



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, September 11, 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=1fF1O4Z8mVk>

To Provide Public Comment, Please Dial: 1-929-205-6099 Meeting ID: 841 8882 0903

1. Call to Order

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

2. Adoption of Minutes

- August 14, 2026

3. Committee Chairs' and Executive Director's Reports

- Discussion of proposed Memorandum of Agreement with the Cape May County Municipal Utilities Authority, the Borough of Woodbine and the New Jersey Department of Human Services

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 (1) Application for Public Development:

- 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

Resolution Approving With Conditions (1) Application for Public Development:

- Application No. 2026-0081.001 - Woodbine Borough
Installation of water main in the Sumner Avenue and Heilprin Avenue rights-of-way
Woodbine Borough

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. 1987-0065.037 – Borough of Woodbine
Construction of a 475 foot long paved aircraft taxiway at the Woodbine Municipal Airport
Borough of Woodbine
- Application No. 1994-0288.002 – NJDEP Forest Service
Forest management and cedar regeneration on 171 acres within Wharton State Forest
Waterford Township
- Application No. 2007-0300.003 – Cellco Partnership on behalf of Stafford Township
Construction of a 150 foot high communication tower
Stafford Township

B. Waiver of Strict Compliance

- None

6. Master Plans and Ordinances Not Requiring Commission Action

- Berlin Township Ordinance 2026-3
- Buena Borough Ordinance 787
- Egg Harbor City Ordinances 8-2026 & 9-2026
- Evesham Township Ordinance 9-3-2026
- Franklin Township Ordinances O-5-2026 & O-10-2026
- Hamilton Township Ordinances 2139-2026 & 2144-2026
- Jackson Township Ordinance 2026-09
- Little Egg Harbor Township Ordinance 2026-06
- Maurice River Township 2026 Housing Element and Fair Share Plan Addendum
- Medford Township Ordinance 2026-12
- Monroe Township Ordinances O:30-2026 & O:31-2026
- Mullica Township Ordinance 06-2026
- South Toms River Borough Ordinance 2026-05

7. Other Resolutions

- To Authorize a Final Extension for Atlantic County to Complete its Obligations Under the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway
- To Adopt the Pinelands Commission's Fiscal Year 2027 Budgets for the Operating Fund, Pinelands Conservation Fund, Fenwick Manor Preservation Fund, and Katie Fund

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., September 25, 2026
Fri., October 9, 2026

Policy & Implementation Committee Meeting (9:30 a.m.)
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.