



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

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

NEW JERSEY PINELANDS COMMISSION MEETING AGENDA

Friday, December 12, 2025 - 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=ZlbKkYCVW3c>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 840 5469 7399

1. Call to Order

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

2. Adoption of Minutes

- November 14, 2025

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 (3) Applications for Public Development:

- Application No. 1987-0345.022 - Kara L. Huber, Business Administrator & Board Secretary Lenape Regional High School District

Construction of a 2,578 square foot maintenance building at the Shawnee High School
Medford Township

- Application No. 2025-0121.001 - City of Estell Manor
Paving of 1,875 linear feet within 16th Street right-of-way
Estell Manor City
- Application No. 2021-0084.002 - Manchester Township
Construction of a 170 foot tall communication tower
Manchester Township

B. Planning Matters

- Municipal Master Plans and Ordinances
 - None
- Other Resolutions
 - None
- 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. 1984-0655.038 – South Jersey Transportation Authority
Installation of a replacement culvert in a Winslow Wildlife Management Area access road
Winslow Township
- Application No. 2025-0182.001 – Winslow Township
Demolition of a building, 50 years old or older
Winslow Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Egg Harbor City Ordinance 16-2025
- Plumsted Township Ordinance 2025-13
- Shamong Township Ordinances 2024-4 and 2024-6

7. Other Resolutions

- Scheduling Regular Pinelands Commission Meeting Dates for 2026

8. General Public Comment

9. 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.)*

10. Adjournment

Upcoming Meetings	
Fri., January 9, 2026	Pinelands Commission Meeting (9:30 a.m.)
Fri., January 30, 2026	Policy & Implementation Committee 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:PublicProgramsOffice@pinelands.nj.gov) at Info@pinelands.nj.gov.

PINELANDS COMMISSION MEETING

MINUTES
November 14, 2025

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=9ViSDpU5ans>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Mark Lohbauer, Gaetano Matro, Mark Mauriello, William Pikolycky, Jessica Rittler Sanchez, Ryck Signor, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Michael Eleneski.

Commissioners Absent

Deborah Buzby-Cope, Jerome H. Irick, Theresa Lettman and Jonathan Meade.

Call to Order

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

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

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

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's October 10, 2025 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the October 10, 2025 Commission meeting were adopted by a vote of 10 to 0.

Committee Reports

Chair Matos provided a summary of the October 31, 2025 Policy and Implementation Committee meeting:

The Committee approved the minutes of the September 26, 2025 meeting.

Staff provided a summary and reviewed evaluation criteria of the Pinelands Conservation Fund 2025 Land Acquisition Project proposals. One application was received from the New Jersey Conservation Foundation. The Committee met in closed session to review project specifics and the funding allocation requested. Committee members approved the award of \$3 million in available funding to the NJ Conservation Foundation for land acquisition in the Medford-Evesham priority acquisition area in Burlington County.

The Committee discussed a draft Comprehensive Management Plan (CMP) amendment for the “Gap” application and approval process. The amendment would address private development applications that receive no municipal or county approvals or permits. Staff noted that a more formal rule proposal is planned for 2026.

Executive Director’s Report

ED Grogan provided information on the following matters:

- Final design plans have been submitted to the New Jersey Historic Trust for the Fenwick Manor rehabilitation project. The appropriation of \$69,000 was received by the Commission as noted in the State’s FY2026 budget. The next step is to share the Request for Proposals with the four pre-qualified candidates. The project no longer calls for any of the chimneys in the building to be disassembled.
- The Commission also received \$95,000 to support salary increases stemming from the Communication Workers of America (CWA) contract. The funds were provided to the Commission through the coordination of Governor’s office, along with the Office of Management and Budget.
- At the October Commission meeting, Commissioner Avery asked if there were any funds left to support the Limited Practical Use (LPU) program. Staff contacted the New Jersey Department of Environmental Protection (NJDEP), and the NJDEP said there are no more funds for the LPU program. However, there is approximately \$750,000 for land acquisition projects that have been generated by Pinelands license plate sales.
- Two longtime Commission staff members are retiring in the next two months. Kim Laidig began his career in the Science Office in 1993 and will retire on December 1,

2025. Teri Melodick, who is currently the Commission's receptionist, began working at the Commission in 1988 and will retire on January 1, 2026.

Gina Berg, Director of Land Use Programs, provided an update on the following items:

- In October, staff sent letters to property owners that received Waivers of Strict Compliance prior to 1992, advising that the Waivers would be expiring in one year from the effective date of the rules that the Commission adopted at its October meeting.
- An internal kick-off meeting was held in October to discuss the development of a new application information system with better all-around functionality for staff and eventually a component in which applicants can check the status of their development applications. This is a multi-year project that will take up a lot of staff time. National Park Service funding will be used for this initiative.

Director Berg said the Land Use programs office is also working with Rutgers University, which asked for staff to participate in the development of a watershed stressor evaluation tool. The Delaware River Basin Commission asked for staff to provide comments on a Climate Resiliency Plan that they are creating. Staff will also be providing input on two watershed plans in the Barnegat Bay where the restoration is nearing completion.

April Field, Chief Permitting Officer, provided information on the following matters:

- Manchester Township applied to construct a communication tower on municipally owned land. The application also proposed road improvements, the construction of a driveway and small parking area. The site has significant Threatened & Endangered (T&E) species concerns and would require a two-season drift fence survey. The township indicated that this tower is necessary to ensure public safety throughout the town. Commission staff suggested that the application be modified for just the construction of the communication tower and limited clearing. The township agreed to this approach and submitted a modified one-season survey and a revised plan that ensures only necessary clearing will occur. Manchester Township is expected to re-apply for the other development associated with the tower. The application is up for public comment at today's meeting.
- An application has been submitted for a resource extraction operation on an approximately 74 acre portion of a parcel located in the Preservation Area District in Woodland Township. In 2013, the Commission denied an application to mine the property due to T&E snake species on the parcel. The applicant is proposing preparation of a habitat conservation plan to address T&E species. A two-season drift fence survey was submitted and is currently under review.
- On October 21st, staff met with Woodland Township and discussed the following projects: installation of a well at the Chatsworth Fire Company, specifically for fire fighting efforts, an indoor cannabis grow facility to be located along Route 72 and groundwater quality issues raised by an existing autobody business also located along Route 72.

- On October 29th, staff met with representatives from the Pinelands Preservation Alliance (PPA) regarding a boy scout camp that they purchased. PPA advised that the camp use would continue but they plan to use the camp for research and teaching. Staff advised that a change of use application would need to be submitted to the Commission. Staff advised PPA that they should reach out to Tabernacle Township in order to determine if the use is permitted in the Preservation Area District.

Stacey Roth, Chief, Legal and Legislative Affairs, said oral argument for Clayton Sand Company's challenge to the Kirkwood-Cohansey rules was held on October 29th. DAG Stypinski represented the Commission and responded to the court's questions. She said no decision has been issued.

Brad Lanute, Chief Planner provided updates on the following:

- Staff continues to participate in the Interagency Council on Climate Resilience (IAC) meetings. Staff shared information with the IAC about the redesignation of the Black Run watershed and the money provided for a large acquisition project in Evesham Township that will be included in the 2025 IAC Annual Report.
- Pinelands towns continue to submit municipal ordinances related to cannabis businesses. So far this year, staff has reviewed 11 ordinances, and a few are still under review. Municipalities are modifying where cannabis uses are permitted. It's ultimately a municipality's decision to permit these facilities and specify conditions for their development, as long as the siting standards remain consistent with the CMP.
- Staff met with Waterford Township on October 30th to discuss amending the Haines Boulevard Redevelopment Plan. The municipality is working with a redeveloper who is seeking to provide additional affordable housing. Staff provided guidance on the process.

Paul Leakan, Communications Officer, provided the following updates:

- The 2026 Pinelands wall calendar is currently being printed. The 10th edition calendar has a water theme and will be available for free in early December.
- New Pinelands merchandise will soon be for sale and will be revealed at the December Commission meeting. Profits from the Pinelands merchandise support the Katie Fund's mission of planting native vegetation.
- Commission staff recently planted five highbush blueberry plants, 32 tubelings of bearberries and one pitch pine at the agency's headquarters. All of the plants were donated by Pinelands Nursey of Columbus, New Jersey. Earlier this year, Commission staff contacted the NJDEP Parks and Forestry Service to compliment them on their new, interpretive signage at state parks and forests. Commission staff also received permission to print and use the signs at the agency's office. The Commission paid to print a total of

34 sign panels, and the signs will be installed onsite during the next few weeks. The plantings and corresponding signage will create both an educational and visual experience. See attached photos of the plants and signage.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the expansion of an existing artificial turf field at Shawnee High School in Medford Township.

Commissioner Avery made a motion Approving With Conditions an Application for Public Development (Application Number 1987-0345.019) (See Resolution # PC4-25-31).

Commissioner Mauriello seconded the motion.

Mr. Ernest Deman, Environmental Specialist, displayed an aerial (see attached) of the existing artificial turf football field at Shawnee High School. He said this application proposes the additional placement of artificial turf at the north and south end zones that will be used for track and field sports.

Commissioner Rittler Sanchez said she is not supportive of artificial turf fields, but in this instance, she will be voting yes because it is just the expansion of an existing turf field.

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

Commissioner Lohbauer said he voted yes on the application. He said the Executive Director's report states that there are currently no regulations in the CMP related to construction materials. Therefore, the Commission needs to look at what the science is revealing about artificial turf as it relates to groundwater quality to determine if amending the CMP to restrict the installation of artificial turf in the Pinelands Area is necessary.

Chair Matos said she is expecting active participation and discussion at the upcoming P&I Committee, during which the NJDEP will deliver a presentation on artificial turf fields.

Chair Matos introduced a resolution for the demolition of a senior center and the construction of a playground and two basketball courts.

Commissioner Lohbauer made a motion Approving With Conditions an Application for Public Development (Application Number 1988-0532.005) (See Resolution # PC4-25-32).

Commissioner Pikolycky seconded the motion.

Mr. Deman said this application is for the development of a playground. The demolition of a senior center is included in this application; however, the demolition has already occurred. This application will also resolve two other violations, including basketball courts that were installed without application to the Commission and a small stone parking lot that was developed also without application. The parking lot will be removed (See attached aerial).

The resolution was adopted by a vote of 10 to 0.

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

Mr. Deman said the following public development applications and one Waiver of Strict Compliance are up for comment:

- Construction of maintenance building at Shawnee High School
- Construction of a communication tower in Manchester Township
- Paving of the 16th Street right-of-way in Estell Manor City
- Development of a single family dwelling in Egg Harbor Township

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said in the past month staff reviewed 11 ordinances and one Master Plan Re-examination Report. He said staff worked with Pemberton Township for a number of years to resolve ordinances that were adopted in 2021 and 2022 related to cannabis. He added that in an effort to more effectively regulate warehouse development, Pemberton Township rezoned an existing non-residential district within the Pinelands Area and created three new non-residential zones. To ensure these new zones met CMP standards, staff assisted the Township in drafting additional amendments to properly cross-reference the CMP-related standards already contained in the Township Code. As an additional benefit, the rezoning also eliminated a zoning district that had spanned multiple Pinelands management areas, which is a zoning practice that Commission staff has consistently advised municipalities to avoid.

Presentation: Alternate Design Wastewater Systems Pilot Program Implementation

Claire Osei, Resource Planner, said in 2002 the Commission amended the CMP to create the Alternate Design Wastewater Treatment System Pilot Program. The Pilot Program was established to determine if certain wastewater technologies could limit the amount of nitrogen on parcels under 3.2 acres but larger than one acre for residential use. She said the CMP requires periodic reporting on the Pilot Program.

She said in 2021 the Pilot Program was expanded to allow the following technologies to participate: Hoot ANR, Fuji Clean CEN Series, Busse MF-B-400, Pugo systems, and Waterloo Biofilter. Based on the assessment of these technologies per the CMP evaluation criteria, staff recommends that Hoot ANR and Fuji Clean remain in the Pilot Program as their median effluent total nitrogen (TN) results fall below the 14 mg/L target that is required for one-acre parcels, and they have had minimal installation, operation, and maintenance issues. Staff also recommends that Busse MF-B-400, Pugo Systems, and Waterloo Biofilter remain in the Pilot Program despite the lack of installations in the Pinelands. This will allow more time for potential sales considering the existing competition from other successful technologies and since no other technologies have been identified yet that could replace them. Finally, the Commission may want to consider implementing an amendment similar to what the NJDEP adopted in April of

this year that permits treatment technologies certified to Standard 40 and/or 245 by other third-party organizations with accreditation from the American National Standards Institute (ANSI) other than the National Sanitation Foundation International (NSF) to operate in New Jersey. This will increase the number of eligible technologies that can participate in the Pilot Program and potentially increase competition and reduce costs. She said to date a total of 497 technologies have been installed throughout the Pinelands Area. The next implementation report is due in November of 2027.

Link to presentations slides: <https://www.nj.gov/pinelands/home/presentations/Presentation-%202025%20Alternate%20Design%20Septics%20Systems%20Pilot%20Program%20Implementation%20Report.pdf>

Commissioner Lohbauer asked why the number of installed systems were so low in Cape May and Gloucester County and why Cumberland County has zero installed systems.

ED Grogan said there are number of factors to be considered, one being that the number of acres that are in the Pinelands Area in Cape May County, Camden County and Gloucester County is significantly less compared to Burlington, Atlantic and Ocean Counties. Another factor is that there is limited sewer service in Burlington County's Regional Growth Areas and certain parts of Ocean County, such as Whiting, where there are existing one acre lots, thereby necessitating the use of pilot program technologies. This is not the case in Atlantic County, where there is sewer available in the Regional Growth Area.

Commissioner Mauriello said emphasized the importance of authorizing technologies that have achieved certain certifications. This enables the Commission, as a regulatory agency, to provide certainty to the property owner and, in the long run, will save property owners time and money.

Commissioner Rittler Sanchez asked what happens when a technology is removed from the Pilot Program and whether the homeowner has to replace the septic system.

ED Grogan said one of the fundamental guidelines of the Pilot Program was that the homeowner would not be penalized should the technology not end up producing the intended results. She said the replacement of a septic system does not require an application to the Commission therefore we could not track data related to the repair or replacement of a septic system.

Chair Matos requested an oral motion authorizing the continuation of the Alternate Design Wastewater Systems Pilot Program for two more years at which time staff will provide an updated Implementation Report. Commission Pikolycky made the motion and it was seconded by Commissioner Lohbauer. All were in favor.

General Public Comment

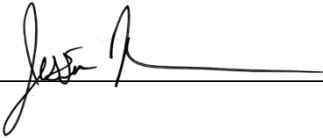
Jason Howell, Pinelands Preservation Alliance, said preservation of the Black Run watershed seems to be moving in the right direction. He said the Commission should consider the Amatol tract in Mullica Township as its next target for preservation. He said it consists of approximately

1,900 acres that are not preserved or developed. He said because it was former munitions plant, underground radar would need to be conducted to ensure that the munitions are no longer a risk.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 10:55 a.m.

Certified as true and correct:



Date: November 19, 2025



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25- 31

TITLE: Approving With Conditions an Application for Public Development (Application Number 1987-0345.019)

Commissioner Avery moves and Commissioner Mauriello seconds the motion that:

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

1987-0345.019
Applicant: Lenape Regional High School District
Municipality: Medford Township
Management Area: Pinelands Regional Growth Area
Date of Report: September 17, 2025
Proposed Development: Installation of 13,744 square feet of artificial turf at Shawnee High School.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director's recommendation has been received for this application; and

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

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1987-0345.019 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 groups of columns (AYE, NAY, NP, A/R*) and 4 rows of member names and their corresponding votes.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission Date: November 14, 2025

Signatures of Susan R. Grogan (Executive Director) and Laura E. Matos (Chair)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Re: Application # 1987-0345.019
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for installation of 13,744 square feet of artificial turf at the Shawnee High School. 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 October 10, 2025 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,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, P.E., C.M.E. (via email)
Jason Howell (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

September 17, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
600 Tabernacle Road
Medford NJ 08055

Application No.: 1987-0345.019
Block 4704, Lot 3
Medford Township

This application proposes installation of 13,744 square feet of artificial turf at Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

The existing 57,600 square foot football field at Shawnee High School is comprised of artificial turf. This application proposes to replace existing grassed areas located at both ends of the existing football field with artificial turf. The existing grassed areas are currently utilized for track and field events.

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 parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted use in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. All development, including clearing and land disturbance, will be located at least 300 feet from wetlands.

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

The proposed development will be located within the limits of the existing maintained grass areas. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

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

The applicant has demonstrated that the proposed development is consistent with the CMP stormwater management standards. To meet the stormwater management standards, the application proposes to construct two stormwater infiltration basins beneath the proposed artificial turf.

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.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to the required land owners within 200 feet of the above referenced parcel was completed on May 28, 2025. Newspaper public notice was completed on June 1, 2025. The application was designated as complete on the Commission's website on August 27, 2025. The Commission's public comment period closed on September 12, 2025. The Commission received three oral public comments at its September 12, 2025 meeting regarding this application.

- | | |
|-------------------|--|
| Public commenter: | Jason Howell opposed the application because artificial turf athletic fields contain "forever" chemicals that result in negative health effects. |
| Public commenter: | Jerry Henger expressed general opposition to the use of plastic materials, urging the pursuit of alternative solutions due to plastics' tendency to degrade over time and their harmful impact on both the environment and human health. |
| Public commenter: | Margaret Stephens expressed concern that the proposed artificial turf athletic field could pose risks to both human health and the environment. She advocated for the use of natural grass instead, emphasizing that, under the precautionary principle, such installations should not move forward until their potential impacts are thoroughly understood. |
| Staff response: | The Commission has previously approved numerous applications proposing the installation of artificial turf athletic fields in the Pinelands Area. The regulations contained in the CMP address land use and development within the Pinelands Area, but do not extend to or address the composition of construction materials for projects such as roads, buildings or athletic fields. Absent adoption of an amendment to the regulations contained in the CMP, the Commission does not have the regulatory authority to prohibit the use of any construction material that is not otherwise prohibited by the State of New Jersey or the United States. |

CONDITIONS

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

Sheets 1, 3 & 4- March 20, 2025; revised to July 29, 2025

Sheet 2- July 29, 2025

Sheet 5- June 3, 2025; revised to July 29, 2025

Sheets 6, 7 & 8- March 20, 2025; revised to September 15, 2025

2. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.
3. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
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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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 October 6, 2025 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. PC4-25- 32

TITLE: **Approving** With Conditions an Application for **Public Development** (Application Number 1988-0532.005)

Commissioner Lohbauer moves and Commissioner Pikolycky seconds the motion that:

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

1988-0532.005	
Applicant:	Monroe Township
Municipality:	Monroe Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	October 23, 2025
Proposed Development:	Demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts.

WHEREAS, an approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel without application to, and approved by, the Commission; and

WHEREAS, that development constitutes a violation of the application and apporval requirements of the Pinelands Comprehensive Management Plan (CMP); and

WHEREAS, the applicant proposes to address this violation by including the demolition of the concerned building and the construction of the two basketball courts in this application; and

WHEREAS, the applicant proposes to remove the stone parking area and revegetate the concerned area with native grass species; and

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for this application; and

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

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 1988-0532.005 for public development is hereby **approved** subject to the conditions recommended by the Executive Director.

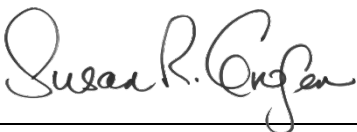
Record of Commission Votes

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: November 14, 2025



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Re: Application # 1988-0532.005
Block 11701, Lot 19
Monroe Township

Dear Mr. DeHart:

The Commission staff has completed its review of this application for demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts. 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 November 14, 2025 meeting.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Monroe Township Planning Board (via email)
Monroe Township Construction Code Official (via email)
Secretary, Gloucester County Planning Board (via email)
Jessica Hauber (via email)



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

October 23, 2025

Jim DeHart (via email)
Monroe Township
125 Virginia Ave.
Monroe Township NJ 08094

Application No.: 1988-0532.005
Block 11701, Lot 19
Monroe Township

This application proposes demolition of an approximately 1,200 square foot senior center building, 50 years old or older, the construction of an approximately 23,000 square foot playground and two basketball courts located on the above referenced 8.74 acre parcel in Monroe Township. There is an existing municipal community center located on the parcel.

The approximately 1,200 square foot senior center building, 50 years old or older, was demolished and two basketball courts and a nine space stone parking area were constructed on the parcel prior to the completion of an application with the Commission. This constitutes a violation of the application requirements of the Monroe Township land use ordinance and the Pinelands Comprehensive Management Plan. To resolve the violations, the demolition of the concerned building and the construction of the two basketball courts are included in this application. The applicant proposes to remove the stone parking area and revegetate the concerned area with grass species.

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 parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted use in a Pinelands Regional Growth Area.

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. The application proposes to utilize a seed mixture which meets that recommendation.

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

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

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

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the application proposes the construction of one stormwater infiltration basin.

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.

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 June 30, 2025. Newspaper public notice was completed on July 6, 2025. The application was designated as complete on the Commission's website on September 25, 2025. The Commission's public comment period closed on October 10, 2025. 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 15 sheets, prepared by Remington & Vernick Engineers and dated as follows:

 Sheets 1 & 7 - September 26, 2024
 Sheets 2-6, 8-13 & 15 - September 26, 2024; revised to June 5, 2025
 Sheet 14 - September 26, 2024; revised to March 24, 2025
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. The nine space stone parking area shall be removed by March 1, 2026 and the area shall

be revegetated by May 1, 2026.

6. To address the violation associated with the development of the two basketball courts that were constructed prior to the completion of an application with the Commission, the proposed stormwater infiltration basin shall be constructed by April 1, 2026.

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.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

State of New Jersey
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NEW LISBON, NJ 08064
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www.nj.gov/pinelands



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 November 10, 2025 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.





Highbush Blueberry

(*Vaccinium corymbosum*) Height: 6 feet to 12 feet

Highbush blueberry is a native shrub that thrives in the sandy, acidic soils of pine barrens habitats.

Its white, bell-shaped flowers are beautiful in spring. The dark blue berries of summer are sweet and popular as fresh fruit treats and in pies, muffins and cakes. In the wild, small mammals and birds feast on this delicious fruit. In autumn, scarlet leaves color the landscape while reddish twigs brighten the winter scenery.

Commercial blueberry growing originated in the NJ Pine Barrens in 1916, their cultivation pioneered by Elizabeth White.

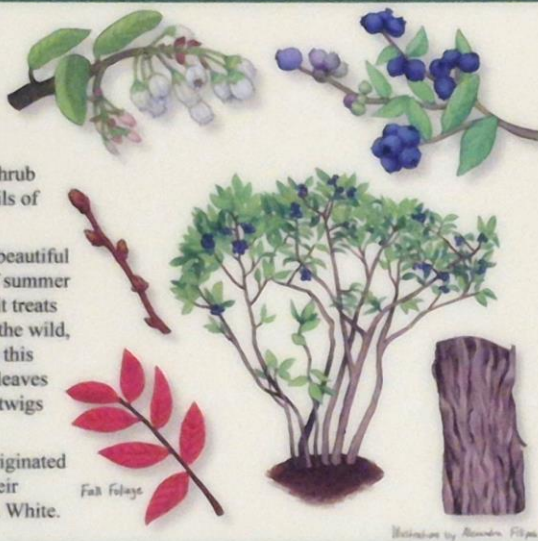


Illustration by Alexander Filipe

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New Jersey Department of Environmental Protection
State Parks, Forestry & Historic Sites

Production of this sign funded by:
NJ Pinelands Commission

Pitch Pine

(*Pinus rigida*) Height: 30 feet to 60 feet

Pitch pine, the most common tree of the New Jersey Pine Barrens, grows well in dry, sandy soils. Features such as thick, scaly bark, epicormic buds and serotinous cones, allow it to survive the frequent wildfires of the region.

Epicormic buds begin under the protective thick bark. After fire, these buds sprout along burned trunks and stumps and grow into new branches.

Most cones on pitch pines in this area are **serotinous**. These cones are held closed by a glue-like resin that melts in the heat of a wildfire allowing the cones to open and release seeds.

Pitch pine is named for its thick, sticky, dark resin known as "pitch" which was used to make tar and turpentine.



Illustration by Alexander Filipe

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New Jersey Department of Environmental Protection
State Parks, Forestry & Historic Sites

Production of this sign funded by:
NJ Pinelands Commission

Sheep Laurel

(*Kalmia angustifolia*) Flowers: One-fourth inch to half-inch wide

Sheep laurel is a small evergreen shrub that only reaches three feet in height. It can grow in both dry and wet conditions and is commonly found in sandy soils, bog edges and swamps.

Laurels have a unique pollination mechanism. The anthers are "spring-loaded" in pockets inside the flower. When an insect lands on the flower, the anthers pop out and shower the insect with pollen.

Sheep laurel provides wildlife with protective cover but is toxic when eaten. Hence, its nickname, "lambkill."

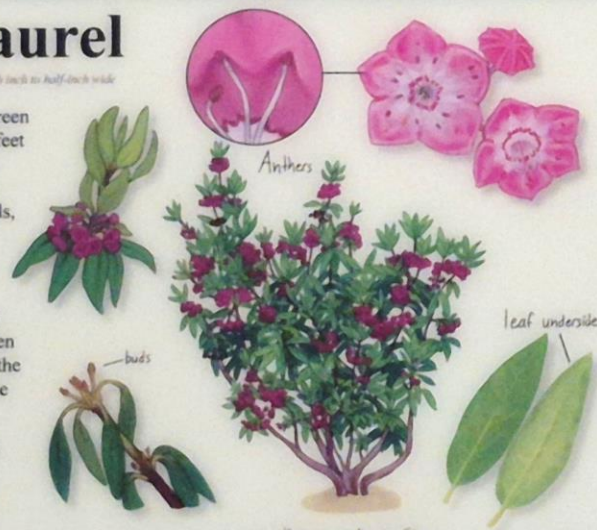


Illustration by Alexander Filipe

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State Parks, Forestry & Historic Sites

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NJ Pinelands Commission

Pitcher Plant

(*Sarracenia purpurea*) Leaves: 4 inches to 10 inches long; Flowers: 12 inches to 24 inches tall

Plants eating animals? Oh my!

The **pitcher plant** is one of New Jersey's carnivorous plants. To insects, its pitcher-shaped leaves look and smell like flowers. But it's a trap! Once inside, downward-pointing hairs on the insides of the leaves prevent the insects' escape. At the bottom of the "pitcher" there's a reservoir of water and chemicals that dissolve the prey into nutrients that the plant can absorb.

Pitcher plants grow in wetlands. Flower stalks appear from late May to mid-June. In the 1800s, Indigenous people used medicine they derived from pitcher plants to treat smallpox.

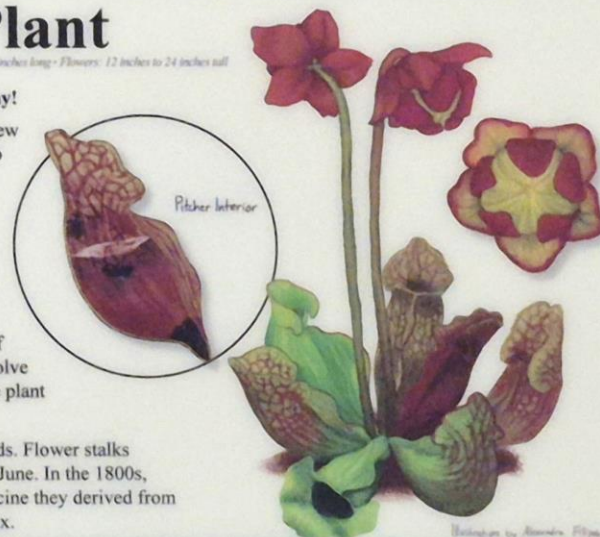


Illustration by Alexander Filipe

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New Jersey Department of Environmental Protection
State Parks, Forestry & Historic Sites

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Flowering Dogwood

(*Cornus florida*) Height: 40 feet to 50 feet

Beautiful in all seasons, the native **flowering dogwood** grows in the understory of fertile forests. It is often planted as a landscape tree, though the showy white (or cultivated pink) "petals" are really bracts (modified leaves) that surround the small greenish-yellow true flowers in the center. Maroon leaves decorate the tree in the fall as birds feast on the red fruit.

Indigenous people used the bark and roots as a remedy for malaria and extracted a red dye from its roots. The wood has been used for wheel hubs, handles, spindles and pulleys. Dogwood is the New Jersey State Memorial Tree.



Illustrated and written by
New Jersey Department of Environmental Protection
State Parks, Forests & Historic Sites

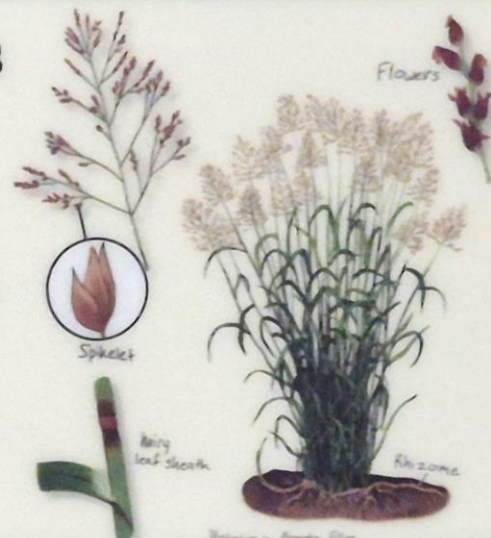
Production of this sign funded by
NJ Pinelands Commission

Switchgrass

(*Panicum virgatum*) Height: 3 feet to 5 feet tall
Up to 6 feet with flower panicles
Leaf size: 1 inch wide

Switchgrass tolerates a wide range of soils and is native throughout most of the United States. It is easily identified by its pinkish, finely textured, multi-branched flower panicles which seem to float over the leaves like a cloud. The leaves are about one inch wide and have a white patch of hair where they attach to the stem.

In the fall when the seeds mature the pink flowers turn beige and the leaves turn from green to yellow to beige. The seeds provide food for quail, turkeys, doves and numerous songbirds.



Illustrated and written by
New Jersey Department of Environmental Protection
State Parks, Forests & Historic Sites

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NJ Pinelands Commission

White Oak

(*Quercus alba*) Height: Up to 100 feet

Native to eastern North America, **white oak**, named for its light-colored bark, is a slow growing but long-lived majestic tree which may reach 90 to 100 feet tall. In good growing conditions, the crown (top branches and leaves) might reach 100 feet across!

As its acorns mature and germinate in autumn, white oak's round-lobed leaves turn wine-red. More than 180 species of birds and mammals (including humans) eat the acorns.

The strong, durable wood is useful for many purposes, including ship building, flooring, furniture and fence posts. The wood is noted as having "tight cooperage," a description of its abilities to hold liquids when fashioned into barrels.



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New Jersey Department of Environmental Protection
State Parks, Forests & Historic Sites

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NJ Pinelands Commission

Arrowwood Viburnum

(*Viburnum dentatum*) Height: 3 feet to 15 feet

Arrowwood viburnum is a tall shrub of wet or dry ground in or near swamps and water courses.

Its common name is thought to be based on the long, straight stems or the arrowhead-like leaf shape. Arrowwood viburnum is common throughout New Jersey, but only reaches into the Pine Barrens along waterways. It is salt-tolerant and can be found on the margins of coastal marshes.

Thickets of arrowwood can be important nesting sites. The rose hooktip, a caterpillar that mimics a dead leaf, can be found feeding on this and other *Viburnum* species.



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New Jersey Department of Environmental Protection
State Parks, Forests & Historic Sites

Production of this sign funded by
NJ Pinelands Commission



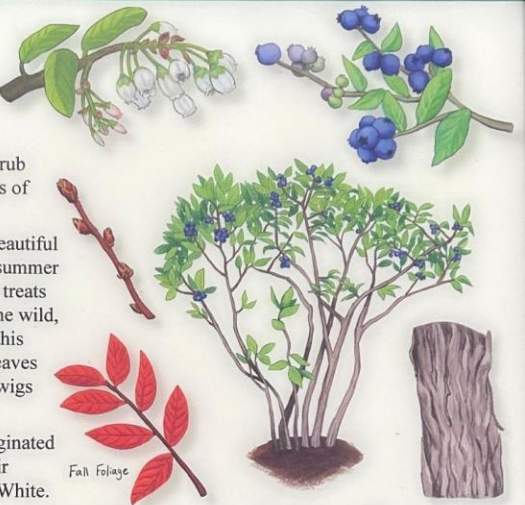
Highbush Blueberry

(Vaccinium corymbosum) Height: 6 feet to 12 feet

Highbush blueberry is a native shrub that thrives in the sandy, acidic soils of pine barrens habitats.

Its white, bell-shaped flowers are beautiful in spring. The dark blue berries of summer are sweet and popular as fresh fruit treats and in pies, muffins and cakes. In the wild, small mammals and birds feast on this delicious fruit. In autumn, scarlet leaves color the landscape while reddish twigs brighten the winter scenery.

Commercial blueberry growing originated in the NJ Pine Barrens in 1916, their cultivation pioneered by Elizabeth White.



Fall Foliage

Illustrations by Alexandra Filipjak

Designed and developed by:
New Jersey Department of Environmental Protection
State Parks, Forests & Historic Sites

Production of this sign funded by
NJ Pinelands Commission







RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001)

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:

1987-0345.022
Applicant: **Lenape Regional High School District**
Municipality: Medford Township
Management Area: Pinelands Regional Growth Area
Date of Report: November 20, 2025
Proposed Development: Construction of a 2,578 square foot maintenance building at Shawnee High School;

2021-0084.002
Applicant: **Manchester Township**
Municipality: Manchester Township
Management Area: Pinelands Town
Date of Report: November 20, 2025
Proposed Development: Construction of a 170 foot tall communication tower; and

2025-0121.001
Applicant: **City of Estell Manor**
Municipality: City of Estell Manor
Management Area: Pinelands Forest Area
Date of Report: November 20, 2025
Proposed Development: Paving of 1,875 linear feet within the 16th Street right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding 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 the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1987-0345.022, 2021-0084.002 & 2025-0121.001 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



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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

November 20, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
93 Willow Grove Road
Shamong NJ 08088

Re: Application # 1987-0345.022
Block 4704, Lot 3
Medford Township

Dear Ms. Huber:

The Commission staff has completed its review of this application for construction of a 2,578 square foot maintenance building at the Shawnee High School. 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 December 12, 2025 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,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Medford Township Planning Board (via email)
Medford Township Construction Code Official (via email)
Medford Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Gray, PE, CME (via email)



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

Kara L. Huber, Business Administrator & Board Secretary
Lenape Regional High School District (via email)
93 Willow Grove Road
Shamong NJ 08088

Application No.: 1987-0345.022
Block 4704, Lot 3
Medford Township

This application proposes the construction of a 2,578 square foot maintenance building at the Shawnee High School located on the above referenced 100.6 acre parcel in Medford Township.

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 parcel is located in a Pinelands Regional Growth Area. The proposed development is a permitted use in a Pinelands Regional Growth Area.

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

There are wetlands located on the above referenced parcel. All development, including land disturbance, will be located at least 300 feet from wetlands.

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

The proposed development will be located within the limits of an existing maintained grass area. The proposed soil 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 public sanitary sewer.

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 November 1, 2025. The Commission’s public comment period closed on November 14, 2025. 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 three sheets, prepared by CME Associates, all sheets dated October 8, 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.
4. All development, including land disturbance, shall be located at least 300 feet from wetlands.

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.



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

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 December 8, 2025 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.



State of New Jersey

THE PINELANDS COMMISSION

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www.nj.gov/pinelands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

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

LAURA E. MATOS
Chair

SUSAN R. GROGAN
Executive Director

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Re: Application # 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

Dear Mr. Block:

The Commission staff has completed its review of this application for construction of a 170 foot tall communication tower. 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 December 12, 2025 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,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Manchester Township Planning Board (via email)
Manchester Township Construction Code Official (via email)
Manchester Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Mark Rohmeyer (via email)



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

Carl Block, Township Administrator (via email)
Manchester Township
1 Colonial Drive
Manchester NJ 08759

Application No.: 2021-0084.002
Jefferson Avenue right-of-way
Block 99.200, Lots 29 & 30
Manchester Township

This application proposes construction of a 170 foot tall communication tower located on the above referenced 2.07 acre parcel in Manchester Township.

The proposed development includes the placement of one equipment shelter and one generator within a proposed 2,806 square foot cleared area on the parcel. To facilitate construction equipment access, the application also proposes 1,530 square feet of vegetation clearing within the Jefferson Avenue municipal right-of-way.

The applicant proposes to temporarily surface an existing sand road located within the Jefferson Avenue municipal right-of-way with stone. The temporary stone access will be 12 feet wide and 650 feet in length. At the completion of the development subject of this application, the temporary stone surface will be removed.

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. 7:50-5.27)

The proposed development is located in the Pinelands Town of Whiting. The proposed communication tower is a permitted use in a Pinelands Town.

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

The proposed development will be located within a wooded area on the parcel. In total, the proposed development will disturb approximately 4,336 square feet of wooded lands on the parcel and within the Jefferson Avenue municipal right-of-way.

The proposed clearing and 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 grass species which meet that recommendation.

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

The Commission has records of Northern pine snake, a threatened species, and Timber rattlesnake, an endangered species, within the vicinity of the proposed development. The CMP requires that all development be designed to avoid irreversible adverse impacts on habitats critical to the survival of any local population of threatened and endangered (T&E) animal species.

The original application filed with the Pinelands Commission included the proposed development of a communications tower, 120 linear feet of onsite driveway, a five car parking lot, three commercial carrier equipment pads, one equipment shelter, one generator and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way. In response to that proposal, the Commission staff advised that the original application required the completion of a two season drift fence and visual survey for the concerned T&E snake species.

In a letter received on May 8, 2025, the Manchester Township Police Chief advised the Commission staff of the need for the proposed communication tower to alleviate a public safety communication emergency and expressed concern regarding the time required to complete the required two season drift fence survey. The Commission staff responded that if the application were amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower, the T&E species survey requirement could be modified. Such a modified T&E survey approach would include bi-weekly visual surveys of the parcel during the spring season for the presence of the concerned snakes and a visual survey of the project area for potential nesting habitat for Northern pine snake and gestating areas for Timber rattlesnake. Such a modified T&E species survey would also require that a conservation deed restriction be imposed on the remaining undisturbed portion of the 2.07 acre parcel. The application was subsequently amended to limit the development to only the communications tower and the minimal disturbance necessary to develop that tower.

A modified T&E species survey was completed for the application by a qualified consulting firm. The modified survey did not find evidence of nesting habitat or gestating areas and did not observe T&E animal species within the project area.

With the conditions recommended below, the proposed development has been designed to avoid irreversible adverse impacts on habitats that are critical to the survival of the local population of Northern pine snake and Timber rattlesnake.

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 October 28, 2025. The Commission’s public comment period closed on November 14, 2025. 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 Morgan Municipal Engineering Services, all sheets dated July 10, 2025 and revised to October 28, 2025.
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. The 12 foot wide temporary stone surfacing of the Jefferson Avenue municipal right-of-way shall be removed within 180 days of commencement of construction of the development subject of this application.
6. Any other development of the parcel, including the previously proposed five car parking lot, three commercial carrier equipment pads and 650 linear feet of road improvements to the Jefferson Avenue municipal right-of-way requires completion of a separate application to the Commission and Commission approval of that application.
7. Prior to any development, including vegetation clearing, construction of the proposed communications tower and the stone surfacing of the Jefferson Avenue municipal right-of-way, the applicant shall submit a copy of a recorded conservation deed restriction which prohibits any further development on the above referenced parcel unless a survey is completed for all threatened and endangered snake species and the Commission staff determines that any such further development will not have a significant adverse impact on habitat critical to the survival of any local population of threatened or endangered snake species.

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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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 December 8, 2025 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

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Re: Application # 2025-0121.001
16th Street right-of-way
City of Estell Manor

Dear Mayor Owen:

The Commission staff has completed its review of this application for paving of 1,875 linear feet within the 16th Street right-of-way. 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 December 12, 2025 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,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, City of Estell Manor Planning Board (via email)
City of Estell Manor Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
J. Michael Fralinger, Jr, PE, CME (via email)



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PUBLIC DEVELOPMENT APPLICATION REPORT

November 20, 2025

Elizabeth Owen, Mayor (via email)
City of Estell Manor
148 Cumberland Ave.
Estell Manor NJ 08319

Application No.: 2025-0121.001
16th Street right-of-way
City of Estell Manor

This application proposes paving of 1,875 linear feet within the 16th Street municipal right-of-way. It is proposed to pave 16th Street westwardly from its intersection with State Highway Route 50 to its intersection with Walkers Forge Road. The road is currently a 26 foot wide gravel road and it will be paved to a width of 18 feet.

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. 7:50-5.23(b)12)

This application proposes to pave an existing gravel road. The portion of 16th street proposed to be paved is located in a Pinelands Forest Area. A road (public service infrastructure) is permitted in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The existing gravel road proposed to be paved serves two existing single family dwellings that are located in the Pinelands. The proposed road paving is permitted in a Pinelands Forest Area.

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

The proposed development will occur over the existing gravel roadway. The proposed 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 a seed mixture which meets that recommendation.

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

Based upon the proposed removal of 0.25 acres of existing gravel road and the revegetation of that area with grasses, the proposed paving of the existing gravel road will result in a decrease in the volume and rate of stormwater runoff than 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 the application for evidence of cultural resources. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on September 23, 2025. The application was designated as complete on the Commission's website on October 16, 2025. The Commission's public comment period closed on November 14, 2025. 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 five sheets, prepared by Fralinger Engineering, all sheets dated July 25, 2025.
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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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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MEMORANDUM

To: Members of the Pinelands Commission

From: Katie Elliott *KE*
Planning Specialist

Date: December 1, 2025

Subject: No Substantial Issue Findings

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

Egg Harbor City Ordinance 16-2025 – amends Chapter 170, Land Use and Development, of the Code of Egg Harbor City by repealing and replacing Section 170-81.5, Note 33 (Cannabis Licensed Businesses). Under the amended ordinance, cannabis businesses that were previously permitted by right are now permitted conditionally. Cannabis Class 1 (cultivation), Class 2 (manufacture), Class 3 (wholesale), Class 4 (distribution), and Class 6 (delivery) businesses are conditionally permitted uses in the Industrial (IND) and Industrial Business Park (IBP) zones, while Cannabis Class 5 (retail) businesses are conditionally permitted in the Highway Commercial (HC) and Retail Commercial (RC) zones. Associated conditional use standards are also established addressing odor, noise, security, parking, and signage. The HC, IBP, IND and RC zones are located in the Pinelands Town management area.

Plumsted Township Ordinance 2025-13 – amends Chapter 14, Land Development, of the Code of Plumsted Township. The ordinance requires that any application for major or minor site plan approval involving two or more separate Tax Map parcels (lots and/or condominium parcels) shall, as a condition of any Township approval, be required to file a deed of consolidation with the Clerk of the County of Ocean, merging the properties into a new, single parcel encompassing the entire tract of land that is the subject of the application.

Shamong Township Ordinance 2024-4 – establishes Chapter 155, Tree Removal and Replacement, of the Code of Shamong Township. The ordinance establishes permit requirements for tree removal and replacement within the Township. The ordinance applies to any person planning to remove a street tree with a DBH (diameter at breast height) of 2.5 inches or more or any non-street tree with a DBH of 6 inches or more. The ordinance provides standards for the removal and replacement of trees and provides permit application requirements as well as a permit review process. The ordinance establishes thresholds

whereby removed trees must be replaced as well as the rate of tree replacement per tree removed. If some or all of the replacement trees cannot be planted on the site where removal activity has occurred, the Township may permit the applicant to plant trees in a separate area of the municipality or pay a fee representing the cost to replace the removed tree(s). Lastly, the ordinance provides for various tree removal activities that are exempt from the requirements of the ordinance.

Shamong Township Ordinance 2024-6 – amends Chapter 155 by exempting tree removal on land used for agricultural purposes from the tree removal and replacement provisions, provided the tree removal is also for agricultural purposes, such as clearing additional land for planting or pasture.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-25-_____

TITLE: Scheduling Regular Pinelands Commission Meeting Dates for 2026

Commissioner _____ moves and Commissioner _____ seconds the motion that:

WHEREAS, the Open Public Meetings Act requires that the Pinelands Commission establish an annual schedule of regular meetings prior to January 10th of each year; and

WHEREAS, the Pinelands Commission will use the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education in New Lisbon, Pemberton Township, as the regular site for its meetings; and

WHEREAS, any meeting to be held at a location other than the Pinelands Commission’s Richard J. Sullivan Center for Environmental Policy and Education, 15 C Springfield Road, New Lisbon, Pemberton Township, will be advertised in accordance with the requirements of the Open Public Meetings Act; and

WHEREAS, the public can attend all regular Commission meetings in person or livestream the meetings through the Commission’s YouTube channel. Public comment can be provided in person or by dialing the phone number and entering the code displayed on the meeting agenda and the YouTube screen during each meeting. An agenda will be posted on the Commission’s website at www.nj.gov/pinelands/ in advance of each meeting; 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 shall conduct its meetings on the following dates in 2026, beginning at 9:30 a.m., unless notice is otherwise provided in accordance with the Open Public Meetings Act:

- Friday, January 9, 2026
Friday, February 13, 2026
Friday, March 13, 2026
Friday, April 10, 2026
Friday, May 8, 2026
Friday, June 12, 2026
- Friday, July 10, 2026
Friday, August 14, 2026
Friday, September 11, 2026
Friday, October 9, 2026
Friday, November 13, 2026
Friday, December 11, 2026

BE IT FURTHER RESOLVED that the Executive Director is directed to publish notice of this schedule in the Commission's official newspapers, file copies of the schedule with the Secretary of State of the State of New Jersey and Pinelands county and municipal clerks, post a copy of the notice in the Commission's offices and post the annual schedule on the Commission’s website (www.nj.gov/pinelands/).

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