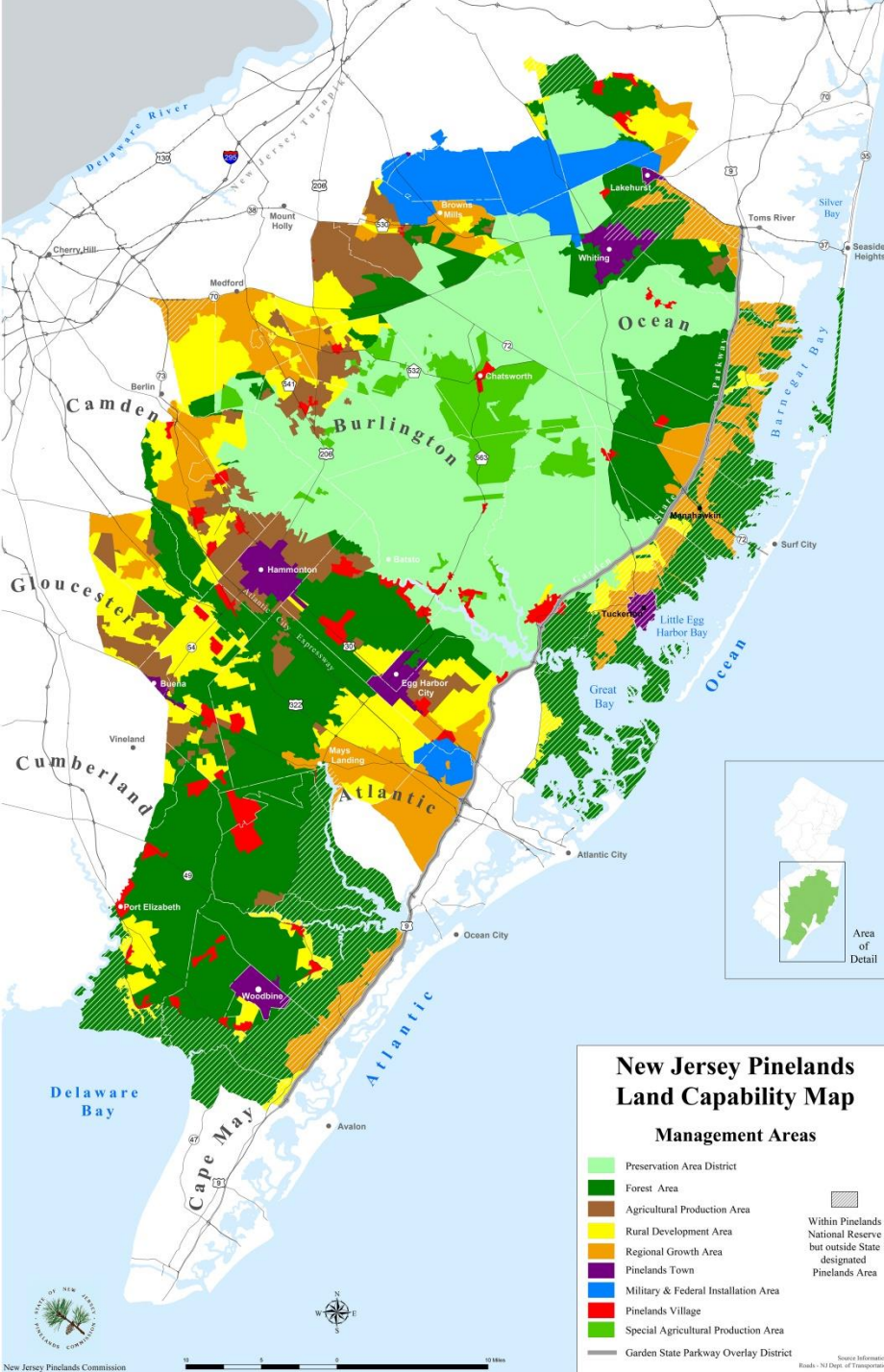
Daniel Christy – Gloucester

Secretary of the Interior's Appointee

Jonathan Meade

Pinelands Land Capability Map

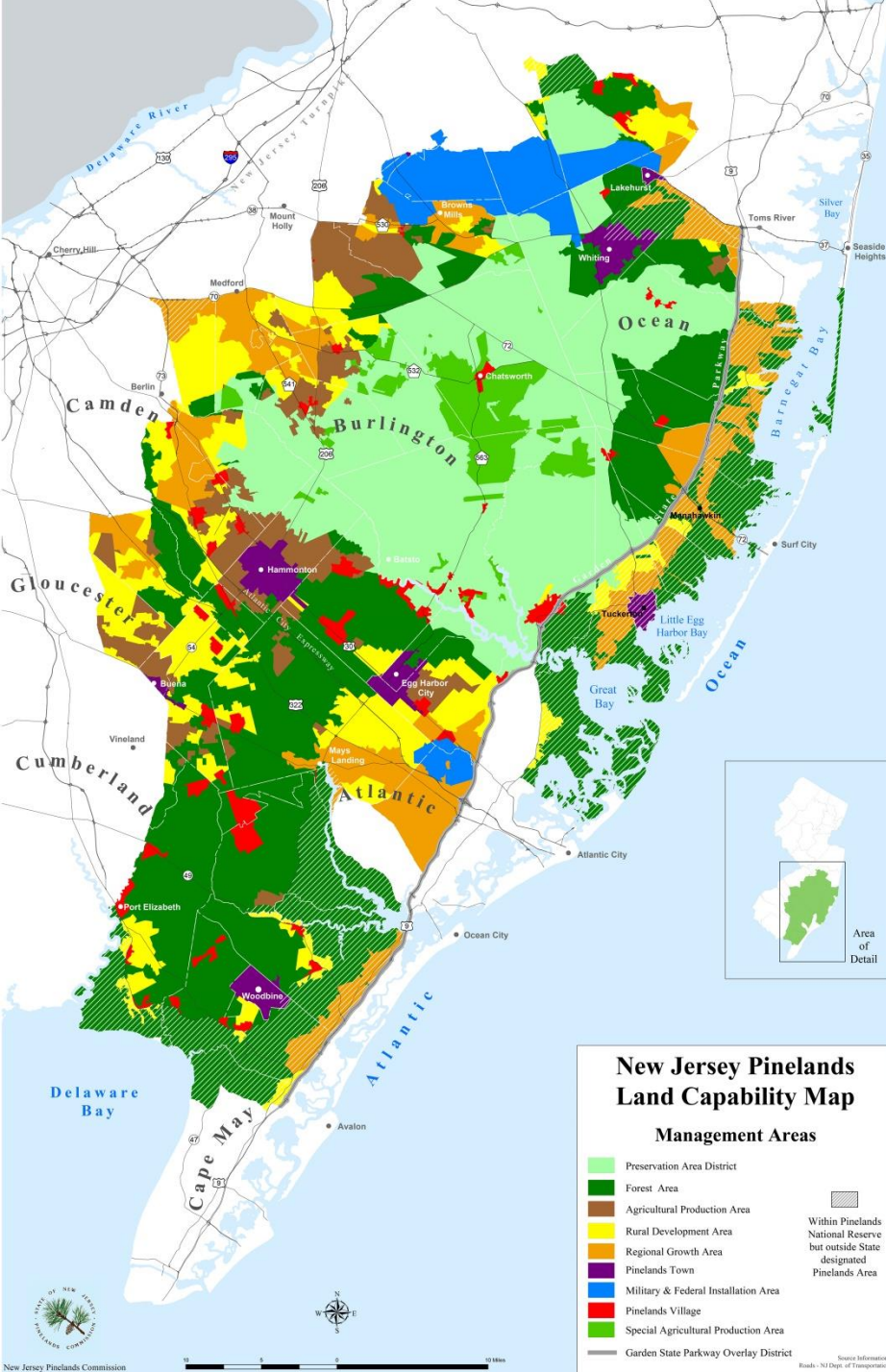
- The CMP establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each.
- The boundaries of these management areas are displayed on the Pinelands Land Capability Map. They are implemented through local zoning that must conform with Pinelands land use standards.



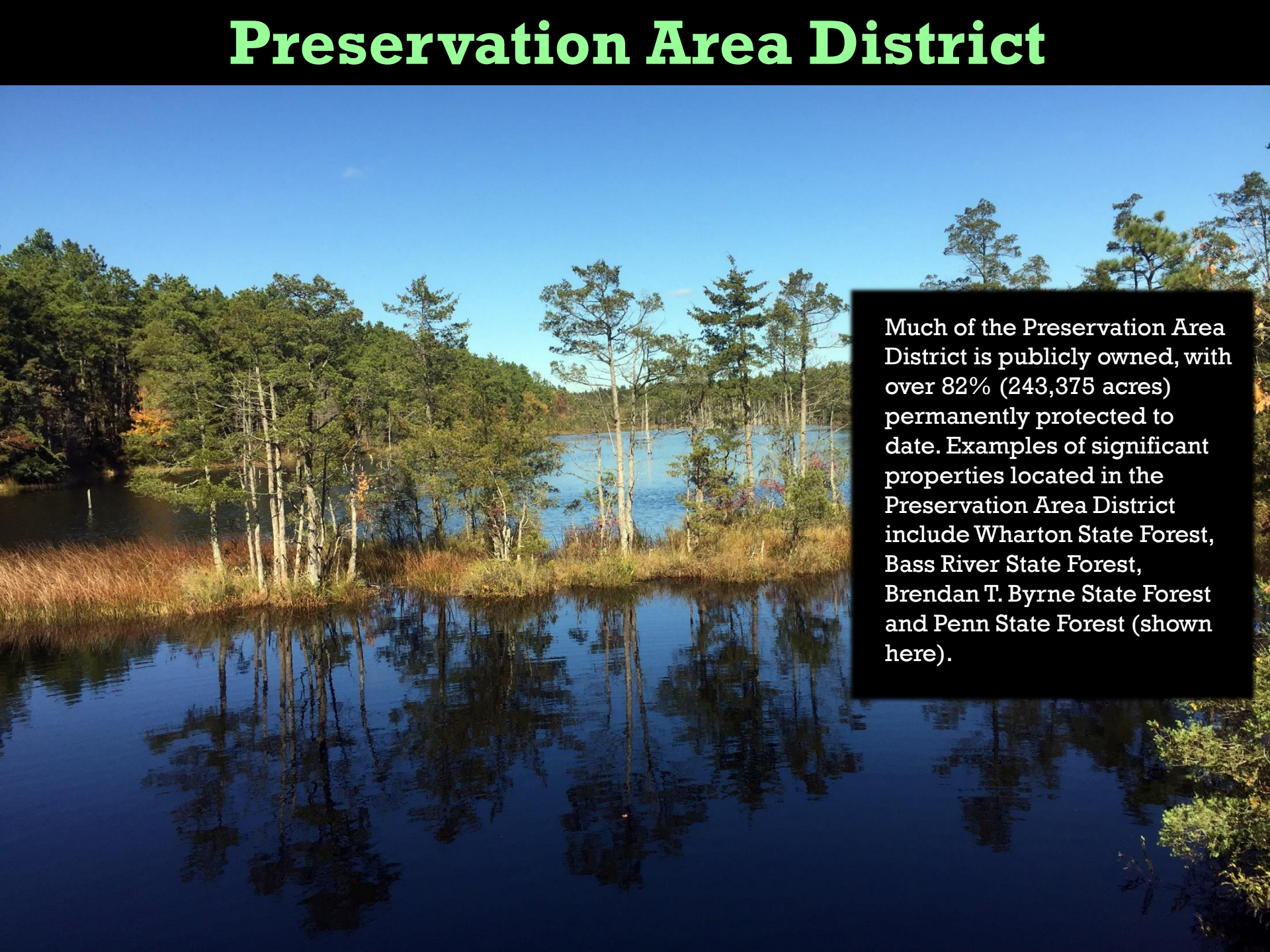
Preservation Area District

- 295,000 acres (31% of the state Pinelands Area).
- This is the heart of the Pinelands environment and the most critical ecological region. It is home to a large, contiguous, wilderness-like area of forest that supports diverse plant and animal communities, including many threatened and endangered species.

No residential development is permitted in the Preservation Area District, except for special "cultural housing" exceptions for property owned by families prior to 1979. Limited opportunities to develop residential and commercial uses are provided in designated infill areas, which total approximately 2,100 acres. Other permitted uses include berry agriculture, forestry and low-intensity recreation.



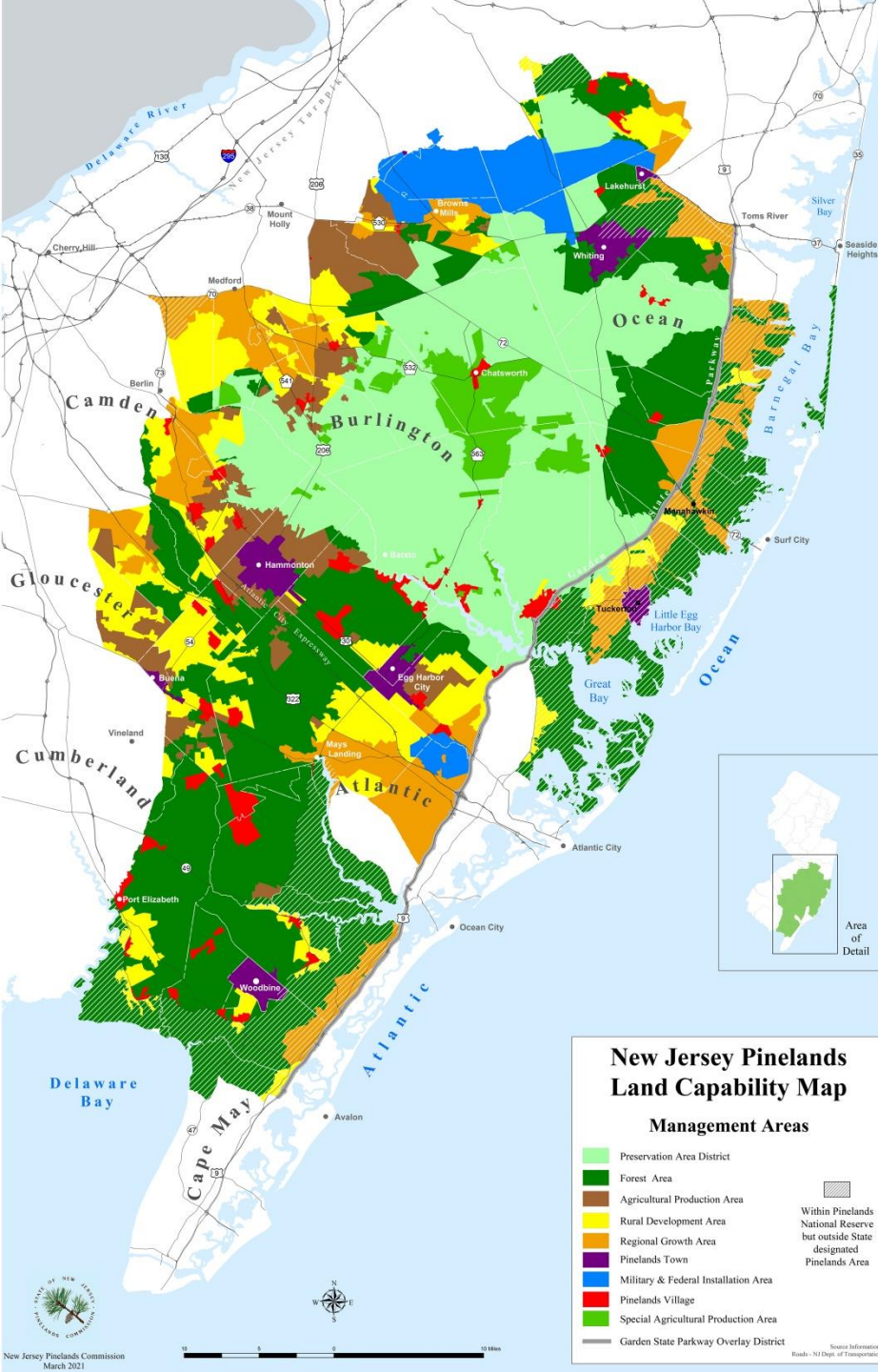
Preservation Area District




Much of the Preservation Area District is publicly owned, with over 82% (243,375 acres) permanently protected to date. Examples of significant properties located in the Preservation Area District include Wharton State Forest, Bass River State Forest, Brendan T. Byrne State Forest and Penn State Forest (shown here).

Forest Area

- 257,000 acres (27% of the state Pinelands Area).
- Similar to the Preservation Area District in terms of its high ecological value, and the largely undeveloped area features the essential elements of the Pinelands environment. It contains high-quality water resources and wetlands. It also provides suitable habitat for many of the 135 threatened and endangered plant and animal species that live in the Pinelands.
- Clustered housing on one acre lots is permitted in the Forest Area at an average residential density of one home per every 28 acres. Roadside retail within 300 feet of pre-existing commercial uses is permitted, as are campgrounds and low-intensity recreational uses such as hiking, biking, fishing and horseback riding.



Forest Area

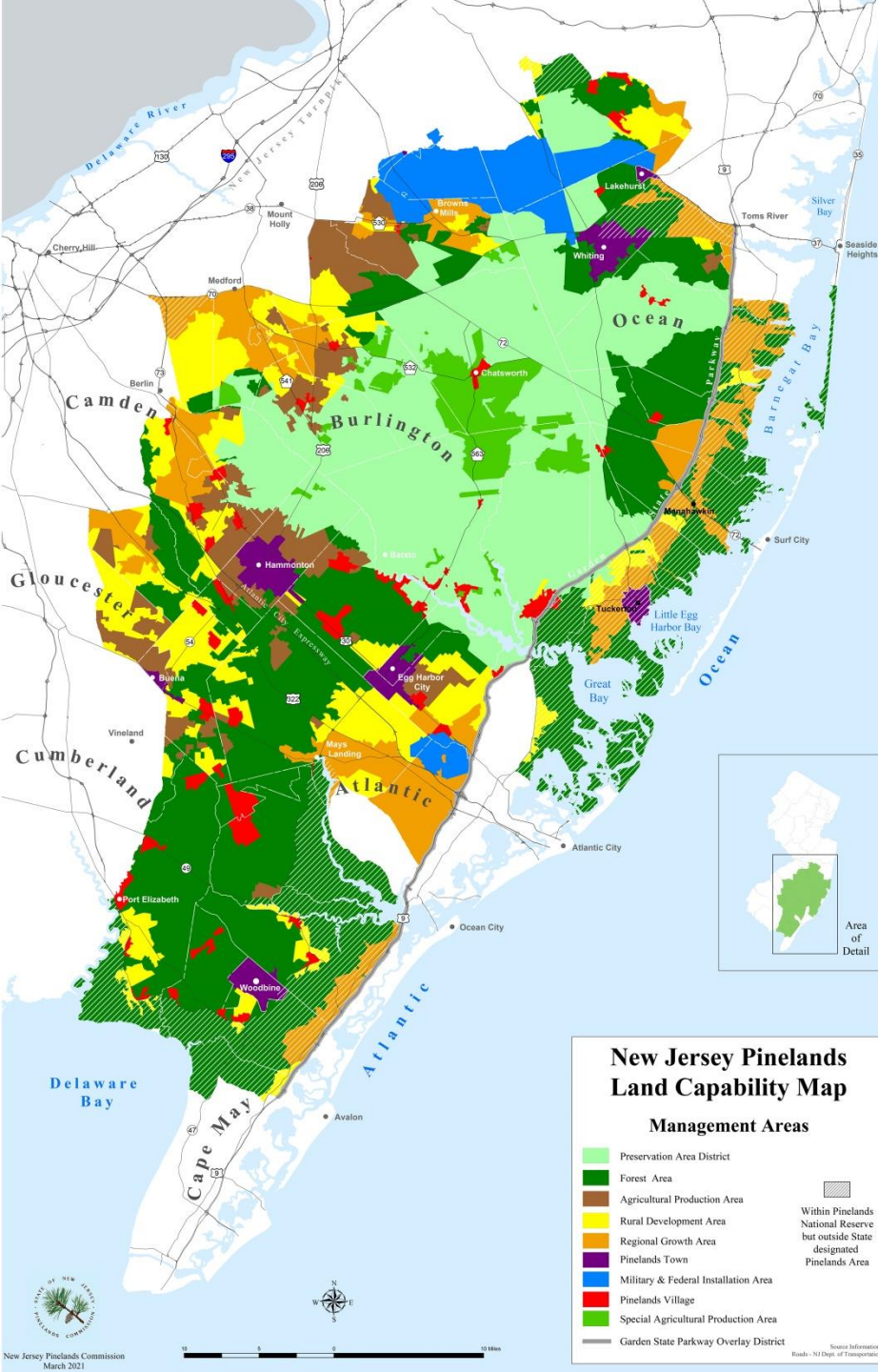


Fifty-eight percent of the Forest Area (nearly 150,000 acres) has been permanently protected to date.

Examples of significant properties in the Forest Area include Belleplaine State Forest, the Makepeace Lake Wildlife Management Area, the Peaslee Wildlife Management Area, the Tuckahoe Wildlife Management Area, and Wells Mills County Park. Large portions of Atlantic, Cape May and Cumberland counties make up the southern Forest Area.

Special Agricultural Production Area

- 37,500 acres (4% of the state Pinelands Area).
- Includes discrete areas within the Preservation Area that are primarily used for berry agriculture (cranberries and blueberries) and horticulture of native Pinelands plants. This area recognizes a unique and integral element of the Pinelands economy that is part of the essential character of the Pinelands.
- In this area, the only permitted residential uses are farm-related housing on 40 acres and cultural housing exceptions on 3.2 acre lots.



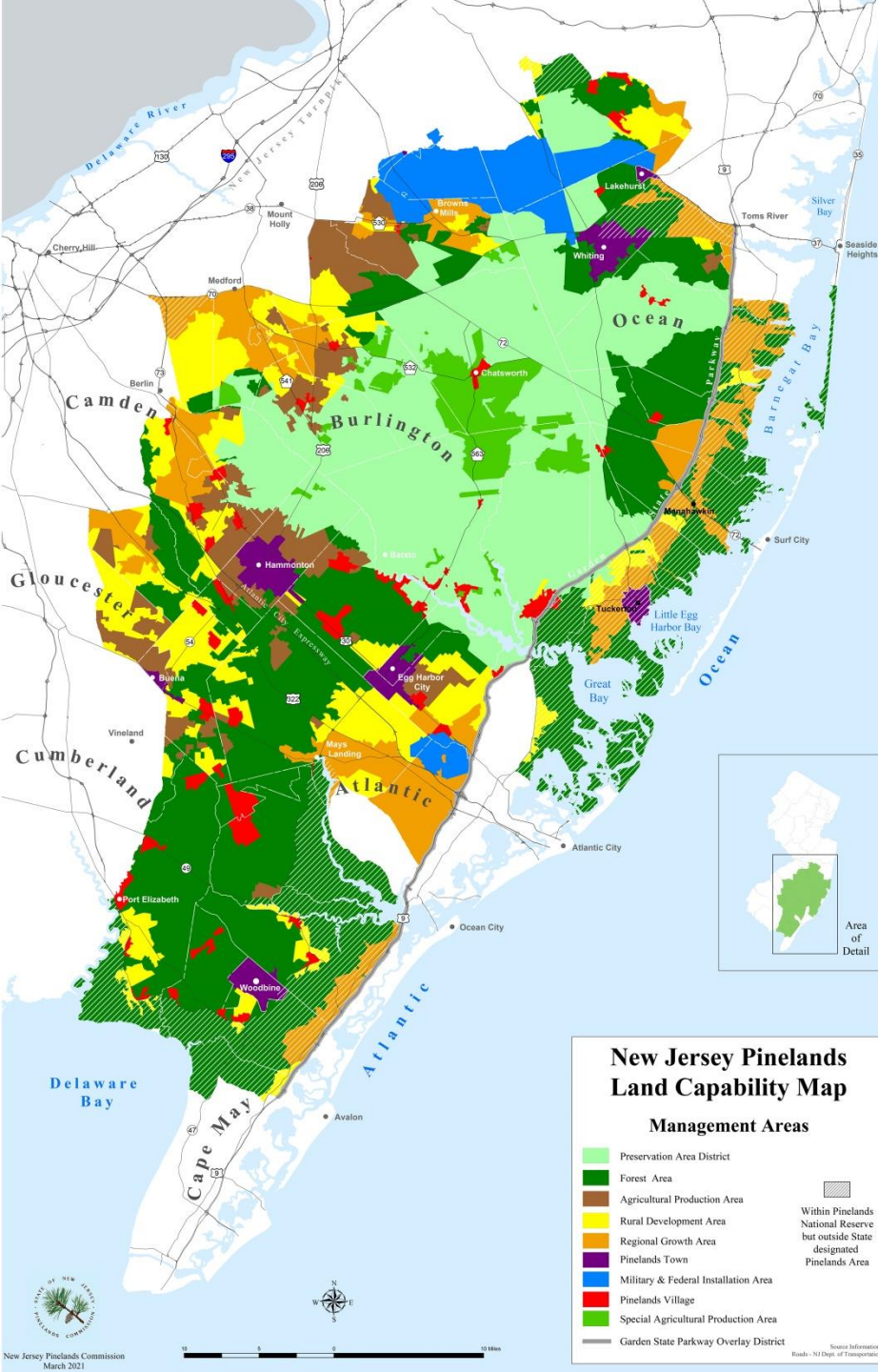
Special Agricultural Production Area



Examples of significant properties that are in the Special Agricultural Production Area include the Franklin Parker Preserve and large portions of Woodland, Washington and Bass River townships in Burlington County.

Agricultural Production Area

- 68,500 acres (7% of the state Pinelands Area).
- These are areas of active agricultural use, generally upland field agriculture and row crops, along with adjacent areas with soils that are suitable for the expansion of agricultural operations. Greenhouses can often be found in this area, along with fields of corn and other crops.
- Farm-related housing is allowed on 10 acres and non-farm housing is allowed on 40 acres. This region also permits non-residential uses such as agricultural commercial establishments (roadside farm markets) and agricultural processing facilities.



Agricultural Production Area



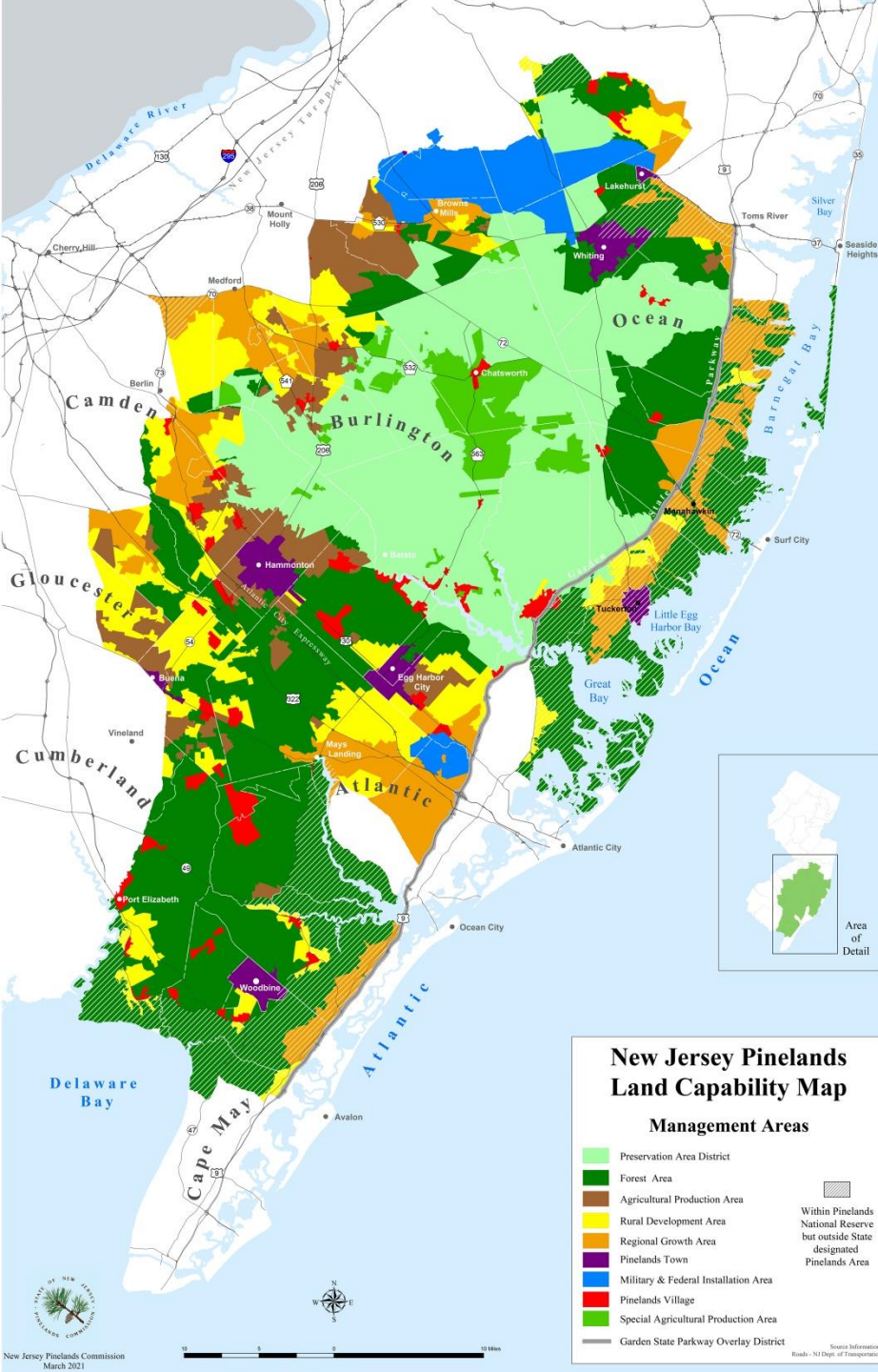
The Agricultural Production Area is concentrated in Atlantic, Burlington, Camden and Gloucester counties.

Approximately 41% of the area has been permanently preserved to date, largely through State and County Farmland Preservation Programs and the Commission's own Pinelands Development Credit program.

Rural Development Area

- 109,500 acres (12% of the state Pinelands Area).
- This is a transitional area that serves as a buffer between conservation-oriented management areas and designated growth areas. Existing development in the Rural Development Area ranges from low-density single-family homes to retail commercial uses and active recreational uses such as athletic fields and golf courses.

Clustered housing on one acre lots is permitted in the Rural Development Area at an average residential density of one home for every five acres. Community commercial, light industrial and active recreational uses are also permitted. All development in the Rural Development Area must be served by septic systems; public sanitary sewer service is not permitted.



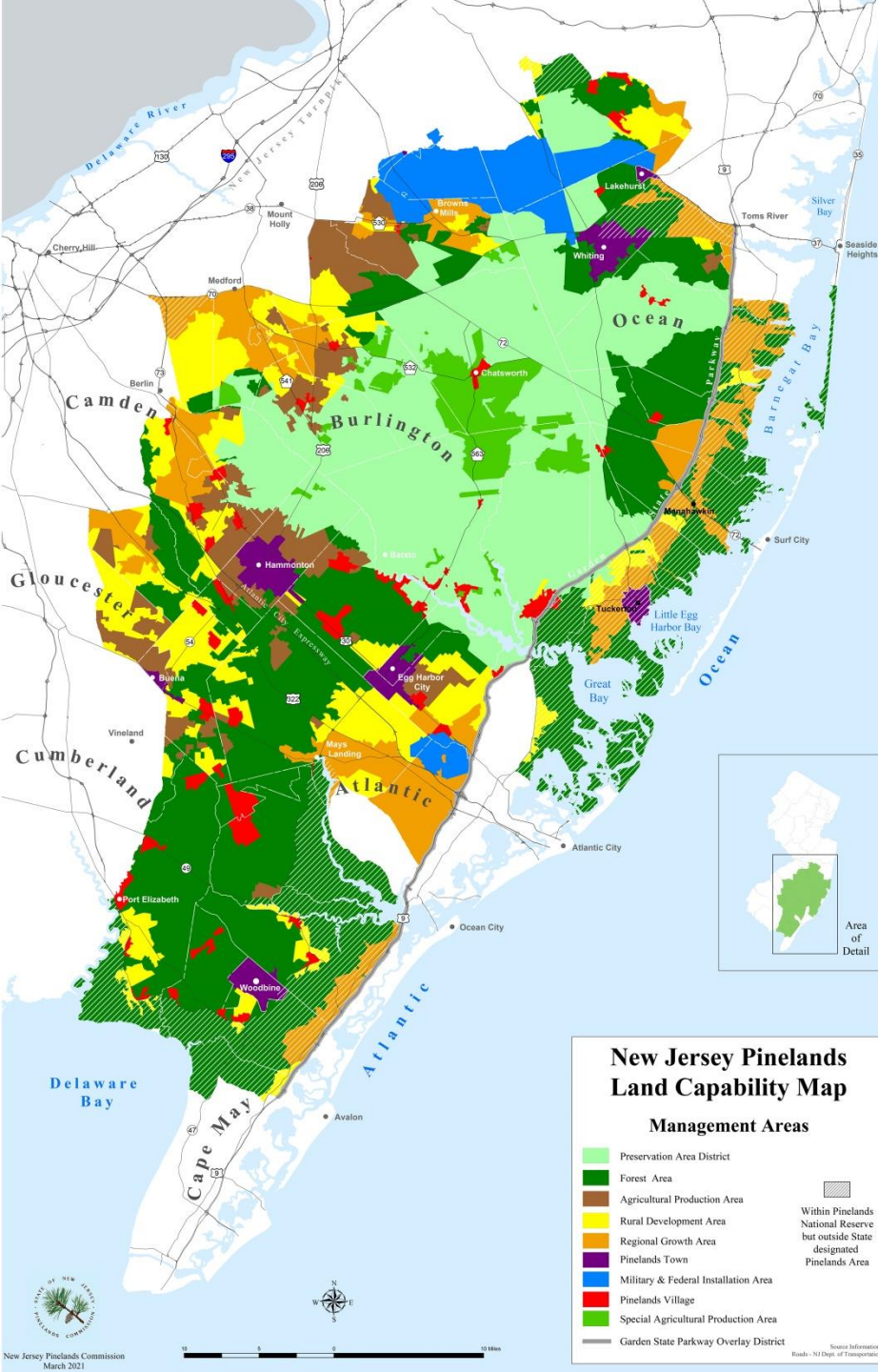
Rural Development Area

Every county in the Pinelands Area contains at least one Rural Development Area, with the largest Rural Development Areas found in Buena Vista, Evesham, Franklin, Galloway, Hamilton, Jackson, Maurice River, Medford, Monroe, Southampton and Winslow townships.



Military & Federal Installation Area

- 47,000 acres (5% of the state Pinelands Area).
- It encompasses major, pre-existing federal landholdings and facilities. This management area was created by the Pinelands Commission as a way of accommodating the unique characteristics of these existing federal facilities and recognizing their value as substantial economic resources in the Pinelands Area.
- Permitted uses in the Military and Federal Installation Area are those associated with the function of the installation or other public purpose uses.



Military & Federal Installation Area

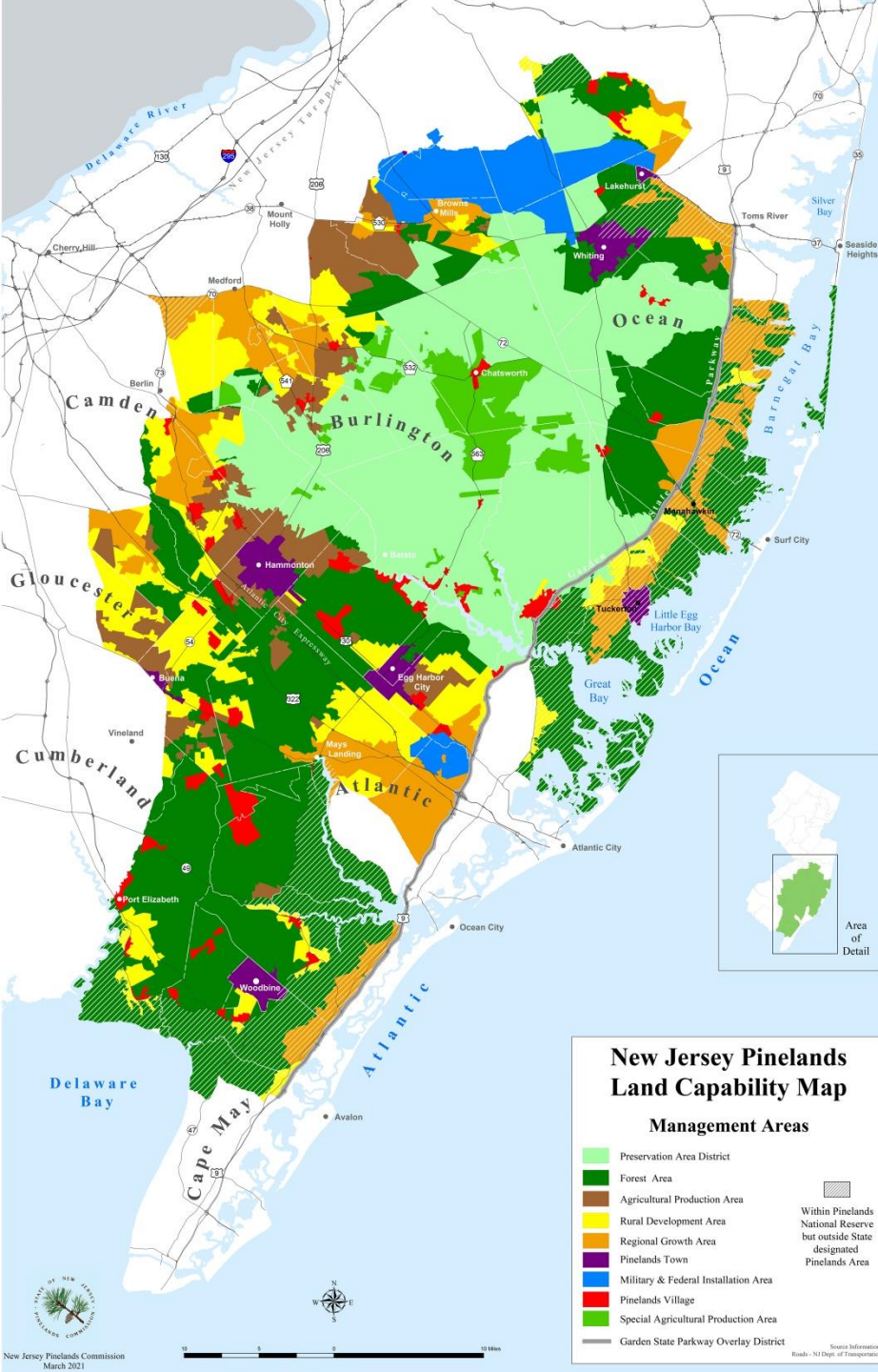


Two facilities are located in this Area: The 42,000-acre Joint Base McGuire-Dix-Lakehurst is located on the northern edge of the Pinelands, while the 5,000-acre Federal Aviation Administration William J. Hughes Technical Center is 10 miles northwest of Atlantic City.

Pinelands Villages

- 26,000 acres (3% of the state Pinelands Area).
- This includes 47 small, existing, spatially discrete settlements that are appropriate for infill residential, commercial and industrial development compatible with their existing character.

Most Pinelands Villages are not sewered, therefore residential development is permitted on lots between one and five acres in size. Nonresidential development is also permitted, provided it is consistent in character and magnitude with existing structures and uses in the Village.



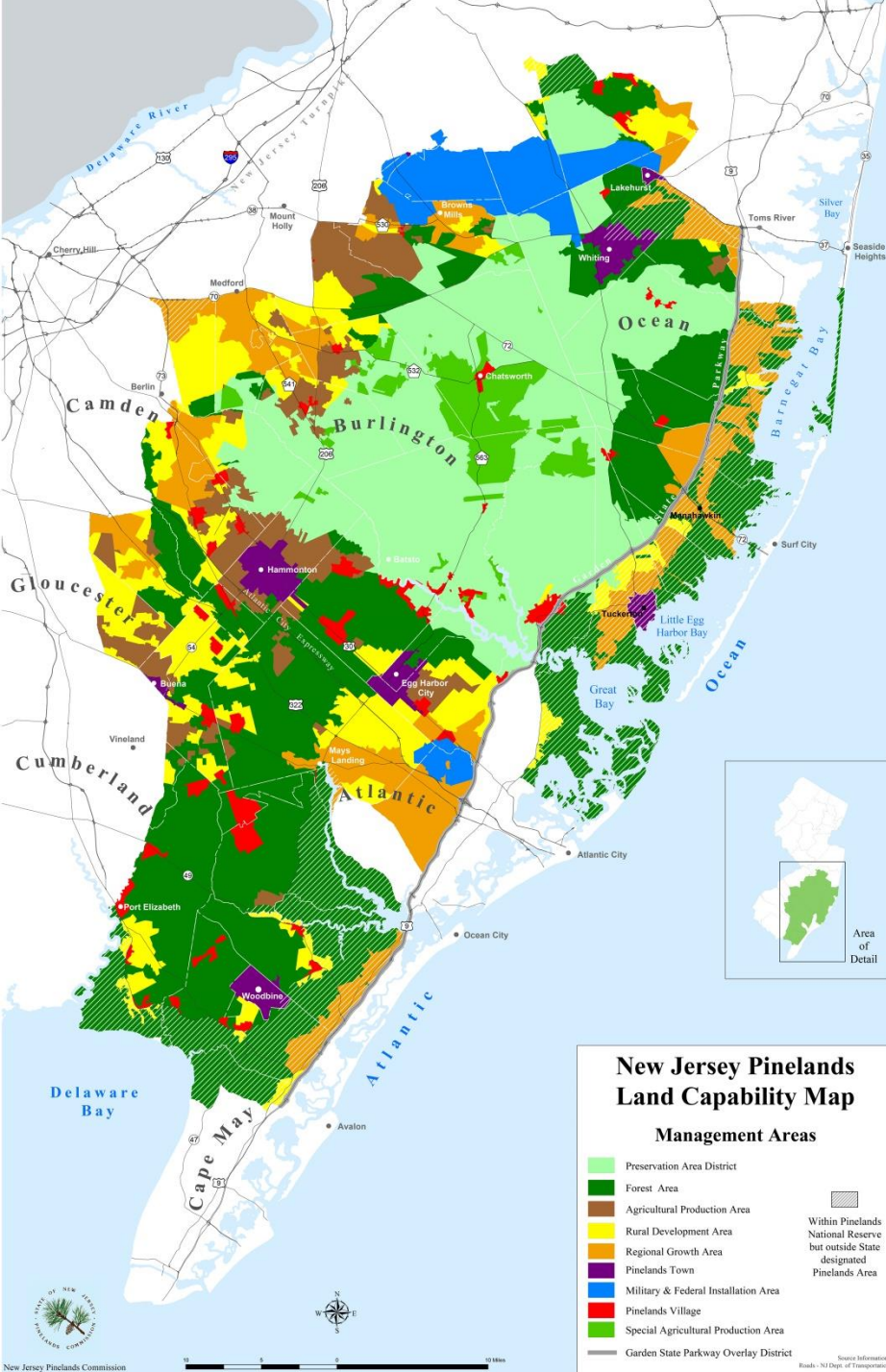
Pinelands Villages



Pinelands Villages are located in Atlantic, Burlington, Camden, Cape May, Cumberland and Ocean County.

Pinelands Towns

- 21,500 acres (2% of the land in the state Pinelands Area)
- This includes seven large, existing, spatially discrete settlements that generally have wastewater and/or water supply systems to support existing and future development.
- Municipalities may permit a wide variety of uses in their Pinelands Town management areas, including high-density residential development and sewered commercial and industrial uses.



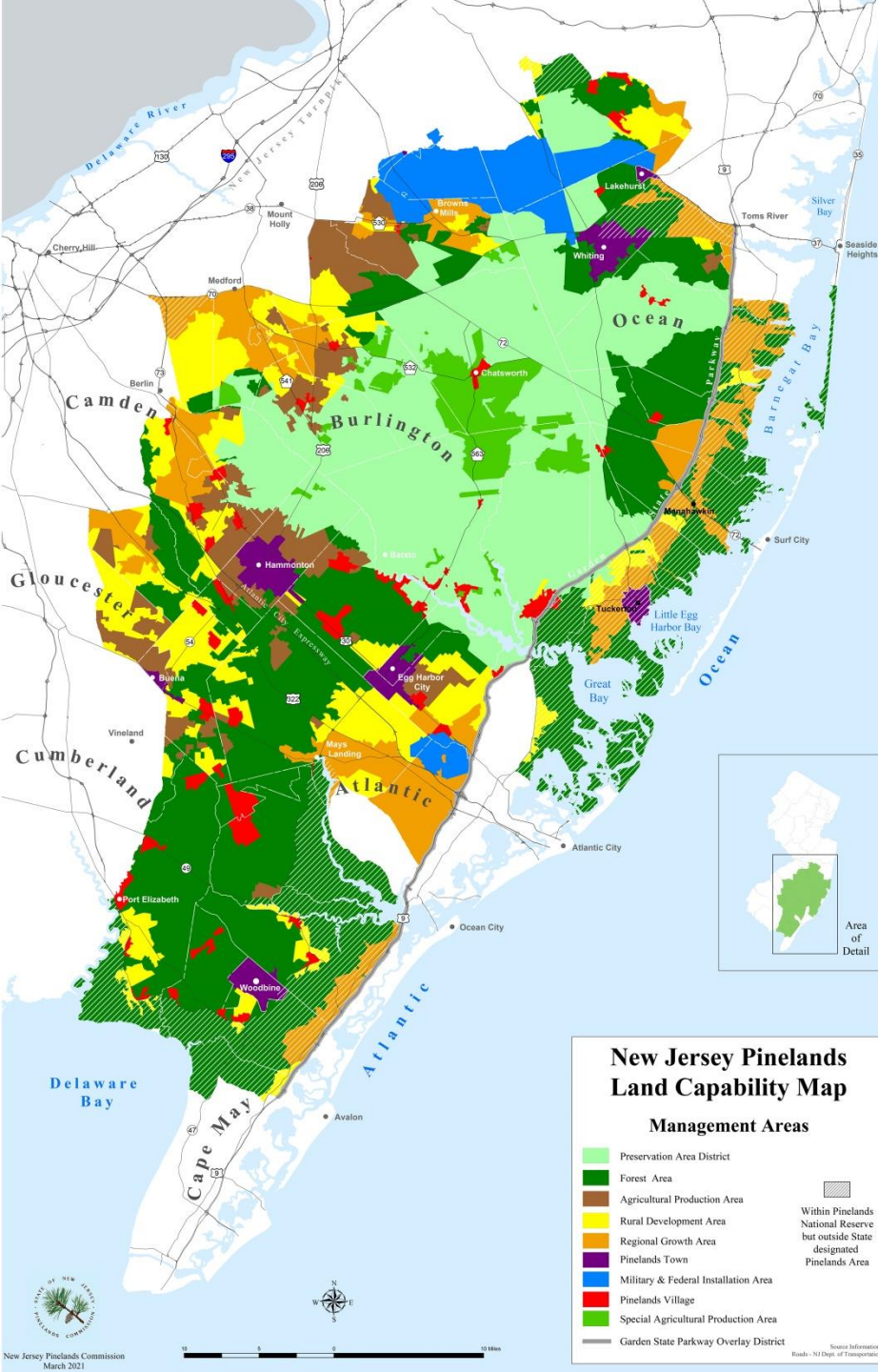
Pinelands Towns



The seven Pinelands Towns designated in the CMP are Buena, Egg Harbor City, Hammonton, Lakehurst, Whiting, Woodbine and Wrightstown.

Regional Growth Area

- 76,500 acres (8% of the land in the state Pinelands Area)
- The Regional Growth Area is generally located on the fringes of the Pinelands boundary, and it is home to existing development and adjacent lands that have the infrastructure such as sewers, roads and other utilities needed to accommodate new development while protecting the Pinelands' essential character and environment.
- The CMP provides municipalities with the ability to permit a wide variety of uses in their Regional Growth Areas. Residential development in the form of single-family homes, duplexes, townhouses, apartments and assisted living facilities is permitted, and these uses typically range in density from one to ten units per acre. Sewered commercial and industrial uses are also permitted, as is mixed-use development consisting of both residential and commercial uses.



Regional Growth Area



Regional Growth Areas are located in Barnegat Township, Beachwood Borough, Berkeley Township, Berlin Borough, Berlin Township, Chesilhurst Borough, Egg Harbor Township, Evesham Township, Galloway Township, Hamilton Township, Jackson Township, Manchester Township, Medford Lakes Borough, Medford Township, Monroe Township, Pemberton Township, Shamong Township, Southampton Township, South Toms River Borough, Stafford Township, Tabernacle Township, Toms River Township, Waterford Township, and Winslow Township.

5) Why does NJ want to protect the Pinelands?

a) Boredom

b) To show off

c) Because it's there

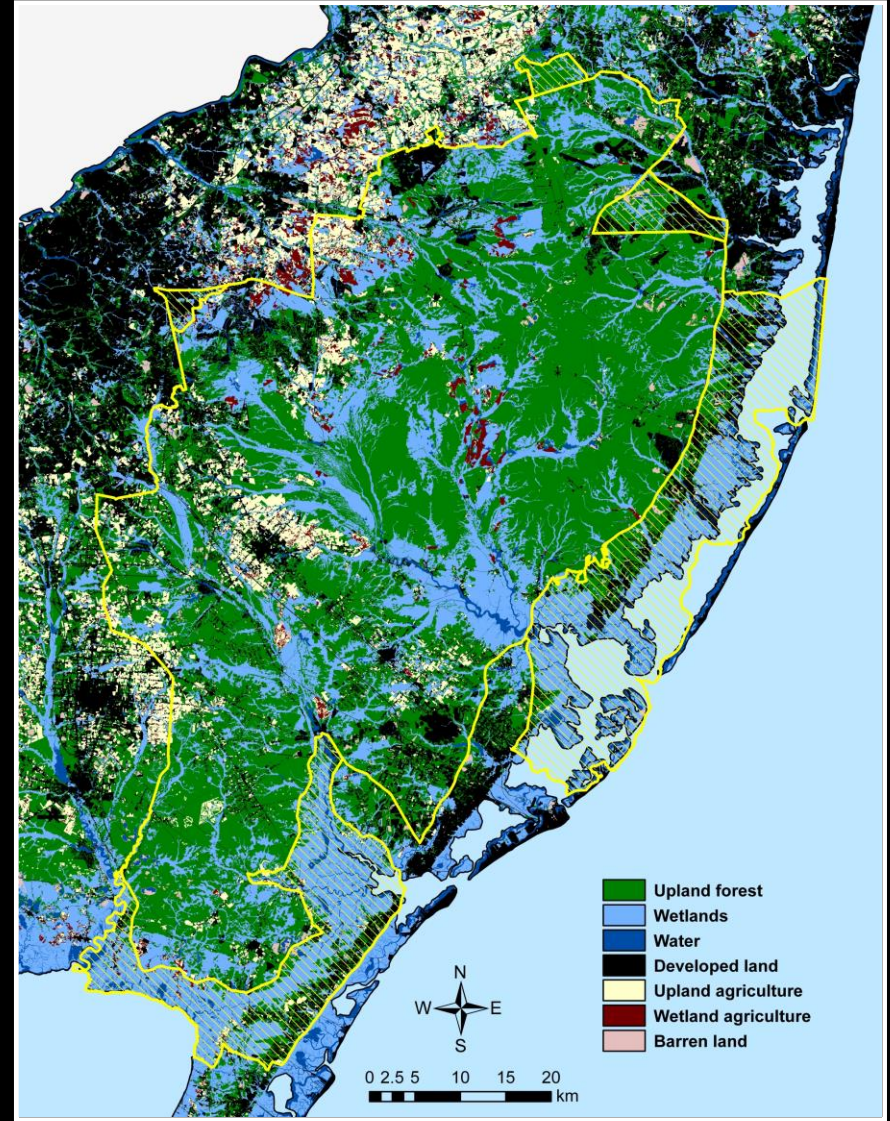
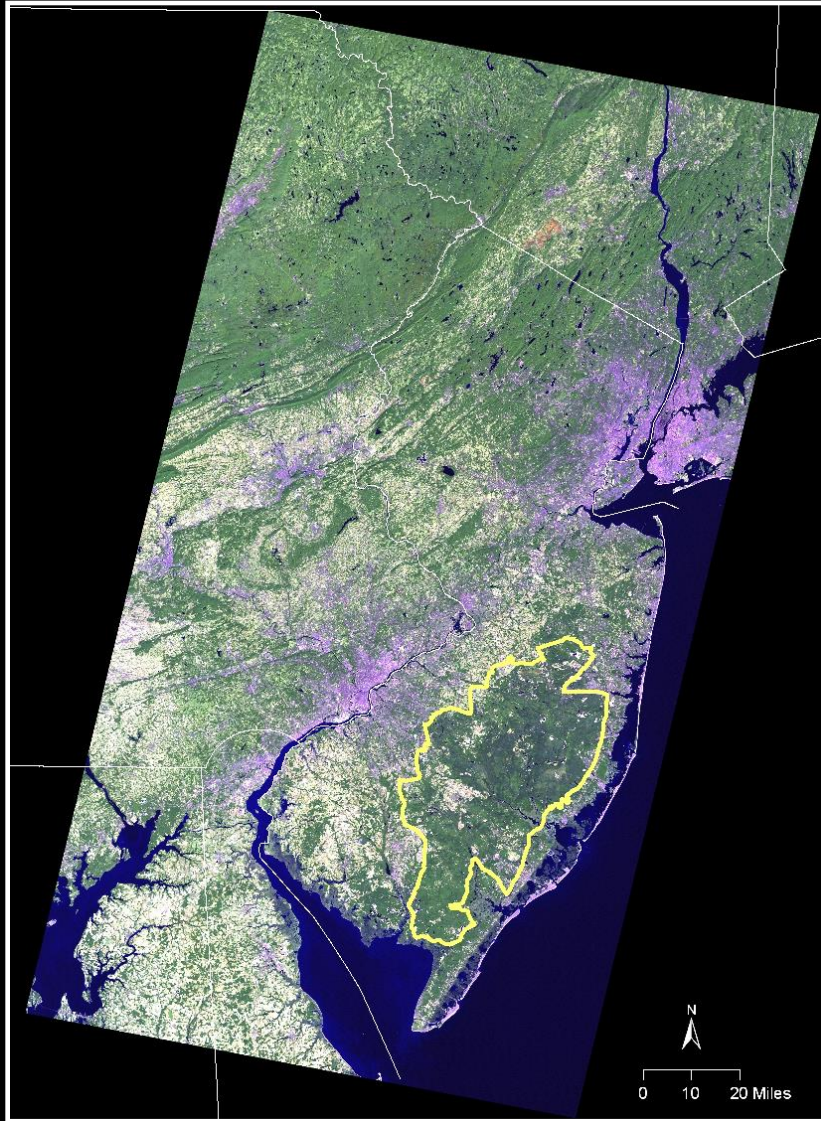
d) The Pinelands is special

5) Why does NJ want to protect the Pinelands?

d) The Pinelands is special

**What makes the
Pinelands Special?**

Large, Intact, Forested Landscapes



Approximately 80% of the Pinelands Area is forest, wetlands, and water



The State Pinelands Area is 1,465.6 square miles -- 19 percent of the total area of New Jersey.

It is the largest body of open space on the Mid-Atlantic seaboard between Richmond and Boston.

Water, water everywhere...

- The Kirkwood-Cohansey aquifer contains an estimated 17.7 trillion gallons of pure water.
- The aquifer serves as a crucial supply of **fresh drinking water for more than 1 million residents** in southern New Jersey and also supports rivers, streams, and coastal estuaries.





If you vacuumed up all the water beneath the Pinelands, it would cover all of New Jersey in a lake that is 10-feet deep!

Globally Rare Habitat

A wide-angle photograph of a dirt path leading through a vast field of dwarf pine trees. The path is light-colored and runs straight down the center of the frame, disappearing into the distance. The trees are small, green, and densely packed, creating a textured landscape. The sky is a vibrant blue, filled with numerous small, white, fluffy clouds. The overall scene is bright and open, suggesting a natural, undisturbed habitat.

12,000-acre Pygmy Pine Forest features dwarf pines and oaks.

Largest of its type in the world.

Born to Burn

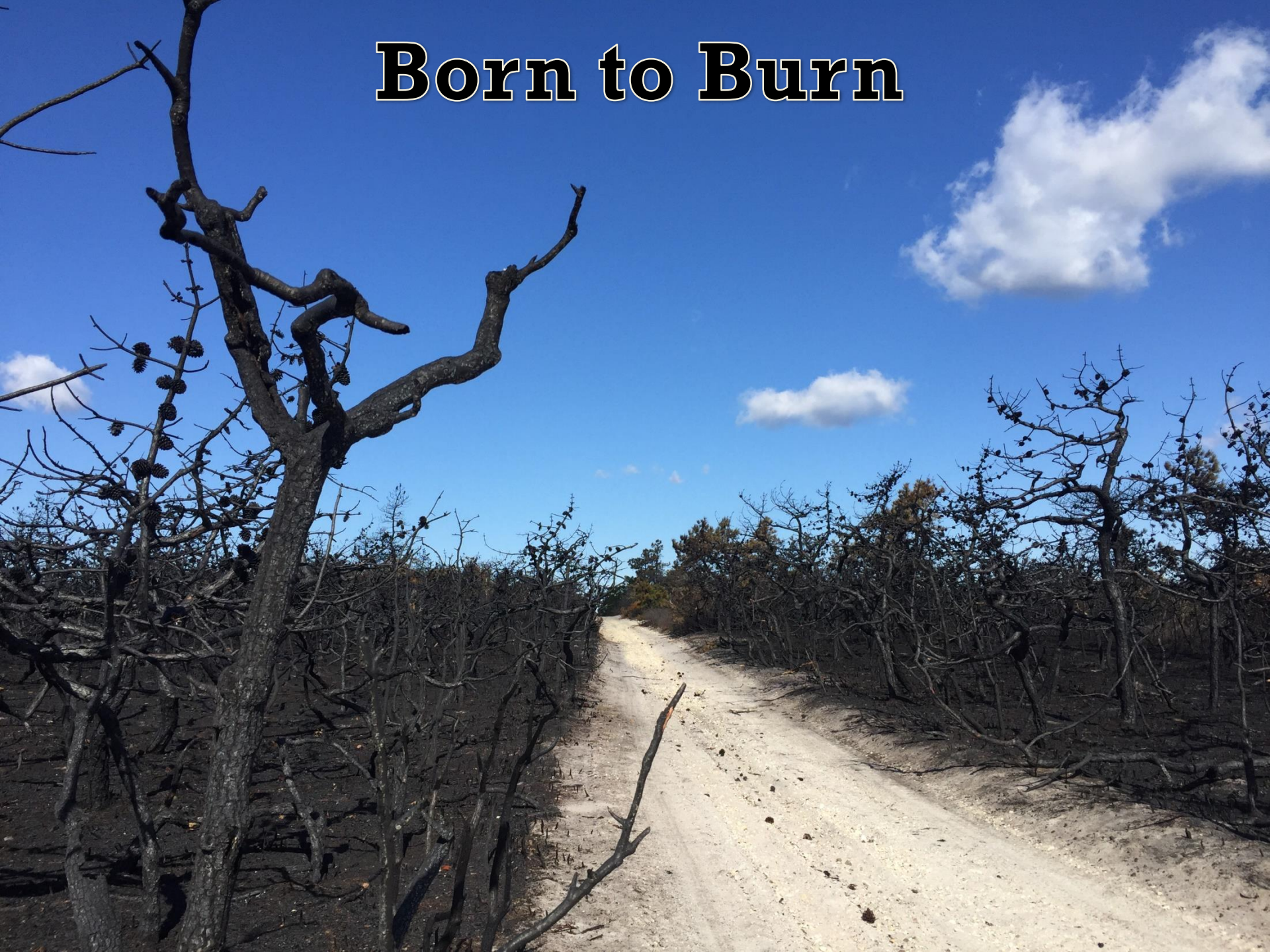
- The New Jersey Pinelands is one of the most fire-prone regions of the country.
- Upland forests are dominated by pitch pines and other fire-adapted species.
- Fires burn fast and hot.
- Prescribed fires are set to reduce fuel loads.



Prescribed Burning



Born to Burn



Forest Regeneration



A botanical treasure



Home to 850 plant
species

A botanical treasure



Pine Barrens
Gentian



Swamp
Pink

- 92 rare species

A botanical treasure



- 92 rare species

A botanical treasure

- 27 species of orchids



Grass Pink Orchid



Orange Fringed Orchid



White Fringed Orchid

An animal oasis

- 500 animal species
- 43 rare animals



Pine Barrens
treefrog



Spotted
Turtle



Corn
Snake



Tiger Salamander

6) True or False?

The Pinelands Commission has an enormous staff.



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The Pinelands Commission has an enormous staff.

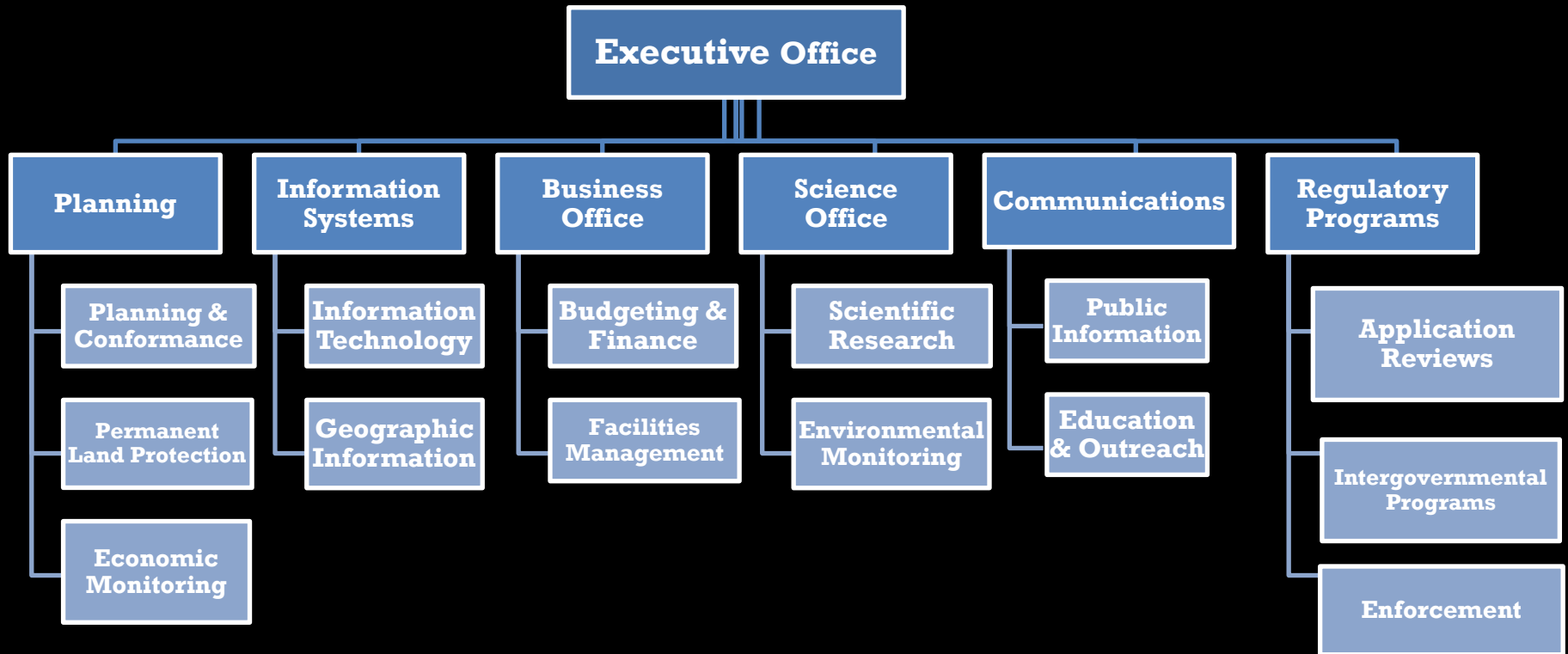
FALSE!

The Commission has 41 staff members, including planners, reviewers, mapmakers, scientists, educators and support staff.



The Pinelands Commission

Table of Organization



7) True or False?

You can't cut down a tree in the Pinelands without the Commission's approval.



7) True or False?

You can't cut down a tree in the Pinelands without the Commission's approval.

FALSE!

The clearing of less than 1,500 square feet of land does **NOT** require an application to the Commission.



8) A “Certificate of Filing” is:

a) Good for one Frogberry

b) A reward for good filing skills

c) An approval for development

d) None of the above

8) A “Certificate of Filing” is:

Answer:

d) None of the above.

For private development, the Commission commonly sends applicants a document called a “Certificate of Filing.”

The certificate is **not** an approval. Rather, it verifies that a complete application for development has been filed with the Commission. It also enables applicants to seek municipal or county approval for their proposed development.

9) In the Pinelands Area, local conformance with Pinelands rules is:

a) Voluntary

b) Mandatory

9) In the Pinelands Area, local conformance with Pinelands rules is:

Answer:

b) Mandatory.

The Pinelands Protection Act requires that all municipalities and counties with land in the Pinelands Area revise their master plan and land use ordinances to implement the objectives and standards of the Pinelands Comprehensive Management Plan (CMP).

The conformance process is ongoing, because all amendments to county and municipal master plans and land use ordinances affecting the Pinelands Area must be reviewed and approved by the Commission before they take effect.

10) True or False?

The Commission's website is devoid of information!

The screenshot shows the official website of the Pinelands Commission, State of New Jersey. At the top right, it lists Governor Phil Murphy and Lt. Governor Sheila Oliver, along with navigation links for Home, Services A to Z, Departments/Agencies, and FAQs. A search bar is also present. The main navigation menu includes Home, About, Pinelands National Reserve, Rules, Applications, Planning, Science, and Information & Education. The 'Planning' section is highlighted, showing a list of 'Current Projects' such as Pinelands Infrastructure Trust Fund, Pine Barrens Byway, Economic Monitoring, Septic System Management, Alternate Septic System Program, Hammonton Wastewater Assessment, Rapid Landfill Assessment, Wireless Communications, and Roadside Habitat. Below this, there are tabs for News & Notices, Meetings, Hearings, Visit, Maps, and Contact. The 'News & Notices' section is active but contains only four news items, all dated in 2022. To the right of the news items is a 'Spotlight' section featuring a photo of two people and a link to the 'Pinelands Calendar of Events'. On the left side, there are social media links for Twitter, YouTube, Instagram, and Facebook. At the bottom left, there is a section for 'Help protect the NJ Pinelands' with a logo for 'New Jersey LSAMP' and a link to 'Purchase license plates'. At the bottom right, there is a 'Pinelands News Alert' sign-up form with fields for first name, last name, and e-mail address, and a 'Sign up' button. The footer contains links for 'Open Public Records Act', 'Contact Us', 'Privacy Notice', 'Legal Statement & Disclaimers', and 'Accessibility Statement', along with a copyright notice for the Pinelands Commission.

Governor Phil Murphy • Lt. Governor Sheila Oliver
NJ Home | Services A to Z | Departments/Agencies | FAQs
Search

STATE OF NEW JERSEY
PINELANDS COMMISSION

Home About Pinelands National Reserve Rules Applications Planning Science Information & Education

Planning
Current Projects

- Pinelands Infrastructure Trust Fund
- Pine Barrens Byway
- Economic Monitoring
- Septic System Management
- Alternate Septic System Program
- Hammonton Wastewater Assessment
- Rapid Landfill Assessment
- Wireless Communications
- Roadside Habitat

News & Notices Meetings Hearings Visit Maps Contact

News & Notices

- Feburay 10, 2022: Livestream - Stormwater Management in the NJ Pinelands - A Review of Recent Amendments to the Pinelands CMP
- January 25, 2022: NJDEP Offers \$9.4 Million to Local Governments, Organizations for Stormwater, Flood Reduction and Water Quality Projects
- January 14, 2022: Three New Gubernatorial Appointees Sworn-in as Commission Members
- January 12, 2022: 33rd annual Pinelands Short Course to Feature 31 Presentations

Spotlight

[Pinelands Calendar of Events](#)

Pinelands Interactive Map

Presentations

Images/Videos

File an Application

Pinelands News Alert
Sign up for our News Alert e-mail!

After joining you will begin receiving periodic e-mail alerts with direct links to important Pinelands news and upcoming events. This includes Pinelands Commission press releases, updates about new reports, website enhancements and information about Commission actions.

Help protect the NJ Pinelands
New Jersey LSAMP
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Pinelands: Pinelands Commission Home | About | Pinelands National Reserve | Rules | Applications | Planning | Science | Information & Education | PDC Bank
Statewide: NJ Home | Services A to Z | Department/Agencies | FAQs

10) True or False?

The Commission's website is devoid of information!

Answer: **FALSE!**

The website contains the CMP, all application forms, guidance documents, an interactive map, meeting agendas and packets, application status information, maps, studies and reports, photos, videos and contact information.

The screenshot displays the official website of the Pinelands Commission, State of New Jersey. At the top, it features the names of Governor Phil Murphy and Lt. Governor Sheila Oliver, along with navigation links for Home, Services A to Z, Departments/Agencies, and FAQs. A search bar is also present. The main navigation menu includes Home, About, Pinelands National Reserve, Rules, Applications, Planning, Science, and Information & Education. The 'Planning' section is highlighted, showing a list of current projects such as Pinelands Infrastructure Trust Fund, Pine Barrens Byway, Economic Monitoring, and Septic System Management. Below this, there are sections for News & Notices, Meetings, Hearings, Visit, Maps, and Contact. The News & Notices section lists several recent events, including a livestream on February 10, 2022, and a meeting on January 25, 2022. A 'Spotlight' section features a photo of two people and a link to the Pinelands Calendar of Events. On the left side, there are social media links for Twitter, YouTube/Stream Meetings, Instagram, and Facebook. At the bottom, there is a section for purchasing NJ Pinelands License Plates (LSAMP) and a sign-up form for the Pinelands News Alert e-mail. The footer contains contact information and links to Privacy Notice, Legal Statement & Disclaimers, and Accessibility Statement.

11) True or False?

There's no way to
find out what the
Commission is
doing!

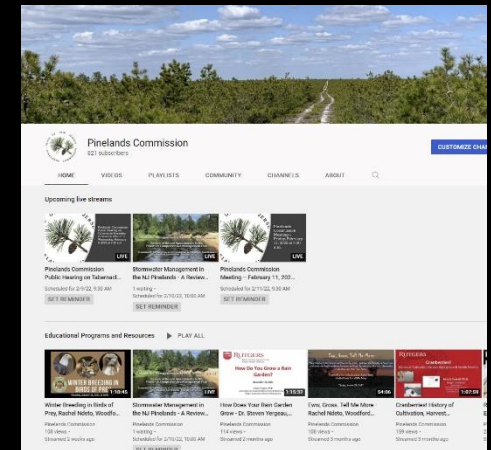
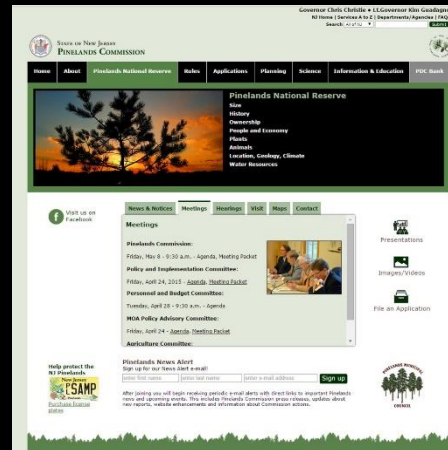


11) True or False?

There's no way to find out what the Commission is doing!

Answer: **FALSE!**

There's the Commission's website, YouTube Channel, Facebook page, Twitter page, Instagram account, press releases, the monthly Management Report, and the Pinelands News Alert e-mail mailing list



The End

