



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, 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.