



State of New Jersey
THE PINELANDS COMMISSION
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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, August 14, 2026 - 9:30 a.m.

This meeting will be held in-person and virtually.

Richard J. Sullivan Center for Environmental Policy and Education
Terrence D. Moore Conference Room
15C Springfield Road
New Lisbon, New Jersey

Watch the meeting on the Pinelands Commission YouTube channel via the following link:

<https://www.youtube.com/watch?v=NnOmr7Qduuw>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 895 2641 2089

1. Call to Order

- Open Public Meetings Act Statement
- Roll Call
- Pledge Allegiance to the Flag

2. Adoption of Minutes

- July 10, 2026

3. Committee Chairs' and Executive Director's Reports

4. Matters for Commission Consideration *Where the Record is Closed*

A. Permitting Matters

- Office of Administrative Law
 - None
- Review of Local Approvals
 - None
- Public Development Projects and Waivers of Strict Compliance:

Resolution Approving With Conditions (2) Applications for Public Development:

- Application No. 1987-0381.005 - NJDEP State Parks, Forests and Historic Sites
Replacement of a septic system at Whitesbog Village
Pemberton Township
- Application No. 2019-0027.001 - NJ Department of Transportation
Installation of scour countermeasures at the Cedar Branch Bridge on Route 206
Town of Hammonton

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - To Adopt an Amendment to the Pinelands Infrastructure Master Plan
- CMP Amendments
 - None

5. Public Comment on Public Development Applications and Waivers of Strict Compliance ***Where the Record is Not Closed***

A. Public Development Projects

- Application No. 2004-0412.002 – Maurice River Township
Construction of an eight foot wide paved bike path in the Hunters Mill Road right-of-way
Maurice River Township
- Application No. 2026-0081.001 – Borough of Woodbine
Installation of water main within the Sumner Avenue and Heilprin Avenue rights-of-way
Borough of Woodbine

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Barnegat Township Ordinance 2026-12
- Beachwood Borough Ordinance 2026-06
- Berkeley Township Ordinance 26-04-OAB
- Egg Harbor City Ordinance 5-2026

- Monroe Township Ordinance O:17-2026
- North Hanover Township 2025 Housing Element and Fair Share Plan
- North Hanover Township Ordinances 2026-01 & 2026-09

7. Other Resolutions

- Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks

8. Presentation: Annual Update on Memoranda of Agreement

9. General Public Comment

10. Resolution to Retire into Closed Session (if needed) – Personnel, Litigation and Acquisition Matters. *(The Commission reserves the right to reconvene into public session to take action on closed session items.)*

11. Adjournment

Upcoming Meetings

Tues., August 18, 2026	Personnel & Budget Committee Meeting (9:30 a.m.)
Fri., August 28, 2026	Policy & Implementation Committee Meeting (9:30 a.m.)
Fri., September 11, 2026	Pinelands Commission Meeting (9:30 a.m.)

To ensure adequate time for all members of the public to comment, we will respectfully limit comments to **three minutes**. Questions raised during this period may not be responded to at this time but where feasible, will be followed up by the Commission and its staff.

Pinelands Commission and Committee meeting agendas are posted on the Commission's Website and can be viewed at www.nj.gov/pinelands/ for more information on agenda details, e-mail the [Public Programs Office](mailto:Info@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
July 10, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=yWlu7e55pnk>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Deborah Buzby-Cope, Mark Lohbauer, Gaetano Matro, Mark Mauriello, Jonathan Meade, William Pikolycky, Jessica Rittler Sanchez, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jill Denyes and Governor's Authorities Unit representative Azeem Chaudry.

Commissioners Absent

Jerome H. Irick, Theresa Lettman and Ryck Signor.

Call to Order

Chair Matos called the meeting to order at 9:32 a.m.

DAG Denyes read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Election of Vice-Chair

Chair Matos requested a motion for the annual election of the Commission's Vice-Chair.

Commissioner Pikolycky made a motion to re-elect Commissioner Avery. Commissioner Lohbauer seconded the motion. All were in favor of Commissioner Avery serving as Vice-Chair.

Commissioner Avery thanked his colleagues for their support.

Chair Matos said Committee assignments will be deferred to a later date. She said the Governor has nominated a new member of the Commission and it makes sense to wait to reassign Committees.

Minutes

Chair Matos presented the open session and part 1 closed session minutes from the Commission's June 12, 2026 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Pikolycky seconded the motion.

The minutes from the June 12, 2026 Commission meeting (open session and part 1 closed session) were adopted by a vote of 10 to 0. Commissioner Rittler Sanchez abstained from the vote.

Chair Matos presented the part 2 closed session minutes from the Commission's June 12, 2026 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Buzby-Cope seconded the motion.

The minutes from the June 12, 2026 Commission meeting (part 2 closed session) were adopted by a vote of 9 to 0. Commissioner Matro recused from the vote and Commissioner Rittler Sanchez abstained from the vote.

Committee Reports

Chair Matos provided a summary of the June 26, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of its May 29, 2026 meeting.

The Committee heard a presentation from the Pinelands Alliance on the completion of the Pemberton Lake Trail project. The project involved trail improvements in wetlands and wetlands buffers, with the goal of making an existing trail accessible for people with mobility challenges. As the project included grading and filling in wetlands and wetlands buffers, it required a deviation Memorandum of Agreement (MOA) between the Commission and Pemberton Township. The Pinelands Alliance presentation documented the completed trail improvements and the installed rain gardens and vegetation restoration as offsets required under the MOA.

The Committee also received a presentation on Manchester Township's 2026 Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31. Following a discussion, the Committee recommended the plan and ordinances to the full Commission for approval.

Finally, the staff presented recommendations for an amendment to the Pinelands Infrastructure Master Plan. The amendment would revise the types of infrastructure that could be funded through the Pinelands Infrastructure Trust Fund. The suggested amendment would also revise the criteria used to evaluate projects proposed for funding and the interest rate charged for loans awarded from the PITF. The Committee provided input on the amendment and supported moving forward with a public hearing.

Vice-Chair Avery provided a summary of the June 30, 2026 Personnel and Budget (P&B) Committee meeting:

The Committee adopted minutes from its March 17, 2026 meeting.

Staff provided routine financial and personnel updates. The Committee approved the deletion of fixed assets and also voted to support the Executive Director's recommendation to award a contract for accounting services to Holman Frenia Allison. Preliminary Fiscal Year (FY) 27 budget projections were discussed, including the staff's recommended estimate of \$800,000 in application fee revenue.

Executive Director's Report

ED Grogan provided information on the following matters:

- The FY27 State budget included an appropriation of \$4,377,000 to the Commission and the first quarterly installment was received. The increase in the appropriation was to facilitate the salary increases associated with the last year of the Communication Workers of America (CWA) contract. It's expected that negotiations for a new contract will begin later this year.
- Staff will review accomplishments and the status of FY26 projects and suggest new projects for the FY27 workplan at the upcoming July P&I Committee meeting.
- The P&B Committee is scheduled to meet on August 18th and staff will review the details of the FY27 budgets.
- A meeting with the new outside accountants is scheduled for July 23rd. The accounting firm will assist with audit preparation. The state auditor has not contacted the Commission about the FY23 Audit, but staff will be prepared.
- The notice to proceed was issued on June 24th, and it kicked-off the 150-day construction period for the Fenwick Manor Rehabilitation project. The Department of Community Affairs issued the necessary construction permits. The contractor removed the first 20 windows that will be refurbished and reinstalled. Staff will continue to have periodic meetings with the contractor, the NJ Historic Trust and the Commission's historic architect as required by the contract.

- Chris Sturm has been nominated by the Governor to be a Commissioner and it's expected that the nomination will be confirmed in the fall. She worked as a policy director for New Jersey Future for many years.
- April Field has been chosen as the new Director of Regulatory Programs.

April Field, Director of Regulatory Programs, provided information on the following regulatory matters:

- Hexa Builders is proposing the development of two large warehouses in Monroe Township's Regional Growth Area. An amended application for a warehouse and a data center was submitted. Staff is currently reviewing that application and will be responding to the applicant soon. However, staff will note that the current redevelopment plan in place that covers that parcel prohibits data centers. The letter will also address environmental concerns regarding the project. A copy of the site plan approval for the original application for the two warehouses has been submitted. Staff responded to the applicant, requesting additional information in order to review the township's approval.
- The Doyle clearing matter in Franklin Township is ongoing. Approximately 50 acres of forest clearing has occurred. The property is located in the Agricultural Production Area and is subject of a Pinelands Development Credit (PDC) deed restriction. A site meeting with the property owner has determined that the 50 acres was cleared to establish a permitted agricultural use on the property. The property owner is proposing to plant native trees in both wetland buffers and in uplands. That activity is a permitted use under the Pinelands Comprehensive Management Plan (CMP). So, provided the property owner replants the entirety of the area with native Pinelands species, staff's concerns would be satisfied and no application to the Commission would be required. The property owner has submitted a timeframe for the establishment of that use and it's currently under review.
- Sweet Amalia, the restaurant application in Franklin Township, continues to make progress to meet CMP standards. Staff has been working with the applicant to ensure that the wastewater generated from the restaurant will meet the CMP's two parts per million calculation for nitrate dilution for septic systems. In order to meet groundwater quality standards, the applicant has submitted information proposing to reduce the number of days per year that the use will be in operation.
- Spacious Skies Campground in Weymouth Township is a pre-existing campground that predated the Commission and is served by an existing onsite septic system. The campground was recently purchased by a new property owner, and they have inherited some violations on the property. The campground has expanded significantly since 1981, and without application to the Commission. The development includes various buildings and roadways. However, the larger issue that caught the Commission staff's attention was that both the Township and the New Jersey Department of Environmental Protection (NJDEP) cited the property owner for violations with regard to converting approximately 15 seasonal campsites to year-round single family dwelling units. Residents of the

campground signed kids up for school. The property owner has met with staff. Staff sent a letter advising the property owner of the violations. The township solicitor also sent the property owner a letter advising them that they needed to address all of the outstanding issues by April of 2027 or the township would pursue legal action.

Commissioner Avery left the meeting at 9:48 a.m.

Gina Berg, Director of Land Use Programs, provided the following updates:

- The Pinelands Infrastructure Master Plan Amendment was reviewed by the P&I Committee. A public hearing has been scheduled for July 22nd. The notice has been shared with interested parties, counties, utility authorities and municipalities. After the public hearing, staff will return to the P&I Committee with comment summaries. If there are no comments, the amendment would proceed directly to the full Commission for approval at the August meeting. The amendment proposes to revise the criteria used to evaluate infrastructure project proposals and increase the loan rate from 1% to 2% for the loan portion of any Pinelands Infrastructure Trust Fund award.
- At the July P&I Committee meeting, it's anticipated that the Cape May County Municipal Utilities Authority (CMCMUA) will deliver a presentation regarding a proposed Memorandum of Agreement (MOA) that would allow the extension of sewer to carry leachate from the landfill to a treatment facility outside of the Pinelands Area.

Stacey Roth, Chief, Legal and Legislative Affairs, provided the following update on legal matters:

- The Commission received a notice of appeal that Hexa Builders filed with the Appellate Division. Initially the applicant requested that the Executive Director forward the matter to the Office of Administrative Law (OAL) to determine if an amended Certificate of Filing was necessary. There is no right to an appeal in OAL for a determination that one has to file an application. In order to file an appeal at the Appellate Division, an applicant must have a final decision from the agency. The applicant has not exhausted administrative remedies because the Commission has not issued a final determination. In this case, the Appellate Division noticed that there was no final decision and sent a letter to the applicant asking for an explanation as to why the matter was subject to their jurisdiction. The matter has been assigned to a DAG who will also be sending a letter to the appellate division, explaining that this matter is not right for appeal.
- New hearing dates for the Artistic litigation matter have been scheduled. The trial will begin in late September and end at the beginning of October.

Brad Lanute, Chief Planner, provided the following update:

- In late June, staff met with representatives of the New Jersey Office of Planning Advocacy (OPA), which staffs the State Planning Commission, to discuss interagency coordination and the existing 1999 MOA between the Commission and the State

Planning Commission. The discussion focused on Plan Endorsement for Pinelands municipalities that have lands outside the Pinelands Area but within the Pinelands National Reserve. Staff will continue coordinating with OPA as it reviews proposed revisions to the State Policy Map in the Pinelands National Reserve to ensure that any proposed changes align with the Commission's designated management areas in the Pinelands National Reserve. There are five Pinelands municipalities with Plan Endorsement petitions pending before the State Planning Commission.

- In late June, staff met with Waterford Township representatives to discuss potential amendments to the Haines Boulevard Redevelopment Plan. The redevelopment area is the largest tract of undeveloped land in the Township's Regional Growth Area. The Township is proposing to amend the redevelopment plan that the Commission certified in 2017 to facilitate a second 100% affordable housing project and to establish zoning that more closely reflects existing development patterns. Staff is working closely with the Township to ensure that any amendments maintain sufficient residential development potential and opportunities for the use of Pinelands Development Credits, consistent with what the CMP requires for Regional Growth Areas.
- On July 8th, staff met with Monroe Township representatives to discuss the Township's ongoing effort to rewrite its zoning code. The rewrite follows the adoption of a new Master Plan in 2022. The plan recommended several significant zoning changes, including some that would necessitate changes to Pinelands management area boundaries. The discussion focused on additional zoning changes, particularly the creation of a new Agricultural Production Area in the southern portion of the Township to include existing agricultural lands. Since the proposal includes changes to Pinelands management area designations, it will require Commission review and approval.

Commissioner Lohbauer commented on Waterford Township's 100% affordable housing project, noting said he had never heard of a project proposing only affordable units.

Chief Planner Lanute said the Haines Boulevard redevelopment area consists of a large tract of land and has multiple property owners. There is already an existing 100% affordable housing apartment complex that's been developed. Adjacent to that complex, the Township owns a parcel and has been in discussions with a developer for an age-restricted 100% affordable project. It's rare for an all-affordable housing project to occur in the Pinelands Area. He said it has been challenging to shift PDC opportunities to other areas of the redevelopment area. Another aspect of the redevelopment plan includes a large warehouse project that has PDC requirements. Staff will continue to work with the Township to ensure that the revised redevelopment plan meets the CMP's zoning standards.

Paul Leakan, Communications Officer, provided the following updates:

- The 10th Annual Pinelands Summer Short Course is scheduled for Friday, July 17th. There is still time to register, although three classes have closed.

- Since the Commission's last meeting, the Commission has hosted two educational programs as part of the Pinelands Speaker Series. Both programs were well-received.

Commissioner Asselta lost connection to the meeting and did not vote on the resolutions.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution approving three Public Development applications.

Commissioner Buzby-Cope made a motion Approving With Conditions Applications for Public Development (Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001) (See Resolution # PC4-26-16). Commissioner Lohbauer seconded the motion.

Ernest Deman, Environmental Specialist, said the first application is for the demolition of a 1,600 square foot sign shop building that's 50 years old or older and the construction of two buildings, a 2,700 square foot sign shop building and an 8,000 square foot storage building at a Garden State Parkway Maintenance yard in Barnegat Township (see attached aerial). The applicant is also proposing to remove an existing 6,000 square foot storage building. That building is less than 50 years old, so it does not require an application to remove it.

He added that the existing sign shop proposed to be demolished was identified as a contributing structure to the Garden State Parkway Historic District (GSPHD). The GSPHD is not listed on the State or National Registers, but due to its cultural contributions, photos of both the exterior and interior have been taken of the sign shop.

The next application is for the replacement of Washington Turnpike Bridge, also known as Godfrey's Bridge, over the Wading River in Washington Township, Burlington County. The current one-lane bridge is deteriorating due to its timber structure and will be replaced with a wider concrete bridge to provide a pedestrian shoulder. He said the current bridge is a 10-span bridge, meaning there are 10 spans going down into the ground supporting the bridge. The concrete bridge will only have three spans. He said the applicant has stated that the concrete deck is more durable than a wooden bridge and will be less susceptible to fire damage.

The last application is for improvements to an existing pump station in Evesham Township and although there are wetlands within 300 feet of the development, the proposed pump station will be no closer to the wetlands.

Commissioner Lohbauer asked if the bridge over the Wading River would be higher than the existing bridge so kayakers could safely navigate under the bridge.

Mr. Deman said the height of the bridge will remain the same. However, he said there will be fewer spans, making it easier to go under the bridge.

The resolution was adopted by a vote of 9 to 0.

Planning Matters

Chair Matos introduced a resolution to certify Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31.

Commissioner Lohbauer made a motion Issuing an Order to Certify Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township (See Resolution # PC4-26-17). Commissioner Matro seconded the motion.

Chief Planner Lanute said the township's fourth round housing plans were challenged in court. The revised plan before the Commission includes additional housing sites within the Pinelands Area, specifically in the Regional Growth Area, based on settlements between the Township and challengers. The first site is the Craftway site, which proposes 40 town homes in a two-story, mixed-use building containing commercial space on the ground floor, including seven affordable apartments that will be consistent with the existing certified zoning.

The second site is the Hangar Road site and proposes 52 townhomes and a three-story, mixed-use building with 11 affordable apartments on the upper floors. The Township will need to adopt zoning amendments for this site to facilitate the development. He noted the zoning amendments would have to come to the Commission for review and approval before they could take effect.

The third new site in the amended housing plan consists of two properties along Ridgeway Boulevard. The sites are expected to provide about 530 residential units, including approximately 107 affordable units. These two sites are subject to the rezoning adopted by Ordinance 26-23, which is under review today and will be discussed shortly. He noted that the amended housing plan also includes the Heritage Minerals property as an inclusionary housing site. The Heritage Minerals site is outside of the Pinelands Area but inside of the Pinelands National Reserve. The site has long, complex legal history. The Commission is part of a settlement agreement between NJDEP and Hovson's, the property owner. The agreement allows for approximately 2,450 residential units and the housing plan is consistent with that level of development and the settlement agreement. Staff will be monitoring any zoning changes to that area.

Chief Planner Lanute displayed the map (attached) that was part of the Executive Director's report. He reviewed Ordinance 26-23 which relates to the two areas that are highlighted in red. He explained that the PAF-1 zone is being rezoned to the PR-40 zone. This entire area has been acquired by Ocean County and has been preserved as open space. The zoning change does not have any impact on development potential. The other zoning change associated with this ordinance involves an 83-acre area being rezoned from a POR-LI zone to a new PAF-2 zone. The new zone would allow mixed-use development (commercial and residential) at a maximum gross density of 8.65 dwelling units per acre. He said a minimum of 20% of all units must be set aside as affordable and PDCs are required to be redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable.

The second ordinance (Ordinance 26-24) relates to where the Township will allow townhouse and garden apartment developments. These residential use types will only be permitted in the

Pinelands Business-1 (PB-1) District where they are already permitted. The Ordinance removed these uses as permitted use in all other zoning districts in Manchester Township's Regional Growth Area.

He said detailed in the Executive Director's report is an assessment of the impacts to the overall residential development potential in the Regional Growth Areas and impacts to PDCs. Overall, the net changes are minimal. Lastly, he noted Ordinance 26-31 was mainly administrative to ensure that the new zone was properly cross-referred in all the appropriate sections of the code. He said staff is recommending certification.

Commissioner Rittler Sanchez wanted to make sure she understood correctly that the zoning will shift garden apartments and townhouse development in a portion of Manchester and only permit them in the PAF-2 zone.

Chief Planner Lanute said that is correct with respect to townhouses but in the Regional Growth Area only. He added that there will be a reduction in development potential in the Pinelands Town of Whiting where townhouses are also being removed as a permitted use; however, the CMP does not have specific standards that the township has to meet with regard to density in those areas.

The resolution was adopted by a vote of 9 to 0.

Public Comment on Development Applications and Items Where the Record is Open

Mr. Deman said up for comment are two applications: the replacement of a septic system at Whitesbog Village and the installation of scour countermeasures on a Route 206 bridge in Hammonton that is experiencing erosion issues.

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said the Land Use Programs Office reviewed nine ordinances that were found to raise no substantial issues with respect to the standards of the CMP. Five were related to affordable housing. He said Winslow Township has chosen to prohibit data centers.

Presentation: U.S. Biosphere Network's National Summit

Mr. Leakan said he spent four days at the 2026 U.S. Biosphere Network Summit at Colorado State University in Fort Collins, Colorado. He said 15 of the 28 Biosphere Regions were represented at the Summit. He explained that Biospheres are "places where science, culture, and inclusive government come together, showing how biodiversity, conservation, sustainable development can successfully go hand in hand." He said unlike some other biospheres, we have control over development and other things that occur in the Pinelands. Many other biospheres do not have something like a CMP and are volunteer-based. The Pinelands received its first designation in 1983 but it was shared with another region until 1988, when we received our own

distinction and became one of the internationally recognized Biospheres in the United States. At the Summit, ideas were shared about partnerships and collaborations. Mr. Leakan screenshared and described a new Pinelands Biosphere ArcGIS Story Map that was created by University of Michigan students in cooperation with the U.S. Biosphere Network and with the assistance of Commission staff. He said the Story Map is a great example of the collaborations that can occur as a result of our Biosphere designation. He also noted how the story map provides another mechanism for the Commission to raise awareness about the Pinelands and its designation as Biosphere Region. Mr. Leakan then provided details about the U.S. Biosphere Network (USBN), which “guides, funds and supports individual biospheres.” The USBN organized and paid for the summit. Throughout the summit, participants noted that biospheres are when working together than they are on their own. Participants learned about the benefits of biospheres and heard different talks from other attendees. Mr. Leakan said he gave a talk on education and outreach. He noted that presenters were not allowed to have PowerPoint presentations but visual aids were permitted. He said he brought some calendars and his personal deck of Pinelands playing cards.

He said all Biospheres must submit a Periodic Review Report to UNESCO's Man and Biosphere program every 10 years in order to retain their designation as a Biosphere Region (formerly known as a Biosphere Reserve). In 2016, Commission staff produced a 128-page report and successfully retained the Biosphere designation in 2017. The next report would be due on the fall of 2027. However, the United States will withdraw as a member of UNESCO on December 31, 2026, a decision of the federal government. The UNESCO Man and Biosphere Program is temporarily relaxing the upcoming deadlines for biosphere regions such as the New Jersey Pinelands Biosphere Region to submit their ten-year Periodic Review Reports. The USBN has advised us that all U.S. Biosphere Regions will continue to maintain their UNESCO recognition in good standing during this interim period.

Mr. Leakan said the USBN sent all U.S. Biospheres an online module for a self-assessment. This is not a small undertaking but it's less of an undertaking than the actual periodic review. Mr. Leakan recommended that the Commission complete the assessment. He said this will help the biosphere network communicate to UNESCO that Biospheres in the United States are committed to the program.

Lastly Mr. Leakan reviewed the next steps:

- Complete the on-line assessment
- Look for an opportunity to pair with a similar Biosphere Region
- Create a 10-minute Biosphere film
- Seek to identify a Pinelands representative who will serve on the USBN Youth Group, which includes members who are aged 18-35.

Link to the Presentation slides:

<https://www.nj.gov/pinelands/home/presentations/USBiosphereSummit2026%20-%20final.pdf>

A number of Commissioners expressed their gratitude to Mr. Leakan for the Biosphere update and collaboration.

General Public Comment

Heidi Yeh of the Pinelands Alliance thanked Commission staff for hosting the Alliance's interns with a tour of the rain garden and overview of the Commission's work. She said she would be sharing information with members of the Alliance about the important role of the Pinelands' designation as a Biosphere Region.

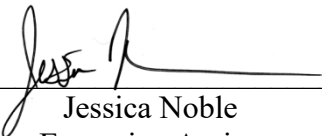
Karen Argenti said how much she enjoyed the presentation on the Biosphere and suggested collaboration with other groups like the estuary program. She asked if development in the Regional Growth Areas has to comply with Pinelands stormwater management rules.

ED Grogan said all development in the Pinelands Area must adhere to stormwater management rules.

Adjournment

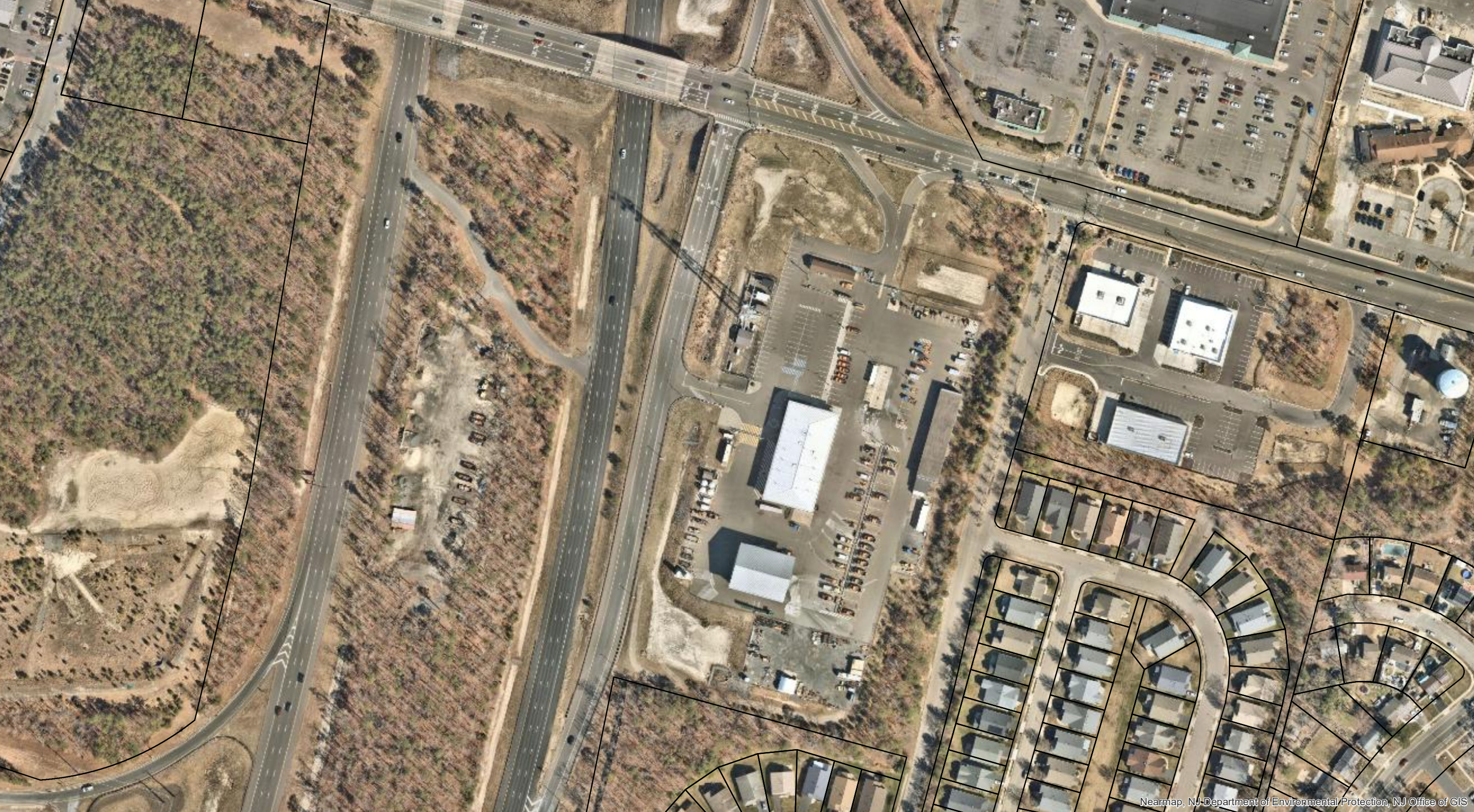
Commissioner Lohbauer moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 10:54 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: July 16, 2026







Manchester Township Ordinance 26-23

Pinelands Management Areas

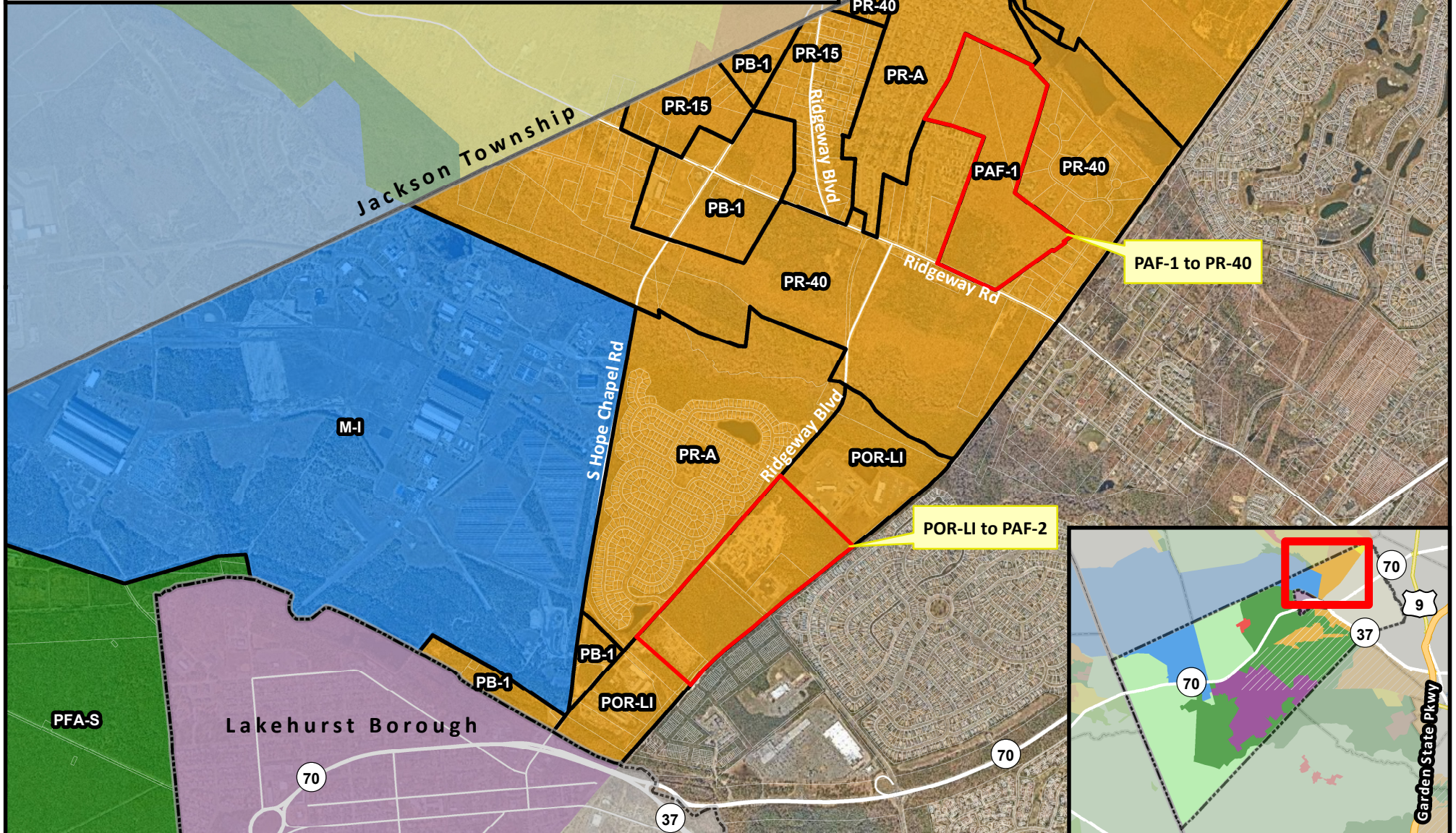
- Forest Area
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Military/Federal Installation

- Manchester Twp Zoning
- Manchester Twp Parcels
- Zoning Changes

0 0.25 0.5 1 Miles



Executive Director's Report
Manchester Twp. Ord. 26-23
Exhibit 1
6/26/2026





U.S. Biosphere Network 2026 Summit – Recap and Future Steps



New Jersey Pinelands Commission
July 10, 2026

What is a Biosphere?

- Biospheres are “places where science, culture, and inclusive government come together, showing how biodiversity conservation and sustainable development can successfully go hand in hand,” according to the United Nations Educational, Scientific and Cultural Organization (or UNESCO).

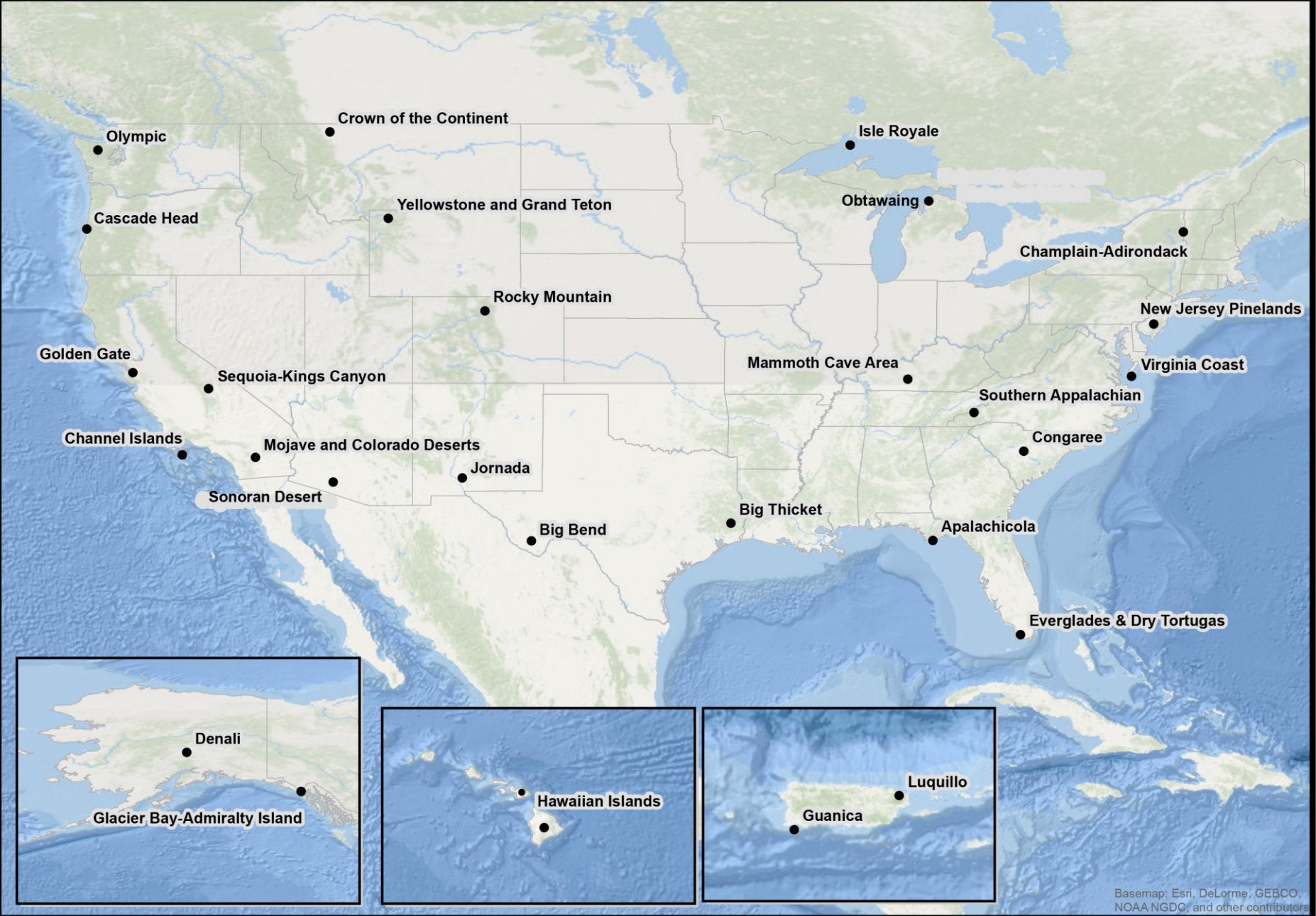




The New Jersey Pinelands Biosphere Region

- The New Jersey Pinelands Biosphere Region was designated by UNESCO as part of the Man and Biosphere Programme in 1983.
- It is one of 28 internationally recognized and designated Biosphere Regions in the U.S. Four hundred and fifty million people live in the 797 UNESCO-designated Biospheres throughout the world.
- The Pinelands Commission, an independent state agency with federal, state, and local representation, manages the Pinelands Biosphere.

Biosphere Regions in the United States



Basemap: Esri, DeLorme, GEBCO, NOAA NGDC, and other contributors

The New Jersey Pinelands Biosphere Region

The New Jersey Pinelands Biosphere Region exemplifies a collaborative approach to environmental preservation, involving partnerships among various governmental and non-governmental entities. Established in 1978 as the country's first National Reserve, the Pinelands encompass over one million acres of diverse ecosystems, including forests, wetlands, and aquatic habitats.

In 1983, the area was designated as a U.S. Biosphere Region by UNESCO, reflecting its global ecological significance. The management of this vast region is overseen by the [New Jersey Pinelands Commission](#), which operates in partnership with federal, state, and local governments, as well as private stakeholders. This cooperative framework aims to balance conservation efforts with sustainable development, ensuring the protection of the Pinelands' unique natural and cultural resources. To view the 2024 Pinelands Commission's Annual Report, [click here](#).

Biosphere Benefits

- International recognition
- Shared ideas, project partnerships, and collaboration, including the creation of a new Pinelands Biosphere Story Map.

<https://storymaps.arcgis.com/stories/713a327011a544dbb9404f2e3149e536>

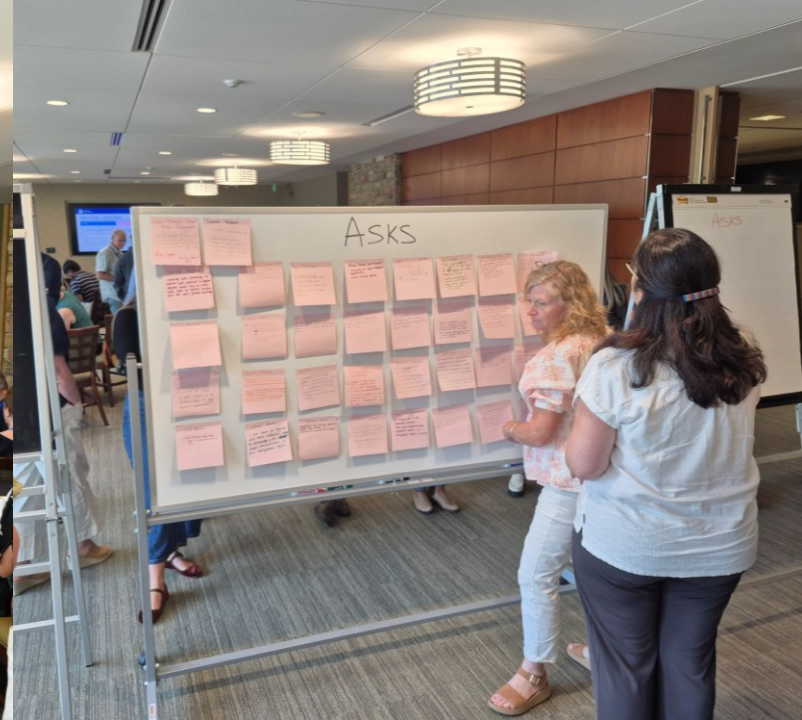
The U.S. Biosphere Network's 2026 Summit

- Held at Colorado State University in Fort Collins on June 22-25, 2026.
- The nonprofit U.S. Biosphere Network (USBN) organized/funded the Summit.
- The USBN is a nationwide network that guides, funds, and supports individual Biosphere Regions within the U.S. It collectively stewards internationally recognized areas of ecological importance, diversity, and cultural significance. Its last Biosphere Summit was 10 years ago.



“We are stronger together”

- Fifteen of the 28 U.S. Biosphere Regions participated in the Summit.
- Participants learned about the benefits of Biospheres, delivered talks about their work, and discussed shared interests and opportunities to build upon successes and address challenges.
- I delivered a talk on education and outreach in the Pinelands.



Phantom Canyon Preserve

Even where you stand, the Great Plains stretch out for more than 1,000 miles. To the west, the foothills of the Rockies rise 8,000 feet to the top of the Medicine Iron Range. In this transition zone between prairie and mountains lies a place as unexpected as its name, Phantom Canyon.

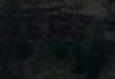
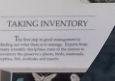
HISTORY

Man's presence in the area is documented by archaeological evidence. Over the years, the area has been used for a variety of purposes, from hunting to farming.

GEOLOGY

The area is characterized by its unique geological features, including the Medicine Iron Range and the surrounding mountains.

Life in the canyon



**Take a Hike: Exploring the
Phantom Canyon Preserve,
located within the Rocky
Mountain Biosphere Region**

Phantom Canyon Preserve

The Nature Conservancy owns and manages the 1,120-acre preserve, which provides refuge for hundreds of plant species, including the globally rare Larimer aletes (*Aletes humilis*), as well as pronghorn antelopes, mountain lions, bighorn sheep, rattlesnakes, golden eagles and bald eagles.



Short films about Biospheres in the U.S.

We watched several 10-minute films highlighting different U.S. Biosphere regions, then discussed the possibility of creating a film about the Pinelands Biosphere Region.



New Jersey Pinelands Biosphere Reserve
Periodic Review 2016



Periodic Review

- All Biospheres are required to submit a Periodic Review report to UNESCO's Man and Biosphere Program (MAB) every 10 years to retain their designation as a Biosphere Region.
- We submitted our 128-page Periodic Review Report in 2016 and successfully retained our designation in 2017. Our next Periodic Review Report would be due in fall 2027.

Takeaways and Possible Next Steps

The United States will withdraw as a member state of UNESCO on December 31, 2026. As a result, the UNESCO MAB Program is temporarily relaxing the upcoming deadlines for biosphere regions such as the New Jersey Pinelands BR to submit their ten-year Periodic Review Reports.

The USBN has advised us that all U.S. Biosphere Regions will continue to maintain their UNESCO recognition in good standing during this interim period.





Takeaways and Possible Next Steps

The USBN has urged all U.S. Biospheres to complete an online self-assessment, which will help in the preparation of a Periodic Review Report, if the U.S. re-enters the Biosphere program in two years. By completing the self-assessment, U.S. Biospheres will demonstrate their commitment to the program and its goals.

Several Biospheres expressed concerns about staffing and the need for more funding, along with a desire to find opportunities to work with other Biospheres with similar challenges.

Takeaways and Possible Next Steps

We should complete the self-assessment provided by the USBN.

We should explore opportunities to work with other Biospheres with similar interests.

We should consider creating a 10-minute Biosphere film, with the assistance of the USBN.

We should seek to identify a Pinelands representative who will serve on the USBN Youth Group, which includes members who are aged 18-35.

USBN Biosphere Youth Group



Questions?





RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 16

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001)

Commissioner Buzby-Cope moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1997-0257.024

Applicant:	NJ Turnpike Authority
Municipality:	Barnegat Township
Management Area:	Pinelands Garden State Parkway Overlay District
Date of Report:	June 17, 2026
Proposed Development:	Demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard;

2016-0045.001

Applicant:	New Jersey Department of Transportation
Municipality:	Washington Township
Management Area:	Pinelands Preservation Area District
Date of Report:	June 17, 2026
Proposed Development:	Replacement of Washington Turnpike Bridge over West Branch of Wading River; and

2026-0076.001

Applicant:	Evesham Municipal Utilities Authority
Municipality:	Evesham Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	June 17, 2026
Proposed Development:	Improvements to an existing pump station.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta			X		Lohbauer	X				Rittler Sanchez	X			
Avery			X		Matro	X				Signor			X	
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick			X		Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 10, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
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(609) 894-7300
www.nj.gov/pinelands



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Re: Application # 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

Dear Mr. Serpico:

The Commission staff has completed its review of your application for the demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 10, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Barnegat Township Planning Board (via email)
Barnegat Township Construction Code Official (via email)
Barnegat Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Andrew Mulcahy, PE (via email)



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Application No.: 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

This application proposes the demolition of a 1,600 square foot sign shop building, 50 years old or older, and the construction of a 2,700 square foot sign shop building and an 8,120 square foot storage building at an existing Garden State Parkway Maintenance Yard in Barnegat Township.

The applicant also proposes to demolish an existing 6,265 square foot storage building. The storage building is less than 50 years old. The demolition of a structure less than 50 years old does not require the completion of an application with the Commission.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.35)

The proposed development is located in the CMP designated Parkway Overlay District and underlain by a Pinelands Regional Growth Area. The proposed development constitutes accessory facilities associated with the operation of the Garden State Parkway. The proposed development is a permitted land use in the Parkway Overlay District.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing developed and paved areas. The proposed disturbance is limited to that which is necessary to accommodate the proposed development.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The proposed development will be serviced by existing public sanitary sewer.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The proposed development will be located over existing impervious surfaces. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

The existing sign shop building that is proposed to be demolished was identified as a contributing structure to the Garden State Parkway Historic District (GSPHD) in a previously completed cultural resources survey. The GSPHD was determined eligible for inclusion on the National and State Registers of Historic Places by the New Jersey Historic Preservation Office. Since the GSPHD has not been listed on either the State or National Registers, it is not automatically considered a Pinelands Designated resource. Upon Commission review and in accordance with N.J.A.C. 7:50-6.157(b), the sign shop building is considered a site with sufficient remains which requires documentation prior to its demolition. The information contained in the previously completed cultural resource survey and the additional documentation submitted during this application satisfy the documentation requirements for the sign shop building.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Online news publication notice was completed on May 1, 2026. The application was designated as complete on the Commission's website on May 11, 2026. The Commission's public comment period closed on June 12, 2026. No public comment was submitted to the commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of six sheets (Sheets 7, 8, 23, 26, 48 & 51), prepared by GFT Infrastructure, Inc., all sheets dated November 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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MIKIE SHERRILL
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DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 6, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Re: Application # 2016-0045.001
Washington Turnpike Bridge
Washington Township

Dear Mr. Bird:

The Commission staff has completed its review of your application for the replacement of the Washington Turnpike Bridge over West Branch of Wading River. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 10, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Shane P. Murphy (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Application No.: 2016-0045.001
Washington Turnpike Bridge
Washington Township

This application proposes the replacement of the Washington Turnpike Bridge (Godfrey's Bridge) over West Branch of Wading River in Washington Township.

The existing one lane timber bridge is 175 feet long and 12 feet wide. The applicant has indicated that the existing bridge is deteriorating and that the bridge replacement is necessary to provide for safe travel conditions. This application proposes to remove and replace the existing bridge with a concrete bridge. The concrete bridge will be 175 feet long and 16.8 feet wide. The additional width will provide for a 12 foot single lane road and shoulders.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.22)

The proposed development is located within the Pinelands Preservation Area District. The replacement of a bridge is permitted in the Pinelands Preservation Area District.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed bridge replacement will be located in wetlands and the required buffer to wetlands. The CMP permits bridges (linear improvements) in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met.

The proposed bridge replacement will disturb approximately 5,489 square feet (0.13 acres) of wetlands. The applicant has demonstrated that there is no feasible alternative to the proposed development that

does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve traffic safety. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed bridge replacement will be located over existing paved and gravel areas, and within existing forested land. The proposed bridge replacement will disturb approximately 18,795 square feet (0.43 acres) of forested land. All soil disturbance and clearing will be limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known records of several threatened and endangered plant and animal species in the general vicinity of the proposed development. The applicant performed threatened and endangered species surveys for all of the concerned plant and animal species. The surveys determined that no populations of threatened or endangered plant species were located in the project area. The survey also determined that no threatened or endangered animal species were found in the project area and that the project area did not constitute habitat critical to the survival of any local population of threatened or endangered animal species. The applicant has demonstrated that the proposed development is consistent with the threatened and endangered species protection standards of the CMP.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The proposed development will result in an increase in impervious surfaces of 1,001 square feet. The applicant proposes to remove 1,424 square feet of impervious pavement within the Godfrey's Bridge Road right-of-way. The proposed development will result in a decrease of impervious surfaces of 423 square feet. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was completed for the proposed development. The survey determined that no significant cultural resources exist within the project area and that the current bridge is not eligible for inclusion on the National Register of Historic Places.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on January 16, 2026. The application was designated as complete on the Commission's website on June 2,

2026. The Commission's public comment period closed on June 12, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of six sheets, prepared by McCormick Taylor and dated as follows:

Sheets 1-4 & 6 - January 16, 2026
Sheet 5 - January 13, 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 6, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Re: Application # 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

Dear Mr. Cappetti:

The Commission staff has completed its review of your application for improvements to an existing pump station. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its July 10, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Evesham Township Planning Board (via email)
Evesham Township Construction Code Official (via email)
Evesham Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Application No.: 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

This application proposes improvements to an existing public sanitary sewer pump station located on the above referenced 0.13 acre parcel in Evesham Township.

The applicant proposes to remove existing development from the parcel including electrical panels and an emergency generator. The proposed improvements include the construction of a new wet well, a backup pump, a 160 square foot electrical building and an approximately 1,200 square foot paved driveway.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.28)

The proposed development is located in a Pinelands Regional Growth Area. The proposed development (public service infrastructure) is a permitted use in a Pinelands Regional Growth Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within 300 feet of the parcel. The proposed development is located approximately 230 feet from wetlands. The proposed development is located no closer to wetlands than the existing pump station. There are existing paved roads and dwellings located between the proposed development and the concerned wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing developed and grassed areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize disturbed areas, the applicant proposes to utilize a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on May 11, 2026. The Commission’s public comment period closed on June 12, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of two sheets, prepared by Richard A. Alaimo Associates and dated as follows:

Sheet 1 - January 2026
Sheet 2 - March 2026
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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MIKIE SHERRILL
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DR. DALE G. CALDWELL
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General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 6, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 17

TITLE: Issuing an Order to Certify Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township

Commissioner Lohbauer moves and Commissioner Matro seconds the motion that:

- WHEREAS**, on July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township; and
- WHEREAS**, Resolution #PC4-83-59 of the Pinelands Commission specified that any amendment to the Township’s certified Master Plan and codified Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and
- WHEREAS**, Resolution #PC4-83-59 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and
- WHEREAS**, on March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township’s Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026; and
- WHEREAS**, the Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026; and
- WHEREAS**, on March 13, 2026, Manchester Township adopted Ordinance 26-23, amending Chapter 245 by rezoning land within the Township’s Regional Growth Area and establishing the Pinelands Affordable Housing (PAF-2) District and affiliated district regulations; and
- WHEREAS**, on March 13, 2026, Manchester Township adopted Ordinance 26-24, amending Chapter 245 by revising zones in which garden apartments and townhouse developments are conditionally permitted; and
- WHEREAS**, the Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026; and
- WHEREAS**, on May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245 by revising Pinelands Development Credit provisions applicable to new and existing zoning districts; and
- WHEREAS**, the Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026; and
- WHEREAS**, by letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 require formal review and approval by the Pinelands Commission; and
- WHEREAS**, a public hearing to receive testimony on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed, and held remotely on June 10, 2026 at 9:30 a.m., with live broadcasting on the Pinelands Commission’s public YouTube channel and an opportunity for the public to call-in during the broadcast; and

WHEREAS, the Executive Director has found that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 and has reviewed the Executive Director’s report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that

- 1. An Order is hereby issued to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan.
- 2. Any additional amendments to Manchester Township’s certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

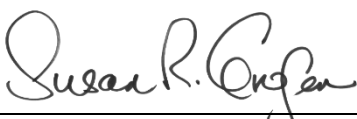
Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta			X		Lohbauer	X				Rittler Sanchez	X			
Avery			X		Matro	X				Signor			X	
Buzby-Cope	X				Mauriello	X				Wallner	X			
Irick			X		Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: July 10, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
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www.nj.gov/pineland



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

Report on Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245, (Land Use and Development) of the Code of Manchester Township

June 26, 2026

Manchester Township
1 Colonial Drive
Manchester Township, NJ 08759

Findings of Fact

I. Background

The Township of Manchester is located in the northern portion of the Pinelands Area in northwestern Ocean County. Pinelands municipalities adjacent to Manchester Township include the Borough of Lakehurst and the Townships of Berkeley, Jackson, Lacey, Plumsted, and Toms River in Ocean County, and the Townships of Pemberton and Woodland in Burlington County.

On July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township applicable to that portion of the municipality located in the state-designated Pinelands Area.

On March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026. The Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026.

On March 13, 2026, Manchester Township adopted Ordinances 26-23 and 26-24, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026. Ordinance 26-24 effectively supersedes Ordinances 25-01 and 26-11, which also amended Sections 245-68 and 245-74 and were previously submitted to the Commission.

On May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026.

By letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following master plan amendment and ordinances have been submitted to the Pinelands Commission for certification:

- * Amended Housing Element and Fair Share Plan, dated March 6, 2026, adopted by the Planning Board on March 19, 2026
- * Ordinance 26-23, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-24, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on April 27, 2026, and adopted on May 11, 2026

These documents have been reviewed to determine whether they conform with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50-3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50-3.39.

1. Natural Resource Inventory

Not applicable.

2. Required Provisions of Master Plans and Land Use Ordinances Relating to Development Standards

Amended Fourth Round Housing Element and Fair Share Plan

The Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026, addresses the Township's fourth-round affordable housing obligation. The Plan includes data and analyses regarding the Township's existing and projected demographics, housing stock, and employment characteristics, as well as updated information regarding the completed and proposed mechanisms intended to satisfy the Township's affordable housing obligation. The Plan identifies a present need obligation of 154 units and a fourth-round prospective need obligation of 412 units.

The Township previously submitted its adopted Fourth Round Housing Element and Fair Share Plan to the Commission. It was found to raise no substantial issues with respect to CMP standards. The Amended Plan revises the mechanisms, and associated credits, used to address the Township's third- and fourth-round affordable housing obligations, including additional inclusionary development sites within the Pinelands Area portion of the Township.

Affordable Housing Sites within the Pinelands Area

The Amended Housing Element and Fair Share Plan includes three new inclusionary development sites within the Pinelands Area that are intended to address a portion of the Township's fourth-round affordable housing obligation. The projects are located within the Township's Regional Growth Area and are proposed as mixed-use developments that include affordable housing units.

The Craftway site (Block 69, Lot 8), a 5.24-acre parcel located in the Township's Pinelands Business (PB-1) District, is proposed to be developed with 40 townhomes and a two-story mixed-use building containing commercial space on the ground floor and seven affordable apartments on the second floor. The Plan anticipates that the project will comply with the Township's certified PB-1 District standards, which permit mixed-use development and townhouses at a density of eight dwelling units per acre. Based on the acreage of the property, 47 units would exceed the maximum permitted density within the PB-1 District. However, the development application currently pending before the Commission proposes 33 townhomes and a two-story mixed-use building with 6 affordable apartments, which is consistent with the maximum residential density permitted in the PB-1 District.

The Seaport/Hangar Road site (Block 69, Lots 1.01-1.09), an 11.25-acre parcel located in the Township's Pinelands Single-Family Residential (PR-40) District, is proposed to be developed with 52 townhomes and a three-story mixed-use building containing commercial space on the ground floor and 11 affordable apartments on the upper floors. This number of units far exceeds what is permitted under the currently certified PR-40 District zoning. The Township has advised the Commission that it intends to adopt zoning amendments for the site in late 2026 to facilitate inclusionary development. Any such zoning amendments must be submitted to the Pinelands Commission for review and approval before they may take effect.

The Plan also relies on two parcels located along Ridgeway Boulevard. The first, a 35-acre parcel located at 2582 Ridgeway Boulevard (Block 72.01, Lots 9 and 17), is anticipated to be developed with 214 dwelling units, including 43 affordable housing units. The second, a 48-acre parcel located at 2590 Ridgeway Boulevard (Block 72, Lots 8 and 16), is anticipated to be developed with 317 dwelling units, including 64 affordable housing units. These properties are currently located within the Township's Pinelands Office, Research and Light Industrial (POR-LI) District but are the subject of a zoning amendment adopted through Ordinance 26-23, as described below.

Affordable Housing Sites within the Pinelands National Reserve

The amended Plan includes the Heritage Minerals (Hovsons, Inc.) project as a mechanism contributing toward the Township's third- and fourth-round affordable housing obligations. The site is located outside the Pinelands Area but within a Regional Growth Area of the Pinelands

National Reserve (PNR). The Pinelands Commission certified the Township's zoning plan for the PNR area in 2019.

The site is currently located in the Retirement Community (RC-2) District. According to the Amended Plan, the Township intends to revise the existing RC-2 District standards to permit a total of 2,450 dwelling units, consisting of 1,153 age-restricted market-rate units, 929 market-rate family units, 73 age-restricted affordable units, and 295 family affordable units.

The total number of units anticipated at the site is consistent with the maximum authorized under a 2004 settlement agreement between the Pinelands Commission, NJDEP, and Hovsons, Inc, the owner of nearly 4,000 acres of land within Manchester Township's PNR area. Under the agreement, a 995-acre development area was delineated, what is now the RC-2 District, to accommodate a maximum of 2,450 residential units and 20,000 square feet of commercial development. The remainder of the Hovsons property, together with an additional 3,450 acres located within the Pinelands Area, was to be dedicated to the State for open space preservation. In 2005, the Pinelands Commission amended the CMP Land Capability Map to redesignate the 995-acre development area as a Pinelands Regional Growth Area, with all other lands remaining in the Pinelands Forest Area (37 N.J.R. 2013(b)). To date, the development authorized under the settlement agreement has not occurred, nor have the 6,475 acres designated for preservation been deed restricted or conveyed to the State.

Ordinance 26-23

Ordinance 26-23 rezones approximately 83 acres, consisting of four lots (Block 72, Lots 8 and 16; Block 72.01, Lots 9 and 17), from the Pinelands Office, Research, Light Industrial (POR-LI) District to the newly established Pinelands Affordable Housing (PAF-2) District (see Exhibit 1). These lots are located within the Township's Regional Growth Area and are identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan as affordable housing sites (2582 and 2590 Ridgeway Boulevard).

The ordinance establishes PAF-2 District regulations that permit mixed-use development (commercial and residential) at a maximum gross density of 8.65 dwelling units per acre. Permitted residential uses include multifamily dwellings, townhouses, stacked townhouses, and dwelling units located above commercial uses in mixed-use buildings. A variety of commercial uses are also permitted. The ordinance includes bulk, area, design, parking, and landscaping standards. A minimum of 20 percent of all units must be set aside as affordable to low- and moderate-income households. Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all units, excluding up to 20 percent of the total project units that are made affordable.

Ordinance 26-23 also rezones approximately 93 acres, consisting of three lots (Block 62, Lots 15, 16, and 33), from the Pinelands Affordable Housing (PAF-1) District to the existing, adjacent Pinelands Single-Family Residential (PR-40) District, thereby eliminating the PAF-1 District and repealing its associated district standards (see Exhibit 1). These lots are located within the Township's Regional Growth Area and were permanently preserved as open space by Ocean County on December 24, 2024.

Ordinance 26-24

Ordinance 26-24 amends Sections 245-68 (Garden Apartments) and 245-74 (Townhouse Developments) by revising the zoning districts in which these residential uses are conditionally permitted. Under these provisions, garden apartments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 6 dwelling units per acre. Likewise, townhouse developments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 8 dwelling units per acre.

Ordinance 26-24 eliminates garden apartments and townhouse developments as conditionally permitted uses in all zoning districts except the Pinelands Business-1 (PB-1) District. Previously certified ordinances conditionally permitted these uses in the PB-1, Whiting Town Business-1 Acre (WTB-1), Whiting Town Highway Development (WTHD), Whiting Town Office Professional (WTO-P), and Whiting Town Retirement Community (WTRC) districts. Townhouse developments were also permitted in the POR-LI District. The PB-1 and POR-LI districts are located within the Regional Growth Area, while the WTB-1, WTHD, WTO-P, and WTRC districts are located within a Pinelands Town management area. The ordinance also revises Schedules F and G of Chapter 245 to align with these changes.

Ordinance 26-31

Ordinance 26-31 amends Section 245-32C, Pinelands Development Credits, by adding cross-references to the new PAF-2 District established by Ordinance 26-23, discussed above, and by removing references to the PAF-1 District, which was repealed by Ordinance 26-23, as well as references to the PRC, PRC-1, and PMP districts, which were previously repealed.

Regional Growth Area Impacts of Ordinances 26-23 and 26-24

Staff assessed the change in residential zoning capacity within the Regional Growth Area resulting from the establishment of the PAF-2 District and the elimination of townhouse developments as a conditional use in the POR-LI District, which effectively eliminates all residential development opportunities in the remainder of the POR-LI District. Manchester Township's certified zoning ordinance conditionally permits townhouse developments at a density of 8 dwelling units per acre on lots of at least 10 acres within the POR-LI District. Staff's analysis found that approximately 64 vacant private acres remain in the certified POR-LI District, primarily consisting of three lots (Block 62, Lot 29; Block 72.01, Lots 9 and 17). Under the townhouse development option, a total of 512 dwelling units could be permitted on these lots.

The newly established PAF-2 District includes two of the three remaining large vacant lots in the certified POR-LI District (Block 72.01, Lots 9 and 17), as well as two other contiguous lots that contain existing industrial development (Block 72, Lots 8 and 16). The 83-acre PAF-2 District permits a range of residential housing types at a density of 8.65 dwelling units per acre, which is only slightly greater than the density permitted under the existing townhouse development option. As noted above, the Township's Housing Element and Fair Share Plan anticipates the development of a total of 531 dwelling units on the lots within the PAF-2 District.

It is also important to note that, prior to 2017, the POR-LI District did not permit residential development. Townhouse development was conditionally permitted as part of a zoning amendment involving four lots totaling approximately 129 acres that were rezoned from the former PRC-1 District to the POR-LI District (Block 72, Lots 7, 8, and 16; and Block 72.01, Lot

17). The PRC-1 District was established pursuant to a 2007 builder's remedy settlement agreement. A maximum of 400 market-rate units and 20 affordable units were permitted within the PRC-1 District, with PDC use required for 30 percent of the market-rate units. As part of the 2017 rezoning, the Township conditionally permitted townhouse development within the POR-LI District, in part, to maintain consistency with the CMP's residential density and PDC requirements for Regional Growth Areas. Three of the four lots that were formerly located within the PRC-1 District are now included in the PAF-2 District. Block 72, Lot 7 was acquired by Ocean County and developed as a public works facility.

On balance, the establishment of the PAF-2 District and its slightly increased residential density offsets the elimination of residential development opportunities within the remainder of the POR-LI District.

Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

3. Requirement for Certificate of Filing and Content of Development Applications

Not applicable.

4. Requirement for Municipal Review and Action on All Development

Not applicable.

5. Review and Action on Forestry Applications

Not applicable.

6. Review of Local Permits

Not applicable.

7. Requirement for Capital Improvement Program

Not applicable.

8. Accommodation of Pinelands Development Credits

N.J.A.C. 7:50-3.39(a)8 provides that, to be certified by the Commission, a municipal land use ordinance must provide sufficient residentially zoned property within the Regional Growth Area to be eligible for an increase in residential density through the use of Pinelands Development Credits (PDCs), as set forth in N.J.A.C. 7:50-5.28(a)3.

As described in Section 2 above, Ordinance 26-23 establishes the PAF-2 District and rezones four lots from POR-LI to PAF-2. It also eliminates townhouse developments as a conditionally permitted use in the POR-LI. Within the PAF-2 District, Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all dwelling units, excluding up to 20 percent of the total project units that are made affordable. This PDC requirement is consistent with the PDC standards previously certified for townhouse developments within the POR-LI District, as well as the residential development permitted under the former PRC-1 District.

Under the PAF-2 District standards, a maximum of 172 PDC rights (43 PDCs) could be redeemed. However, based on the development projects identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan, approximately 128 PDC rights (32 PDCs) are anticipated to be redeemed.

As discussed in Section 2 above, the elimination of residential development potential resulting from the repeal of townhouse developments as a conditionally permitted use in the POR-LI District is effectively offset by the establishment of the PAF-2 District. Since the same PDC standards that applied to townhouse development in the POR-LI are maintained for residential uses in the PAF-2 District, the impact on future PDC redemption potential is negligible.

Accordingly, Ordinance 26-23 continues to provide sufficient residentially zoned property within the Regional Growth Area to support the use of Pinelands Development Credits in a manner consistent with N.J.A.C. 7:50-3.39(a)8 and N.J.A.C. 7:50-5.28(a)3. Therefore, this certification standard is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for certification is met.

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act. Therefore, this standard for certification is met.

13. Procedure to Resolve Intermunicipal Conflicts

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 do not increase development potential on lands adjacent to the Township's municipal boundaries. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

Public Hearing

A public hearing to receive testimony concerning Manchester Township's application for certification of its Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed and held on June 10, 2026 at 9:30 a.m. Ms. Amber Mallm conducted the hearing, which was held remotely and broadcasted live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. No testimony was provided.

Written comments on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 were accepted through June 12, 2026. No written comments were received.

Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, complies with the Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 of Manchester Township.

SRG/DBL/CMT
Attachments



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0381.005 & 2019-0027.001)

Commissioner _____ **moves and Commissioner** _____ **seconds the motion that:**

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1987-0381.005
Applicant: **NJDEP State Parks, Forests and Historic Sites**
Municipality: Pemberton Township
Management Area: Pinelands Preservation Area District
Date of Report: July 23, 2026
Proposed Development: Replacement of a septic system at Whitesbog Village; and

2019-0027.001
Applicant: **NJ Department of Transportation**
Municipality: Town of Hammonton
Management Area: Pinelands Town
Date of Report: July 23, 2026
Proposed Development: Installation of scour countermeasures at the Cedar Branch Bridge on Route 206.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1987-0381.005 & 2019-0027.001 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: _____

Susan R. Grogan

Executive Director

Laura E. Matos

Chair



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Re: Application # 1987-0381.005
Block 898, Lot 1
Pemberton Township

Dear Mr. Cecil:

The Commission staff has completed its review of your application for the replacement of a septic system at Whitesbog Village. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 14, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Pemberton Township Planning Board (via email)
Pemberton Township Construction Code Official (via email)
Pemberton Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Cameron Corini, PE (via email)
Allison Pierson (via email)



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 23, 2026

John Cecil (via email)
NJDEP State Parks, Forests and Historic Sites
501 E. State Street
P.O. Box 420 Mail Code 501-04
Trenton NJ 08625

Application No.: 1987-0381.005
Block 898, Lot 1
Pemberton Township

This application proposes the replacement of a septic system at Whitesbog Village located on the above referenced 261.34 acre parcel in Pemberton Township.

The Pinelands Comprehensive Management Plan (CMP, N.J.A.C. 7:50-4.1(a)10) provides that the replacement of an existing on-site wastewater disposal system does not require the completion of an application with the Commission unless the proposed replacement is located within a historic resource designated by the Commission. Whitesbog Village has been designated by the Commission as a historic resource. Therefore, the proposed replacement septic system requires the completion of an application with the Commission.

The Whitesbog General Store is serviced by an onsite septic system. The existing septic system is comprised of a septic tank and a small disposal field. The applicant has indicated that the existing septic system is failing. This application proposes to replace the existing septic system with a system comprised of a four septic tank system and an 864 square foot disposal field.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following reviews the CMP standards that are relevant to this application.

Land Use (N.J.A.C. 7:50-5.22)

The parcel is located in the Pinelands Preservation Area District. The replacement of a septic system is permitted in the Pinelands Area.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within 300 feet of the proposed development. The replacement septic system will be located in the same location as the existing septic system.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within an existing maintained lawn area. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. To stabilize the disturbed areas, the applicant proposes replanting the maintained lawn area with turf grasses.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was completed within the project area. The survey demonstrated that the project area does not contain any significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on April 30, 2026. Online news publication notice was completed on June 15, 2026. The application was designated as complete on the Commission's website on June 16, 2026. The Commission's public comment period closed on July 10, 2026. The Commission received one written public comment regarding this application.

Public Comment: The commenter requested that the Commission approve the proposed septic system replacement application.

Staff Response: The Commission appreciates the commenter's interest in the application and notes that this report recommends that the Commission approve this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of three sheets, prepared by Roberts Engineering Group, LLC and dated as follows:

Sheet 1 - July 3, 2024
Sheets 2 & 3 - October 9, 2024
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
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(609) 894-7300
www.nj.gov/pinelands



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 10, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

From: Allison Pierson (whitesbogpreservationtrust@gmail.com)
Received: 7/7/2026 3:47:25 PM
To: AppInfo, PC [PINELANDS] (AppInfo@pinelands.nj.gov)
CC:
Subject: Application and Development Submission or Questions
Attachments: None

Below is the result of your feedback form. It was submitted by
Allison Pierson (whitesbogpreservationtrust@gmail.com) on Tuesday, July 7, 2026 at 15:46:57

email: whitesbogpreservationtrust@gmail.com

subject: Application and Development Submission or Questions

print_blank_fields: 1

Name: Allison Pierson

Phone Number: 2155860454

Contact Purpose: Application or Site-Specific

Subject Municipality: Pemberton Township

Existing Application Number Prefix: 1987

Existing Application Number : 0381

Existing Application Number Suffix: 005

Property address: 120 W Whites Bogs Rd, Browns Mills, NJ 08015

Message: It is hard to emphasize how important it is to Whitesbog Historic Village to have a working septic system for the General Store. All of our visitors hope for bathroom access, many visit from an hour away as well as locally to learn about and experience our New Jersey and National Register Historic District site, the birthplace of cultivated blueberries, and not having indoor bathrooms available is quite a letdown for visitors, especially seniors. Please, please, please, please, approve the septic system work. It is an existing system that needs an update and it is long overdue. As a non-profit, we depend on community support and visitors to meet our mission. It will be greatly appreciated. -Allison Pierson, Executive Director of Whitesbog Preservation Trust

Submit: Submit



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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Re: Application # 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

Dear Mr. Brock:

The Commission staff has completed its review of your application for the installation of scour countermeasures at the Cedar Branch Bridge on Route 206. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its August 14, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

April Field
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Town of Hammonton Planning Board (via email)
Town of Hammonton Construction Code Official (via email)
Town of Hammonton Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Brian Lainson, PE (via email)



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MIKIE SHERRILL
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DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

July 23, 2026

Brendan K. Brock (via email)
New Jersey Department of Transportation
951 Parkway Avenue
Ewing NJ 08625

Application No.: 2019-0027.001
State Highway Route 206
Block 4702, Lot 18
Town of Hammonton

This application proposes the installation of scour countermeasures at the Cedar Branch Bridge within the Route 206 right of way and on the above referenced 2.05 acre parcel in the Town of Hammonton.

The applicant has indicated that the bridge has been affected by ongoing erosion and that the bridge is at high risk for scour undermining (erosion of dirt and sediment beneath the bridge foundation). This application proposes the installation of approximately 2,657 square feet of articulated concrete block matting and rip-rap stone to protect the bridge from further erosion.

A portion of the proposed development will be located on Block 4702, Lot 18 owned by a private property owner(s). The applicant proposes to acquire the area where development will occur on Block 4702, Lot 18 through an agreement with the property owner. If an agreement with the property owner cannot be reached, the applicant has indicated that they will exercise eminent domain. A condition is included in this Report indicating that no development shall occur on Block 4702, Lot 18 until the applicant has obtained lawful right of access to the affected property.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following CMP standards are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located in the Pinelands Town of Hammonton. The proposed development is permitted in a Pinelands Town.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed development will be located in wetlands and the required buffer to wetlands. The proposed development will disturb approximately 2,657 square feet of wetlands.

The CMP permits bridges (linear improvements) and improvements associated with bridges, such as erosion countermeasures, in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed development that does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve the safety of the existing bridge. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

The applicant received a Freshwater Wetlands General Permit and a Flood Hazard Area General Permit from the New Jersey Department of Environmental Protection (NJDEP) on March 5, 2021 for the proposed development. That permit expired on March 5, 2026. On March 17, 2026, the NJDEP granted a five year extension of the permit.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed scour countermeasures will be installed within areas containing herbaceous vegetation, maintained grass, and open water. All soil disturbance and clearing will be limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on June 10, 2026. The Commission’s public comment period closed on July 10, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 8 sheets, prepared by Dewberry Engineers, all sheets dated October 18, 2023.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native

grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a valid Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sediment from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.
7. No development proposed in this application shall occur on the above referenced lot unless and until the applicant obtains the necessary lawful right of access.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on August 10, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: To Adopt an Amendment to the Pinelands Infrastructure Master Plan

Commissioner_____ **moves and Commissioner** _____
seconds the motion that:

WHEREAS, P.L. 1985, Chapter 302 (the Pinelands Infrastructure Trust Bond Act) authorized creation of a debt of the State of New Jersey by issuance of bonds in the sum of \$30,000,000 for the purpose of providing grants and loans to local units of government in the Pinelands Area for infrastructure capital projects necessary to accommodate development in the Regional Growth Areas; and

WHEREAS, P.L. 1985, Chapter 302 required that the Pinelands Commission adopt an infrastructure master plan to be used in evaluating projects to be financed, to specify funding structure in terms of grants and loans to be awarded, and to recommend the level of funding for selected projects; and

WHEREAS, the Department of Environmental Protection adopts regulations regarding grant and loan procedures and regulations regarding allowable costs in N.J.A.C. 7:22 – 6 and 7 to implement the awards specified in the adopted Pinelands Infrastructure Master Plan; and

WHEREAS, on January 16, 1987, the Pinelands Commission adopted the original Pinelands Infrastructure Master Plan by Resolution PC4-87-03; and

WHEREAS, since that time, the Pinelands Commission adopted a number of amendments to the Pinelands Infrastructure Master Plan, most recently in 2019 through Resolution PC4-19-35; and

WHEREAS, with that 2019 amendment Pinelands Commission allocated available funding of \$15,000,000 among five infrastructure projects; and

WHEREAS, three of the five projects prioritized by the 2019 amendment failed to proceed resulting in approximately \$10,000,000 in the Pinelands Infrastructure Trust Fund that could be reallocated to support future infrastructure projects in the Regional Growth Area, and

WHEREAS, the Pinelands Commission has evaluated the current needs for infrastructure to support the demands of the Regional Growth Area; and

WHEREAS, it is necessary to revise the Pinelands Infrastructure Master Plan to create a framework for ranking new projects and to design a structure for funding that will address the current needs for infrastructure; and

WHEREAS, a public hearing to receive testimony on a proposed amendment to revise the project ranking criteria and funding structure was duly advertised, noticed and held virtually on July 22, 2026, at 10:00 a.m.; and

WHEREAS, the Executive Director has found that the amendment to revise the categories of infrastructure and the criteria for ranking project proposals supports the objectives of the Pinelands Infrastructure Bond Act; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending adoption of the June 2026 Pinelands Infrastructure Master Plan amendment; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the June 2026 Infrastructure Master Plan amendment be adopted; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the amendment and has reviewed the Executive Director’s report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that

- 1. An Order is hereby issued to amend the Pinelands Infrastructure Master Plan by revising the project ranking criteria and funding structure in accordance with the June 2026 amendment.
- 2. The Executive Director shall issue a request for project proposals and in the event that projects are submitted to and evaluated by the Commission in accordance with the amended Infrastructure Master Plan, selection of projects and funding awards will be considered in a future amendment.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



State of New Jersey
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

REPORT ON THE JUNE 2026 PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT TO SET RANKING CRITERIA AND FUNDING STRUCTURE

The 1985 Pinelands Infrastructure Trust (PITF) Bond Act created an initial source of funding with the goal of defraying the costs of infrastructure in Pinelands Regional Growth Areas while simultaneously offering land value equity to property owners in the Preservation Area District, Agricultural Production Area and Special Agricultural Production Area through the use of Pinelands Development Credits (PDC). The PITF Act directed the Pinelands Commission to prepare a Master Plan to evaluate and identify infrastructure projects and to include a funding structure through which the State would administer grants and/or loans for projects that are identified in the Master Plan. Infrastructure projects must serve new development in the Regional Growth Area and the development supported by the infrastructure projects must provide opportunities or have requirements for the redemption of PDCs.

Prior to 2019, the Commission adopted various PITF Master Plan amendments that set forth projects and ranking, and funds were disbursed in the form of loans and grants. Repayment of loans replenished the Fund. In 2019, the Commission again amended the Master Plan to allocate approximately \$15,890,000 from the PITF to five infrastructure projects. Of those five projects, only two have moved forward, one being the Pemberton Township water system improvements and the second being the Galloway Township Pinehurst sewer extension. The Pemberton Township project was awarded \$2,636,100 in grant and loan, and the Galloway Township Pinehurst sewer extension project was awarded \$3,144,096. After deducting those loans and grants from the available funding, there remains approximately \$10 million that could be allocated to new priority projects.

To better address current infrastructure needs, staff is recommending that the Commission consider amendments to the Master Plan. In preparing the attached ranking criteria and funding amendment, staff sought input from local governments and utilities regarding current infrastructure needs and considered historical information to assist with preparation of the proposed PITF Master Plan Amendment. This first amendment will revise the categories of infrastructure that might qualify and will also change some of the criteria used to evaluate infrastructure projects that local sponsors propose for funding. This amendment retains the 2019 funding structure of any award consisting of 50% loan, 40% grant, and a minimum of 10% local matching funds. However, the amendment will increase the interest rate to 2% on the loan portion of any awarded funding.

Pending Commission adoption of the June 2026 amendment, Commission staff anticipates issuing a request for project proposals in late August 2026. A proposal deadline will be set in early December. Any submitted infrastructure proposals will be evaluated against the criteria included in this Master Plan amendment. Staff will then draft a second Master Plan amendment to identify a list of specific projects and to recommend loan and grant amounts.

PUBLIC HEARING

A public hearing to receive testimony concerning the PITF Master Plan amendment ranking criteria and funding structure was duly advertised, noticed, and held virtually on July 22, 2026 at 10:00 A.M. Ms. Gina Berg conducted the hearing. No testimony was given by the public at the hearing.

Written comments on the PITF Master Plan amendment were accepted through July 27, 2026. One comment was received.

1. Honorable Carl Pitale, Mayor, Hamilton Township (see Exhibit #1) submitted written comments stating that the ranking criteria should support large central water or wastewater projects that can open Regional Growth Areas for redevelopment, serve multiple development projects, and leverage existing public systems. Mayor Pitale said that regional infrastructure projects to serve a wider area would better address municipal needs. The written comments also support allowing funding to be used for either wastewater or water supply infrastructure projects.

EXECUTIVE DIRECTOR'S RESPONSE

The written comments (Exhibit #1) stated that the ranking criteria should prioritize regional infrastructure projects that support development of more than one site, promote orderly growth, and extend water or wastewater along corridors, and supported funding of water or wastewater projects.

The comments closely align with several criteria in the proposed Master Plan amendment. The ranking criteria offer higher ranking for projects that would serve a larger number of residential units. If a project proposal would allow service to multiple sites, that would score higher in the evaluation matrix. Likewise, a project would score higher if it could serve not only new development, but also redevelopment in the Regional Growth Area. Finally, additional points would be awarded for projects supported or sponsored by multiple local government entities as a regional infrastructure project. The commenter agreed with the proposed amendment to fund wastewater and water infrastructure projects.

CONCLUSION

Based on the background and comments described above, the Executive Director has concluded that the June 2026 PITF Master Plan amendment will support the objectives of the PITF Act. Accordingly, the Executive Director recommends that the Commission adopt the Amendment as proposed.

ATTACHMENT

gab

Township of Hamilton
6101 Thirteenth Street
Mays Landing, New Jersey 08330
The Office of the Administrator
609-625-1511
Mayor@HamiltonATLNJ.gov



*New Jersey's Largest
Municipality*

July 27, 2026

Re: Hamilton Township Comments on Proposed Amendment to the Pinelands Infrastructure Trust Master Plan

Dear Pinelands Commission:

Hamilton Township appreciates the opportunity to submit comments on the proposed amendment to the Pinelands Infrastructure Trust Master Plan. The Township supports the Commission's effort to modernize the criteria used to evaluate infrastructure projects eligible for potential funding through the Pinelands Infrastructure Trust Fund.

Hamilton Township has long been recognized as a Regional Growth Area municipality, and infrastructure planning remains essential to ensuring that growth occurs where the Pinelands Comprehensive Management Plan intends it to occur. The original Infrastructure Master Plan was designed to prioritize fundable projects and allow flexibility for new or modified projects as planning policies evolve.

The Township respectfully encourages the Commission to ensure that the amended ranking criteria give meaningful consideration to projects that create **backbone infrastructure** serving more than a single parcel or development. Priority should be given to water and wastewater improvements that open planned corridors for redevelopment, serve multiple properties, leverage existing public systems, and support orderly growth within Regional Growth Areas.

A current example in Hamilton Township is the redevelopment opportunity at **6370–6380 Black Horse Pike**, where approximately two miles of public water and sanitary sewer extension may be necessary. While such infrastructure would support that site, its greater public value would be in establishing utility capacity for additional existing and future development opportunities along the Black Horse Pike corridor.

Hamilton Township therefore recommends that the Commission's revised criteria recognize and reward projects that:

- serve designated Regional Growth Areas;
- support redevelopment, rehabilitation, and adaptive reuse;
- extend public water and wastewater infrastructure in a corridor-based manner;
- benefit multiple parcels or property owners;
- promote compact growth and reduce pressure for development outside planned growth areas;
- support employment-generating commercial and mixed-use development; and
- improve the long-term efficiency, resiliency, and capacity of regional utility systems.

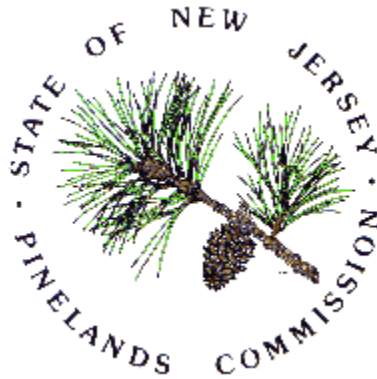
The Township also supports the inclusion of both wastewater and water supply projects as eligible infrastructure categories, particularly where such improvements serve new development or redevelopment in Regional Growth Areas.

Hamilton Township appreciates the Commission's consideration of these comments and looks forward to working collaboratively on infrastructure planning that supports responsible growth, environmental protection, and economic vitality within the Pinelands Region.

Respectfully submitted,

Mayor Carl Pitale
Township of Hamilton
Atlantic County, New Jersey

New Jersey Pinelands Commission



PINELANDS INFRASTRUCTURE TRUST MASTER PLAN AMENDMENT

PROJECT RANKING CRITERIA AND FUNDING STRUCTURE

PC-26-_____

June 26, 2026

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Overview

The Pinelands Infrastructure Trust Fund (PITF) was established in 1985 to help local governments and utility authorities defray the costs associated with supporting the population and economic growth targeted at Pinelands Regional Growth Areas. The Pinelands Infrastructure Bond Act became law on August 23, 1985. Voters subsequently approved a bond issue that allowed \$30 million to fund the PITF. The funds are disbursed through grants and loans for certain types of infrastructure projects that serve the needs of Pinelands Regional Growth Areas (RGA).

The Pinelands Commission prepared the original Pinelands Infrastructure Master Plan (IMP) as required by the PITF Act. That Infrastructure Master Plan accomplished three things. First, it delineated a funding structure for loans, grants, and local matching funds (originally 40%, 40%, and 20%, respectively). Second, it created a ranking system by which proposed infrastructure projects would be judged for funding eligibility. Third, it generated the list of projects that were deemed eligible for the initial round of funding. In 2019, the IMP was amended and the Commission set a funding structure that allowed project costs to be funded with up to 50% loan and 40% grant from PITF with a required a 10% local match. The list of prioritized projects was then forwarded to the New Jersey Infrastructure Bank (I-Bank) for management of the funding process.

In that funding round, five projects were awarded funding. Of those, only two (Pemberton Township water system improvements and Galloway Township sewer extension) have made some progress and accessed or will be accessing the funds to complete the projects. For the remaining projects including water, sewer, and transportation development, local sponsors have declined to proceed subsequent to the award or have made no significant progress in the past seven years. Therefore, staff is recommending that the Commission consider amending the IMP to set new criteria for funding, and subsequently, to prioritize projects for funding award. This process will result in the Commission amending the IMP twice, first identifying types of eligible infrastructure projects and ranking criteria along with a funding structure, and second, awarding new grants and/or loans to prioritized projects.

Currently, there is approximately \$10 million available to be disbursed as loans and/or grants. This is the remaining funding available after deducting the amount awarded to the two projects from 2019 that have made significant progress. For consideration of a new IMP amendment, a new funding structure will be outlined below. For a new funding round, new project priorities and ranking criteria are recommended and will be further discussed below.

Following review by the Policy & Implementation Committee of an IMP amendment to revise project ranking criteria and set a funding structure for proportions of grant, loan, and/or local match requirements, a public hearing must be held regarding the amendment. Staff will return to the Committee to review public comments and to seek a recommendation to forward it on to

the Commission to adopt the ranking criteria and funding structure amendment, as well as to move forward with posting a new request for project proposals.

If authorized to proceed, the Commission will announce a Request for Proposals to solicit applications for the 2026 funding round. Submitted applications will be ranked by staff and reviewed by the Policy & Implementation Committee. Subsequently, a second Master Plan amendment will be prepared, which will include the list of projects to be prioritized for funding. The second amendment to the IMP will then proceed through the same route of public hearing, committee review and adoption by the Commission. Following adoption of the IMP by the Commission, legislative appropriation must occur prior to funding awards through the Infrastructure Bank.

It should be noted that projects selected for funding prioritization through the Infrastructure Master Plan are not approved for development. All must follow normal permitting procedures including application to the Pinelands Commission and any other necessary permits or approvals before development may occur.

Objectives

The purpose of this Pinelands Infrastructure Trust Master Plan amendment is twofold. First, it proposes to create a revised set of ranking criteria for evaluating projects that will serve the needs of the Pinelands Regional Growth Areas. For this round, only projects involving water supply and wastewater projects would be solicited. Second, it proposes a new interest rate for any loans disbursed from the Pinelands Infrastructure Trust while maintaining the funding structure used in the 2019 funding round (50% loan, 40% grant, and 10% minimum local match).

The Pinelands Infrastructure Act was intended to also enhance the Pinelands Development Credit (PDC) program while also supporting the increased infrastructure needs and costs associated with development in RGA. Therefore, any project that receives PITF funding in this round must support new development or redevelopment for which PDC use is required or permitted by a municipal ordinance. Recommended ranking criteria reflect the underlying objective of the Pinelands Infrastructure Act of supporting both the PDC program and infrastructure needs of the RGA.

Eligible Infrastructure Types

The 2019 IMP amendments expanded the types of infrastructure projects eligible for funding to include transportation, green infrastructure projects, and water supply projects, as well as wastewater infrastructure. Prior to the 2019 funding round, all previous Infrastructure Plans had

awarded funding only to wastewater infrastructure projects. Due to the interest in and success of water supply and wastewater infrastructure projects, staff is recommending that the next round of funding be offered only to water supply or wastewater infrastructure projects. This would amend the IMP to only allow funding to be used for water supply and wastewater infrastructure projects that serve development in RGAs.

Ranking Criteria

There are two categories of ranking criteria: mandatory requirements and additional criteria. Mandatory requirements allow any project to earn up to 110 points and have largely remained the same from the 2019 funding round. The mandatory requirements emphasize the importance of infrastructure projects that will serve areas zoned for significant PDC redemption opportunities. Under the additional criteria section, the 2019 ranking criteria are revised to include four criteria: municipal economic factors, readiness to proceed, non-Kirkwood Cohansey water sources, and regional infrastructure support. The economic criterion is included in this funding round to recognize financially distressed Pinelands communities, because the cost of additional connections and/or upgrades can cause further financial strain for such communities. The readiness-to-proceed criterion is included to ensure that a municipality has a plan in place for project completion, thereby increasing the likelihood that the goals of the PITF will be realized. If maximum points are awarded to the proposed infrastructure project, a total of 175 points is possible in the ranking criteria including both the mandatory requirements and the additional criteria further described below.

Mandatory Requirements

All projects must provide service to a Regional Growth Area. Only infrastructure that supports new residential or mixed-use development and redevelopment will be considered. Only project costs associated with facilities and infrastructure inside the Pinelands Area will be eligible for funding. All projects must be eligible for points in these first three criteria. A project may be awarded up to 110 points under the mandatory requirements.

1. Level of Service (40 points)

This refers to the number of new dwelling units that are potentially served based on municipal zoning. Projects that will serve a larger number of residential units will be awarded higher points in this category. This category reflects the PITF's goal of supporting new development in the RGA to achieve the growth-oriented objectives in the Comprehensive Management Plan.

Scoring Factor	Number of Points
25 – 50 residential units	5
50 – 100 residential units	10
100 – 200 residential units	15
200 – 300 units	20
300 – 400 units	25
400 – 500 units	30
Greater than 500 units	40

2. Potential for PDC use - based on certified municipal zoning (40 points)

The project must serve areas where PDC use is optional or mandatory based on a certified municipal ordinance. Mandatory use is granted additional points in bonus factors. Potential use of greater numbers of PDCs increases awarded points. This criterion emphasizes the CMP's goal of ecological preservation and protection while supporting the PITF's objective of providing financial assistance for development in the RGA. Notably, many certified municipal ordinances and redevelopment plans include mandatory PDC use provisions.

Scoring Factor	Number of Points	
5 PDCs (20 rights)	5 for optional use	10 for mandatory use
7.5 PDCs (30 rights)	7 for optional use	15 for mandatory use
10 PDCs (40 rights)	10 for optional use	20 for mandatory use
12.5 PDCs (50 rights)	12 for optional use	25 for mandatory use
15 PDCs (60 rights)	15 for optional use	30 for mandatory use
Greater than 15 PDCs (>60 rights)	20 for optional use	40 for mandatory use

3. Local matching funds (20 points)

Not less than 10% of project funding must come from non-PITF sources, unless a hardship exists and the project otherwise is highly ranked. As funding is limited, some costs of the project must come from the municipality or local government entity to fund the project. This criterion also reflects the commitment of the municipality or project sponsor to carry out the project.

Percent Match	Number of Points
10-30%	14
Greater than 30%	20

4. Project will serve new development or redevelopment (10 points)

Recognizing that the PITF focused on the growth that was expected to occur in the RGA, projects proposed for funding must support new residential or non-residential development. Infrastructure to serve only existing development is not eligible. Infrastructure projects that will serve residential or non-residential development where the development is currently active and may have progressed to the point of obtaining local approvals are eligible. It should be noted that residential projects have the potential to rank higher in these evaluation criteria.

Additional Criteria

Although project proposals are not required to address these criteria, they may increase the project ranking score by addressing these criteria.

1. Readiness to proceed (15 points)

This criterion is to prioritize projects that are more likely to be completed/show a commitment to completing a project. This ensures that the funding is provided for projects that will be completed, which fulfills the goal of directing development to the RGA.

Scoring Factor	Number of Points	
	Task Initiated	Task Completed
Engineering design, plans, reports, feasibility	2	3
Registration with I-Bank or municipality adopted resolution for local funding	2	4
Development application to Commission initiated	5	8

2. Economic Factors (20 points)

An aspect of PITF is to ensure that the tax burden of providing utilities to serve residential development in the RGA does not fall on residents. As such, this criterion is

included to slightly increase priority for projects occurring in financially disadvantaged communities where financial burdens may be a barrier. If a project municipality qualifies under two or more of the following factors, no local match will be required. Therefore, the project could be awarded 10% more in grant allocation, for a total of 50% grant, 50% loan for the proposed project. This does not remove the mandatory project criteria above, but the local match requirement may be removed when the Commission amends the IMP to prioritize projects and award funding. Final award and determination of the required local match would be subject to review and authorization by the Commission.

Median household income, unemployment rate, percentage of population receiving TANF or SNAP benefits, and population trend data can be found in the 2026 NJ Department of Community Affairs (NJDCA)'s [Community Revitalization Index \(CRI\)](#). The values provided as the average for South Jersey are derived from the NJDCA's CRI table. For the purpose of this funding, South Jersey refers to the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem. The values in the table below are based on 2024 data.

Economic Criterion	South Jersey Average	Number of Points
Median household income of service area municipality is at or below 80% of South Jersey median household income	\$99,663	5
Service area municipality's unemployment rate is higher than the South Jersey average unemployment rate.	5.3%	5
Percentage of population receiving TANF or SNAP benefits is greater than the South Jersey average	7.9% SNAP; 11.5% TANF	5
Population trend is less than the South Jersey population increase trend	3.2%	5

3. Water Resources – Non-Kirkwood Cohansey Water Source (10 points)

The Pinelands Comprehensive Management Plan (CMP) implements water management standards at N.J.A.C. 7:50-6.86. Those standards direct applicants to first consider water supply sources that are alternatives to the Kirkwood Cohansey aquifer system. Additionally, the Kirkwood Cohansey aquifer is the surface water aquifer that supports the ecosystems and wetlands habitats of the Pinelands Area. To assist with creating

viable alternatives to the Kirkwood Cohansey aquifer for water supply purposes, additional points will be awarded to projects that result in bringing non-Kirkwood Cohansey water supply to serve development of Regional Growth Areas. Any water supply project that will use a non-Kirkwood Cohansey source will be awarded a total of ten additional points.

4. Regional Infrastructure (10 points)

Project sponsors must be local government entities with jurisdiction over the project or project service area. Projects with multiple project sponsors may be more viable.

Therefore, projects with multiple local government entities involved or supporting the project proposal, or projects with multiple local government entities providing a portion of the required local matching funds will receive additional points at five points for each additional sponsor up to a maximum of 10 points to include four project sponsors. No points will be awarded for the first project sponsor.

5. Conversion of Existing Septic Service Areas to Sanitary Sewer Service (10 points)

The mandatory requirements for an infrastructure project to be funded through the Pinelands Infrastructure Trust Fund limit eligible projects to those that will serve new development in Regional Growth Areas. However, there may be wastewater infrastructure projects that will also extend the potential for sewer service to areas of existing development served by onsite septic disposal systems. While any sewer extensions into such existing development is not an eligible cost for infrastructure project funding through the PITF, an infrastructure project that would increase the likelihood for sewer service to be extended to that existing development will be awarded up to ten additional points. Under this criterion, points will be awarded for infrastructure projects that could possibly lead to the extension of sewer service to existing developments currently served by onsite septic systems in a Regional Growth Area. Points will be awarded on a scale depending on the number of existing dwellings served by onsite septic systems and any identified existing public health issue for the area of existing development.

Total Possible Points:

Mandatory Criteria	
Level of Service	40
Potential for PDC Use	40
Local Matching Funds	20
New development or redevelopment	10
Additional Criteria	
Readiness to proceed	15
Economic Factors	20
Non-Kirkwood Cohansey Water Source	10
Regional Infrastructure	10
Conversion of Onsite Septic System in RGA	10
Total Possible Points	175

Funding Structure

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. The underlying funding structure will be unchanged from the proportion of loan, grant, and local match set in the 2019 IMP amendments, that is 50% loans, 40% grants, 10% local matching fund. However, due to increases in interest rates since 2019 and to the lack of expected additional State bond acts in the future to fund the Pinelands Infrastructure Trust, the interest rate on the loan portion of any award will be increased to 2%. This will allow the trust to be replenished over time and enable more projects to be funded.

According to the Pinelands Infrastructure Trust Act, the Infrastructure Master Plan sets the funding structure which may be amended periodically. When the funding structure includes a portion of the award to be disbursed as loan(s), the Act requires that the interest rate will not “exceed 50% of the average interest rate of the Bond Buyer Municipal Bond Index for bonds available for purchase during the last 26 weeks preceding approval of the loan....” Terms of the loan or grant agreement shall be specified by the State Treasurer.

The Pinelands Infrastructure Master Plan financing structure for disbursement of the loans and grants would be amended as follows pending adoption by the Commission:

1. The portion awarded as loans will be 50% of the total project award.
2. The portion awarded as grants will be 40% of the total project award.
3. A local match of 10% of the total project award will be required. For municipalities that qualify under the affordability criteria, the local match will be waived, and the award will be allocated as 50% loan and 50% grants.
4. Loans will carry an interest rate of 2%.

The Act limits project costs that would be eligible for award to those remaining after deducting any Federal contribution. The Act indicates that the following costs may be included in the project award:

- ☐ Acquisition and development of real estate for use in connection with the project
- ☐ Execution of agreements or franchises
- ☐ Procurement of engineering, inspection, planning, legal, financial or other professional services
- ☐ Administrative, organizational or operating expenses incident to the authorized project
- ☐ Establishment of working capital

However, N.J.A.C. 7:22 sets for the regulatory basis for review of eligible costs by the New Jersey Department of Environmental Protection after projects are prioritized by the Pinelands Commission and the sponsoring entity moves forward to obtain funding through the Infrastructure Bank.

Outline for PITF Infrastructure Project Funding Applications

I. Application form

- a. See attached form
- b. Project Map (all maps must also be submitted in GIS formats)
 - i. Facility and infrastructure location
 - ii. Zoning district boundaries
 - iii. Development to be served boundary
 - iv. Pinelands Management Area boundaries
 - v. Municipal Boundaries
 - vi. Scale
 - vii. Compass Rose

II. Detailed Proposal

- a. Facilities, System and Service Area Description
- b. Block and lot numbers, if applicable
- c. Municipal Zoning Districts to be served
- d. Residential units and PDC Use
 - i. Total number of new residential units to be served (subject to verification)
 - ii. Number of units expected as PDC units
 - ii. Assurance of PDC use, where optional
- e. Municipal/Regional Benefits (for example, where the project will correct an existing problem or support redevelopment of an area)
- f. Costs – including a statement of the local or non-PITF funding match for the project and a statement of Federal funding associated with the project
- g. Sponsoring entity resolution indicating intent to provide local match and
- h. Project Schedule
- i. If applying for points under the economic factors criteria, provide information to address municipal population trends, median household income, TANF/SNAP benefits, and municipal unemployment rates
- k. Provide documents detailing the status of the infrastructure project. Examples include preliminary design or report, proof of application to the Commission, proof of application fee payment to Commission, etc.
- l. Provide the names/contact information of all local entities involved in the project proposal, if any.
- m. If the project is for water supply, provide the source of water that will be used

Pinelands Infrastructure Trust Project Proposal Application Form

I. Applicant Information

Applicant Name

Applicant Address

Contact Name and Address

Contact Phone Number

II. Costs and Financing Estimated Total Project Cost

_____ Local Match

Funds _____ Federal

Funds _____ PITF

Funding Assistance Requested _____

III. Detailed Proposal

Attach project description and map as described in “Outline for Project Funding Applications”. Please address the project evaluation criteria outlined in the Pinelands Infrastructure Master Plan.

IV. Resolution of the Sponsoring Entity(ies)

Attach a copy of the adopted resolution authorizing application and assigning the point of contact. The Sponsoring Entity must be a local unit or units of government with jurisdiction over the project.



State of New Jersey
THE PINELANDS COMMISSION
PO Box 359
NEW LISBON, NJ 08064
(609) 894-7300
www.nj.gov/pinelands



MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

General Information: Info@pinelands.nj.gov
Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
Planning Specialist

Date: August 3, 2026

Subject: No Substantial Issue Findings

During the past month, the Land Use Programs Office reviewed seven ordinances and one Housing Element and Fair Share Plan that were found to raise no substantial issues with respect to the standards of the Pinelands Comprehensive Management Plan (CMP). They included the following:

Barnegat Township Ordinance 2026-12 – amends Chapter 55, Land Use, of the Code of Barnegat Township. Specifically, it repeals and replaces Section 55-126.3, “Bulkheading,” with updated requirements governing marine bulkheads. The ordinance requires both a bulkhead permit and a zoning permit for the alteration, repair, construction, reconstruction or installation of a marine bulkhead. It also establishes definitions, permit application requirements, construction standards, maintenance requirements, violations, penalties, and fees. Marine bulkheads will generally be required in portions of the Township located outside the State designated Pinelands Area but within the Pinelands National Reserve (PNR). In 2013, the Pinelands Commission certified the Township’s land development regulations and zoning plan for the PNR portion of the Township.

Beachwood Borough Ordinance 2026-06 – amends Chapter 17, Development Regulations, of the Code of Beachwood Borough. It repeals and replaces Section 17-37, “Affordable Housing Requirements.” The ordinance establishes updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. It requires that any development, other than single family detached, providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Berkeley Township Ordinance 26-04-OAB – amends Chapter 35, Land Development, of the Code of Berkeley Township. It revises Article XII, “Mount Laurel Affordable Housing,” by providing updated regulations addressing affordability controls, construction standards, affirmative marketing, and

administrative procedures. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

Egg Harbor City Ordinance 5-2026 – amends Chapter 235, Streets and Sidewalks, of the Code of Egg Harbor City by establishing Article VII, Tree Removal and Replacement. The ordinance establishes the Urban Forestry Tree Board, including its membership requirements and powers and responsibilities. It also establishes regulations governing the removal and replacement of trees within the City. These requirements apply to any person seeking to remove a street tree with a diameter at breast height (DBH) of 2.5 inches or greater or a non-street tree with a DBH of 6 inches or greater. The ordinance establishes standards for tree removal and replacement, permit application requirements, and a permit review process. It also establishes replacement thresholds based on the number of trees removed and specifies the required rate of replacement. When replacement trees cannot be planted onsite, they may be planted within the planting strip or public right-of-way with the approval of the Urban Forestry Tree Board. Finally, the ordinance identifies several activities that are exempt from its requirements, including the removal of trees pursuant to an approved forestry management plan or forestry stewardship plan.

Monroe Township Ordinance O:17-2026 – amends Chapter 263, Tree Removal and Replacement, of the Monroe Township Code. It establishes permit requirements, application submission requirements, application review procedures, and application fees associated with tree removal activities.

North Hanover Township 2025 Housing Element and Fair Share Plan – addresses the Township’s fourth-round affordable housing obligation. The Plan includes updated data and analysis on the Township’s current and projected demographics, housing stock, and employment characteristics, as well as updated information on the completed and proposed mechanisms to address the Township’s affordable housing obligation. The Plan identifies a present need of 37 units and a fourth-round prospective need of 28 units. No affordable housing sites are proposed within the Pinelands Area portion of the Township.

North Hanover Township Ordinance 2026-01 – amends the Code of North Hanover Township by establishing updated provisions addressing affordability controls, construction standards, affirmative marketing, and administrative procedures. The ordinance requires that any development, other than single family detached, providing a minimum of five new housing units resulting from a municipal rezoning, Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan, and providing for densities at or above six units per acre include an affordable housing set-aside of 20 percent. The ordinance also updates standards governing the collection, maintenance, and expenditure of affordable housing development fees.

North Hanover Township Ordinance 2026-09 – amends Chapter 16, Zoning, of the Code of North Hanover Township by defining the term “Data Center” and expressly prohibiting data centers in all zoning districts throughout the Township.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26-_____

TITLE: Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks

Commissioner _____ moves and Commissioner _____
seconds the motion that:

WHEREAS, the Pinelands Commission maintains a checking account at The Bank of Princeton to pay operating expenses and clear debts; and

WHEREAS, the Pinelands Commission wishes to provide authorization to those individuals in the following positions to sign the Pinelands Commission’s checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

WHEREAS, two signatures are required for all checks written, including the signature of one of the two authorized Commission members and the signature of one of the four authorized Commission staff members; and

WHEREAS, this resolution supersedes any previous resolution of the Commission that authorized check signers by name or position title; and

WHEREAS, pursuant to N.J.S.A. 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that the Pinelands Commission hereby authorizes the following individuals to sign checks:

- 1) Laura E. Matos, Chair;
- 2) Alan W. Avery, Jr., Vice Chair and Chair of the Personnel and Budget Committee;
- 3) Susan R. Grogan, Executive Director;
- 4) Gina Berg, Director of Land Use Programs;
- 5) April Field, Director of Regulatory Programs; and
- 6) Jessica Lynch, Business Manager

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: _____

Susan R. Grogan
Executive Director

Laura E. Matos
Chair