



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

MEMORANDUM

To: CMP Policy and Implementation Committee

From: Gina A. Berg *gab*
Director, Land Use Programs

Date: May 20, 2026

Subject: May 29, 2026 Committee Meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, May 29, 2026. The two presentations on the agenda will discuss the overlap and impact of the adopted Resilient Environments and Landscapes rules on Pinelands Commission applications and programs.

Also enclosed are the minutes of the Committee's April 24, 2026, meeting.

The Committee meeting will be conducted in-person and via teleconference. Specific access information will be provided to all Committee members in a separate email. The public is invited to attend the meeting in-person or view and participate in the meeting through the following YouTube link:

www.youtube.com/c/PinelandsCommission



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CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

May 29, 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:

www.youtube.com/c/PinelandsCommission

[To Provide Public Comment, Please Dial: 1-929-205-6099](tel:1-929-205-6099) Meeting ID: 822 6494 9290

Agenda

1. Call to Order
2. Adoption of the minutes from the April 24, 2026, CMP Policy & Implementation Committee Meeting
3. NJPACT REAL Rules Implementation in the Pinelands Area
 - Flood Hazard Control Act, Coastal Zone Management and Freshwater Wetlands Permitting
 - Stormwater Management
4. Public Comment
5. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

This meeting was conducted remotely
The public could view/comment through Pinelands Commission YouTube link:
www.youtube.com/c/PinelandsCommission

April 24, 2026 – 9:30 a.m.

MINUTES

Members in Attendance (Zoom): Alan Avery, Deborah Buzby-Cope, Mark S. Lohbauer, Chair
Laura E. Matos, Gaetano Matro, Jessica Rittler Sanchez, Douglas Wallner

Members Absent: Jerome H. Irick, Theresa Lettman

Staff Present (Zoom): Gina Berg, Katie Elliott, April Field, Susan R. Grogan, Brad Lanute, Paul
Leakan, Amber Mallm

Also in attendance (Zoom): Tim Kernan and Adam Warburton from Monroe Township

1. Call to Order

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

2. Adoption of minutes from the March 27, 2026 CMP Policy & Implementation Committee Meeting

Commissioner Lohbauer moved the adoption of the March 27, 2026, meeting minutes.
Commissioner Avery seconded the motion. All Ayes. The motion passed.

3. Presentation: Review of Executive Director's report on Monroe Township's 2025 Housing Element and Fair Share Plan and Ordinance O:06-2026, adopting the Hightop Redevelopment Plan

Attachment A to these minutes and posted on the Commission's website at the following address:

https://www.nj.gov/pinelands/home/presentations/Monroe%202025%20HEFSP%20Ord_O_06_2026.pdf

Commissioner Lohbauer recused himself from this portion of the meeting due to a conflict of interest.

Amber Mallm, Planning Specialist, presented the Executive Director's report on Monroe Township's proposed 2025 Housing Element and Fair Share Plan (HEFSP) and Ordinance O:06-2026. She began with a brief overview of the review process timeline, noting that the Hightop Redevelopment Area was included in the HEFSP and is in the Pinelands Area. The 2025 HEFSP was deemed incomplete due to outstanding implementing ordinances for the Hightop Redevelopment Area. Ordinance O:06-2026 is the implementing ordinance, adopting the Hightop

Redevelopment Plan, and requires formal approval by the Pinelands Commission due to the increased residential density proposed by the Plan.

Ms. Mallm explained that the 2025 HEFSP includes two Pinelands sites with existing certified redevelopment plans as well as a new Pinelands site, the Hightop Redevelopment Area. She explained that the Redevelopment Area is approximately 26 acres of vacant, forested, uplands with potential limited wetlands transition areas, located in the Township's Regional Growth Commercial (RG-C) zone within a Pinelands Regional Growth Area (RGA). The Hightop Redevelopment Plan allows mixed use development. The permitted residential uses include townhouses, multifamily stacked townhouses, and age targeted townhouses – designed for aging in place with no resident age restriction – at a density of 11 units per acre with an affordable set-aside of 20%. The Plan also allows retail, fast food, and other commercial uses permitted by the RG-C district.

Ms. Mallm described the applicable Pinelands Comprehensive Management Plan (CMP) standards related to residential density in Monroe Township's RGA. Based on CMP standards, the 26-acre parcel could be developed with up to 78 dwelling units. The Redevelopment Plan allows up to 286 units. The CMP allows municipalities to seek increased residential densities within the RGA, provided that infrastructure is available or can be provided, areas do not include significant environmental limitations, and Pinelands Development Credits (PDCs) are required for a percentage of the permitted dwelling units.

Ms. Mallm described the infrastructure availability of the redevelopment area through a 1990 Memorandum of Agreement (MOA) between the Pinelands Commission and Monroe Township Municipal Utilities Authority. Staff estimated water demand for full residential build out using Residential Site Improvement Standards (RSIS) for water demand. With the maximum 286 dwelling units, the redevelopment plan is not anticipated to trigger additional monitoring or exceed the 3.0 million gallons per day limit set by the MOA. She then explained that while there are no wetlands onsite, there may be limited wetland transition areas present from offsite wetlands.

Finally, Ms. Mallm explained that the Redevelopment Plan requires mandatory use of PDCs for 25% of market rate units, excluding affordable housing which is 20% of the total units or 48 units, whichever is less. For 25% of the remaining market rate units, the Redevelopment Plan provides a total opportunity for the use of 60 rights or 15 full PDCs.

She said that staff recommends certification of the 2025 HEFSP and Ordinance O:06-2026 and requested that the Committee provide a recommendation to the full Commission on whether to certify the HEFSP and ordinance.

Commissioner Avery asked if Monroe Township has an affordable housing fund established and how the funds are used. Tim Kernan, the planner for Monroe Township, stated that the Township's affordable housing fund supports a Market to Affordable Program, rehabilitation programs, and a supplement for fully affordable housing projects.

Commissioner Rittler Sanchez asked if the water use estimate includes lawn watering and other landscaping uses related to the townhouse developments. Land Use Programs Director Gina Berg responded that the Commission does not have any standards for irrigation and relied on the RSIS residential water demand projections. Commissioner Rittler Sanchez also asked for clarification that the redevelopment area is in the vicinity of an Agricultural Production Area (APA), which Executive Director Susan Grogan confirmed that there is an APA in the vicinity but not adjacent to the site.

Commissioner Rittler Sanchez asked if the redevelopment plan allows for vertical mixing of uses such as residential dwelling units above ground floor commercial uses in order to promote a walkable area. Mr. Kernan answered that the redevelopment plan does not consider vertical mixed uses. He explained that while there is some success with mixed use development in established downtown centers, there was not interest from the developer on this site.

Commissioner Rittler Sanchez asked if this redevelopment area is close to the proposed data center discussed at the previous Committee meeting and also raised concerns about competing water uses between a data center and redevelopment of this type. Mr. Kernan clarified that the Hexa Builders site is not near the Hilltop Redevelopment Area. He also explained that the Township recently adopted two ordinances banning data centers in the Township and removing data centers as a permitted use from the Hexa Builders site. ED Grogan added that staff are keeping a close eye on water use implications as applications are submitted, including as it relates to data centers.

After discussion concluded, Commissioner Matro moved that the Committee recommend certification of Monroe Township's 2025 HEFSP and Ordinance O:06-2026. Commissioner Buzby-Cope seconded the motion. All Ayes. The motion passed.

There being no further discussion, Commissioner Lohbauer returned to the meeting at 9:52 a.m.

4. Public Comments

Michelle Ahmed expressed concern about the impacts of a residential development application in the Regional Growth Area of Egg Harbor Township on rare species in the vicinity. Ms. Ahmed said that her own property down the road has a number of invasive species that she believes came from planting by nearby housing developers. She said that while New Jersey recently banned 30 invasive species, they are still available as existing inventory from nurseries or other sources. She reiterated her concern that housing developments next to sensitive areas would lead to invasive species impacting these sensitive areas. She asked what could be done to prevent this. ED Grogan responded that staff could provide an update on the development application in question and applicable CMP standards at the May Commission meeting.

5. Adjournment

There being no other business, Commissioner Lohbauer moved to adjourn the meeting. Commissioner Buzby-Cope seconded the motion. All Ayes. The meeting was adjourned at 9:57 a.m.

Certified as true and correct:



Katie Elliott
Planning Specialist

Date: April 28, 2026



Monroe Township's 2025 Housing Element and Fair Share Plan & Ordinance O:06-2026

CMP Policy and Implementation Committee
April 24, 2026

Process Timeline

July 7, 2025

August 1, 2025

March 6, 2026

March 23, 2026

April 8, 2026

April 24, 2026

May 8, 2026

Received 2025
Housing
Element and
Fair Share Plan
(HEFSP)

HEFSP
deemed
incomplete
requires
implementing
ordinance

Received Ord.
O:06-2026 -
Hightop
Redevelopment
Plan

HEFSP & Ord.
O:06-2026
require formal
approval by
Pinelands
Commission

Public hearing:
No testimony

No written
comments

CMP Policy &
Implementation
Committee
Meeting

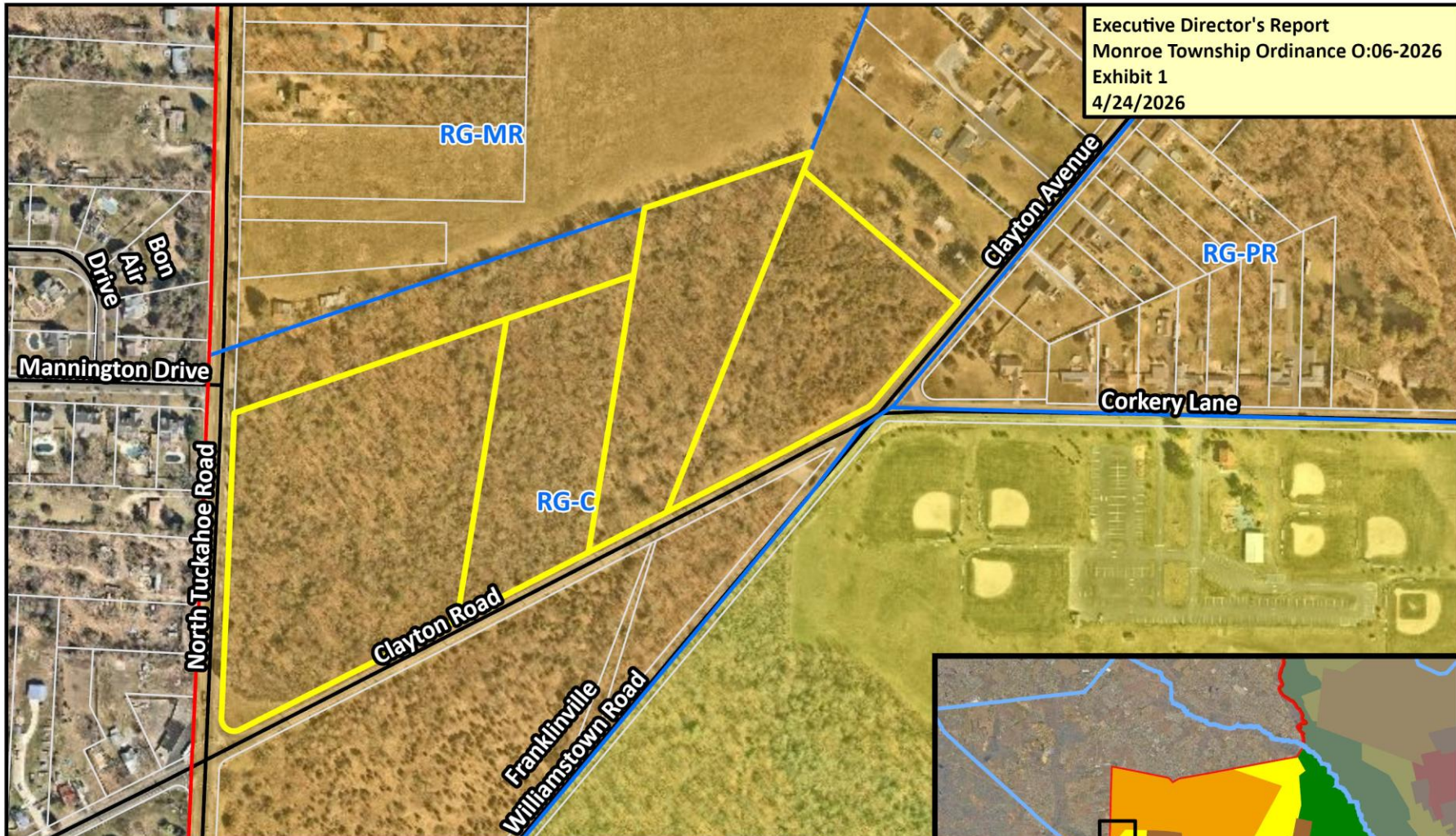
Pinelands
Commission
Meeting

2025 Housing Element and Fair Share Plan

- Describes the mechanisms the Township will use to meet its 4th Round affordable housing obligation
- Includes Pinelands sites with existing certified redevelopment plans
 - Williamstown Square Redevelopment Area (O:27-2020)
 - Acme Redevelopment Area (O:16-2019)
- Includes a new Pinelands site, **Hightop Redevelopment Area**, requiring zoning changes through a redevelopment plan

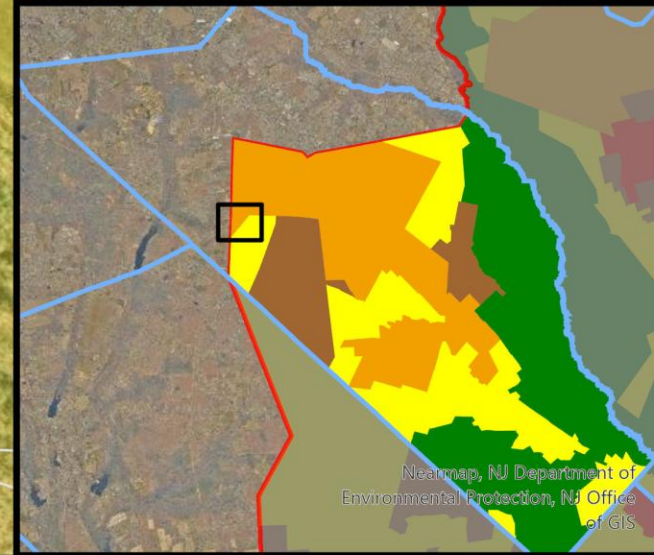
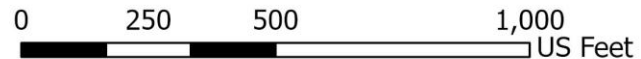
Hightop Redevelopment Plan (O:06-2026)

- **Location:** Block 12503, Lots 16, 17, 18, & 19
- **Total area:** ~26 acres
- **Existing conditions:** Vacant, forested, upland (limited wetlands buffers)
- **Pinelands management area:** Regional Growth Area
- **Certified zoning:** Regional Growth Commercial (RG-C)
 - Permits various commercial/nonresidential uses



Existing Conditions of Hightop Redevelopment Area

- Hightop Redevelopment Area
- Pinelands Area Boundary
- Pinelands Zoning
- Pinelands Parcels
- Road Centerlines
- Rural Development Area
- Regional Growth Area
- Pinelands Management Areas



Hightop Redevelopment Plan: Permitted Uses

Residential

- **Density:** 11 units per acre
- **Housing Types:**
 - Townhouses
 - Multifamily stacked townhouses
 - Age targeted townhouses
- **Affordable Set-Aside:** 20% of all units; up to 48 total

Commercial

- Retail, fast-food, other commercial uses permitted by RG-C district

Regional Growth Area CMP Standards

- If residential is permitted in this redevelopment area, then the CMP requires the Township to zone for **78 units**
- The Hightop Redevelopment Plan permits up to **286 units**
- CMP allows municipalities to seek increased residential density within a Regional Growth Area provided that....
 - ✓ Infrastructure is available
 - ✓ Areas do not include significant environmental limitations
 - ✓ PDCs are required for a percentage of the permitted dwelling units

Infrastructure Availability

- 1990 MOA between Pinelands Commission & Monroe Township MUA
 - Allows interbasin transfer and export of KC water out of Pinelands Area
 - 3.0 million gallons per day (MGD) limit
 - Monthly average over the last five years: 2.18 MGD
- Staff-estimated water demand for full residential build out, based on RSIS design water demand, is about 0.064 MGD
- Not anticipated to trigger additional monitoring or exceed 3.0 MGD limit

Environmental Limitations & Pinelands Development Credits (PDCs)

- No wetlands onsite
- Potential, limited wetlands transition areas
- PDCs are required by the redevelopment plan
 - Provides an exemption for units made affordable

Hightop Redevelopment Plan PDC Requirements

- Mandatory Rate:
25% of market rate units
- Affordable housing exemption:
20% of total units or 48 units,
whichever is less
- Total opportunity for the use of
60 rights (~ 15 PDCs)

Conclusion

- Staff finds that the Monroe Township Housing Element and Fair Share Plan and Ordinance O:06-2026 comply with CMP standards for certification
- Staff seeks the P&I Committee's vote on whether to recommend certification to the full Commission