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

MIKIE SHERRILL
Governor
SHIRLEY U. EMEHELU
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
Director, Land Use Programs

Date: November 10, 2026

Subject: November 20, 2026 Committee Meeting

Enclosed please find the agenda for the Committee's upcoming meeting on Friday, November 20, 2026. The agenda includes two items for discussion by the Committee. Staff will be providing presentations and seeking the Committee's recommendations around procedures for the Local Review Officer program and for the public development application process.

The minutes of the Committee's September 25, 2026, meeting are also enclosed.

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

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

MIKIE SHERRILL
Governor
SHIRLEY U. EMEHELU
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING

November 20, 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 Meeting ID: 839 3329 1296

Agenda

1. Call to Order
2. Adoption of the minutes of the September 25, 2026, CMP Policy & Implementation Committee Meeting
3. Discussion of Local Review Officer Programs
4. Discussion of Public Development Application Procedures
5. Public Comment
6. Adjournment

CMP POLICY & IMPLEMENTATION COMMITTEE MEETING
This meeting was conducted both remotely and in-person
The public could view/comment through Pinelands Commission YouTube link:
www.youtube.com/c/PinelandsCommission
Richard J. Sullivan Center
15C Springfield Rd
New Lisbon, New Jersey 08064
September 25, 2026 – 9:30 a.m.

MINUTES

Members in Attendance: Chair Laura E. Matos, Mark S. Lohbauer, Jessica Rittler Sanchez, Douglas Wallner (Zoom)

Members Absent: Alan W. Avery, Deborah Buzby-Cope, Jerome H. Irick, Theresa Lettman, Gaetano Matro

Staff Present: Gina Berg, John Bunnell, April Field, Lori Friddell, Susan R. Grogan, Brad Lanute, Paul Leakan

Also in attendance (Zoom): Azeem Chaudry with the Governor's Authorities Unit, Bruce S. Graham, Borough of Woodbine, Meghan Leavey, New Jersey Department of Environmental Protection (NJDEP), Kevin Rijs, Evesham Township, Tanya Rohrbach, Sustainability Institute at The College of New Jersey, Barbara Woolley-Dillon, NJDEP

1. Call to Order

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

2. Adoption of minutes from the August 28, 2026 CMP Policy & Implementation Committee Meeting

Commissioner Lohbauer moved the adoption of the August 28, 2026 meeting minutes. Commissioner Rittler Sanchez seconded the motion. All Ayes. The motion passed.

3. Presentation: Egg Harbor City Climate Change-Related Hazard and Vulnerability Assessment (CCRHVA) Plan

Attachment A to these minutes and posted on the Commission's website at the following address:
https://www.nj.gov/pinelands/home/presentations/2026%20Pinelands%20Commission%20-%20Sustainable%20Jersey%20CCRHVA%20Technical%20Assistance%20Pilots_final.pdf

Director of Land Use Programs Gina Berg introduced the topic and said Pinelands staff had previously conducted a vulnerability assessment to evaluate whether Pinelands management areas were appropriately delineated with respect to climate change-related natural hazards that took a broader view for land use planning purposes. She added that staff has participated in an interagency action workgroup on climate change vulnerability. She explained that the Climate

Change-Related Hazard and Vulnerability Assessments (CCRHVA) plans being discussed today have a more in-depth focus on local issues.

Tanya Rohrbach, Program Manager Policy and Planning Sustainability Institute at The College of New Jersey shared a presentation on piloting New Jersey's model Climate Change-Related Hazard Vulnerability Assessments (CCRHVA) across eight municipalities with funding support from the New Jersey Department of Environmental Protection (NJDEP) Resilient NJ program. She focused her presentation on the three Pinelands municipalities case studies, including Egg Harbor City, Evesham Township and Woodbine Borough.

She reviewed the 2021 New Jersey Municipal Land Use Law amendment that mandated inclusion of a CCRHVA to municipal Master Plan Land Use Elements. She said the law requires a CCRHVA to use the latest NJDEP climate science and data and include a buildout analysis, policy statement on consistency and strategies for reducing vulnerabilities. She explained the pilot program of Sustainable Jersey in providing no-cost technical assistance and planning support in creating a guide and step-by-step process for preparing CCRHVAs.

Ms. Rohrbach described the methodology of the model CCRHVA five-systems approach that takes infrastructure, natural environment, social and economic systems and governance into consideration in preparing a hazard analysis. She reviewed the six-phase technical assistance path offered by Sustainable New Jersey that focuses on community impacts including the land use perspective, a hazards analysis of wildfire and flooding risk, and the urban profile. She said each municipality has a unique strategy and approach to Master Plan integration. Ms. Rohrbach presented each Pinelands pilot case study community, their identified hazards, and the recommended next steps.

She reviewed Evesham Township's climate hazard profile with concerns that are characterized as suburban in some areas and urban in others. She identified risks associated with wildfire susceptibility, inland stormwater flooding, and urban heat island effects. She outlined the recommendations and strategies to adapt current practices for lower-intensity development, natural resource protection, dam and stormwater management, reducing social vulnerability and community education and preparedness.

The Egg Harbor City assessment looked at the community as an urban core. Therefore, she said an emphasis was placed on social vulnerability, heat island effects and wildfire exposure. Strategies to address these vulnerabilities include stormwater management retrofits and shade improvements.

For the third case study, Woodbine Borough, is characterized as a rural Pinelands core community with 100% private well water dependency and reliance on septic systems. The assessment focused on aquifer water quality and infrastructure protection. The hazard analysis prioritized wildfire and storm surge vulnerabilities as well as heat island risks in the more populated regions and creating community wildfire readiness.

Ms. Rohrbach shared the implementation methods for translating a CCRHVA into municipal action. Methods included adopting land use ordinances to enhance development standards,

fulfilling the requirements for Sustainable Jersey's Star in Climate Readiness and updating Master Plans to formally adopt a CCRHVA into the Land Use Plan Element and ultimately integrating with capital improvement planning.

Ms. Rohrbach reviewed the categories of mitigation strategies as outlined in the attached presentation.

Chair Matos opened the floor to Commissioner questions.

Commissioner Lohbauer asked if a CCRHVA conveys the authority to municipalities to recommend strong mitigation strategies. Ms. Rohrbach said the assessment does identify current and projected hazards with discussion and mapping of sites and concerns; however, the assessments are just a first step. Municipalities would need to make more detailed policy adjustments and action plans going forward.

Commissioner Rittler Sanchez inquired what types of reference materials are available to municipalities in preparing their mitigation strategies and if technical assistance includes access to reference materials such as building codes for high fire hazard areas. Ms. Rohrbach responded that the guide provides links to that type of information.

Commission Rittler Sanchez further inquired if any attempt was made to connect with a prior New Jersey statewide vulnerability rating system and assessment from the early 2000s. She said it addressed climate change and public health. Ms. Rohrbach said they did not have that information available.

Commissioner Wallner said there was also a lot of wildfire hazard mapping done in the early 2000s as part of the National Fire Plan and inquired if they worked with the Department of Forestry. He said there was lot of effort to identify community wildfire protection plans and inquired if that data was incorporated. Ms. Rohrbach said they did consult with the U.S. Forest Fire Service and considered their annual wildfire burn area information in the assessments.

4. Municipal Insights on CCRHVA Plans

Evesham Township's Director of Community Development, Kevin Rijs, said the township, which is a Silver Certified Sustainable Jersey Community, welcomed the opportunity to receive technical assistance in the drafting of their CCRHVA from Sustainable NJ. He said the process was more involved than anticipated and recommended that when municipalities undertake the process, they include all involved parties from the start of the project to finish. He said a lot of localized knowledge is needed and that the assessment requires about six to twelve months of data gathering and preparation. He said Evesham Township's draft CCRHVA is a comprehensive 168-page document and thanked Sustainable NJ, Tanya, and her team for their contribution to the process.

Commissioner Rittler Sanchez inquired what surprises the township encountered in the process. Mr. Rijs said he was surprised by the amount of data collection that was required and by the need for contributions from emergency management and planning teams.

Representing the Borough of Woodbine, Bruce Graham said he did not realize how extensive the process would be and as a financially distressed community the Borough of Woodbine could not have put together their CCRHVA without the support from Sustainable New Jersey. He added that having a completed CCRHVA allows the Borough to be eligible to apply for mitigation funding. He said the CCRHVA is a tremendous tool for future land use.

Barbara Woolley-Dillon of the NJDEP Bureau of Climate Resilience Planning thanked Ms. Rohrbach and her team for their work on the assessments. She recognized the differences and challenges for each municipality, especially those within the Pinelands.

5. Presentation: CCRHVA Plans in the Pinelands Conformance Context

Attachment B to these minutes and posted on the Commission's website at the following address:
https://www.nj.gov/pinelands/home/presentations/2026.09.25_PI_ConformanceReviewCCRHVA.pdf

Chief Planner Brad Lanute gave a presentation on the Commission's role in reviewing municipal CCRHVAs. He provided an overview of the local conformance requirements for Pinelands municipalities under the Pinelands Protection Act and the Pinelands Comprehensive Management Plan (CMP). He said Pinelands municipalities must maintain master plans and land development regulations consistent with both the CMP and the Municipal Land Use Law (MLUL), and that amendments to the MLUL may trigger the need for municipalities to amend their master plans and land development regulations.

Mr. Lanute stated that Article 3 of the MLUL identifies the mandatory and optional elements of a municipal master plan and specifies the required contents of each element. He said the MLUL was amended in 2021 to require a CCRHVA as part of the land use element of a municipal master plan (P.L. 2021,c.6). Since a CCRHVA is a component of the land use plan element, any CCRHVA adopted by a Pinelands municipality will require review for consistency with the CMP.

Regarding timing, Mr. Lanute said there is no specific deadline for adopting a CCRHVA. However, a municipality must complete one the next time it adopts or amends the land use plan element of its master plan. He said the Commission has received four draft CCRHVAs to date.

Mr. Lanute explained that the CMP provides municipalities with flexibility in preparing local plans and ordinances, provided they do not conflict with the objectives and minimum requirements of the CMP. He said the Commission's review of CCRHVAs will focus primarily on recommendations requiring implementation through municipal ordinances, including changes to zoning or land development standards, such as forestry and stormwater management regulations. If implementing ordinances related to CMP standards are necessary, the CCRHVA would be considered incomplete until those ordinances are adopted and submitted to the Commission for review.

He added that CCRHVAs may include recommendations for proposed development, such as public stormwater infrastructure. In those instances, staff would review the recommendations to identify any development that may conflict with the CMP. In those cases, we would advise the municipality to schedule a pre-application meeting with Commission staff. Mr. Lanute said staff

have completed preliminary reviews and provided feedback on the four draft CCRHVAs submitted to date.

Mr. Lanute said Commission staff will continue to encourage municipalities to engage the Commission early in the process and to share draft plans. Staff can provide assistance where possible with data and preliminary reviews. He said he anticipates the Commission will receive additional CCRHVAs in the coming years.

Commissioner Lohbauer asked whether the municipal CCRHVA process could eventually inform the development of regional climate resilience standards through future amendments to the CMP. He noted that CCRHVAs provide a mechanism for incorporating climate resilience goals into municipal master plans and asked whether approaches developed by individual municipalities could have broader regional application.

Mr. Lanute reiterated that CCRHVAs represent an initial planning step by identifying climate-related vulnerabilities and potential responses. Recommendations contained in a CCRHVA would generally need to be implemented through municipal land development regulations before they could establish standards applicable to individual development applications.

Mr. Lanute said the CCRHVA process will provide the Commission with an opportunity to review the approaches municipalities develop to address climate-related vulnerabilities. He noted that municipalities may adopt standards that are more restrictive than CMP requirements in many circumstances and that CCRHVAs may lead to more restrictive land use regulations in certain areas. He said successful approaches developed at the municipal level could potentially provide ideas for measures with broader regional application, although such consideration would be further down the road.

Chair Matos thanked all participants and said this was a great step.

6. Public Comment

There were no public comments.

7. Adjournment

There being no other business, Commissioner Lohbauer moved to adjourn the meeting. Commissioner Rittler Sanchez seconded the motion. All Ayes. The meeting was adjourned at 10:46 a.m.

Certified as true and correct:

Lori A. Friddell

Date: October 1, 2026

Lori Friddell
Land Use Programs Technical Assistant

SUSTAINABLE JERSEY TECHNICAL ASSISTANCE

PILOT PROGRAM OVERVIEW

Local Climate Change Adaptation Planning: Model CCRHVA Pilot Projects

Piloting New Jersey's Model Climate Change-Related Hazard Vulnerability Assessment across Evesham Township, Egg Harbor City, and Woodbine Borough

---

FUNDING PROGRAM

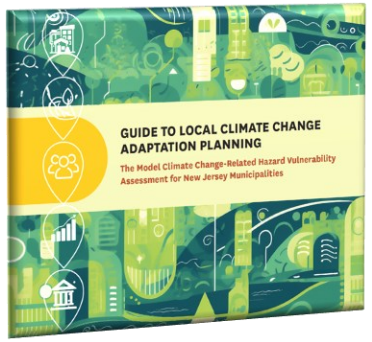
NJDEP Resilient NJ

FOUNDATIONAL GUIDE

Guide to Local Climate Change Adaptation Planning: The Model Climate Change-Related Hazard Vulnerability Assessment for New Jersey Municipalities

POLICY DRIVER

MLUL Mandate & Technical Support



https://bit.ly/CCRHVAGuide

NJ Municipal Land Use Law

Mandatory Requirement: CCRHVA required for Master Plan Land Use Elements.

Hazard Projections: Must utilize latest NJDEP climate science and hazard data.

Towards Implementation: Requires buildout analysis, policy statement on consistency / integration, and strategies for reducing vulnerabilities.

Sustainable Jersey Technical Assistance

ARPA / NJDEP Resilient NJ Funding: No-cost technical assistance provided to 8 pilot towns.

Direct Planning Support: Professional GIS analysis, community engagement, and project oversight.

Action Pathway: Connects CCRHVA to Sustainable Jersey certification.

METHODOLOGY

Model CCRHVA 5-Systems Approach



Built System

Critical facilities, roads, MS4 infrastructure, and housing.



Natural System

Tree canopy, surface waters, aquifers, floodplains, and habitats.



Social System

Socially vulnerable populations, heat stress, and support networks.



Economic System

Business continuity, redevelopment zones, and tax base stability.



Governance

Local codes, Master Plans, and emergency response capacity.

PROCESS WORKFLOW

Six-Phase Technical Assistance Path

PHASE 1–2

Gearing Up

Designated local lead and cataloged master plan documents.

PHASE 3

Engagement

Formed cross-department teams and conducted community surveys.

PHASE 4

Hazards Analysis

Mapped climate hazard exposure against sensitivity and assessed local capacity.

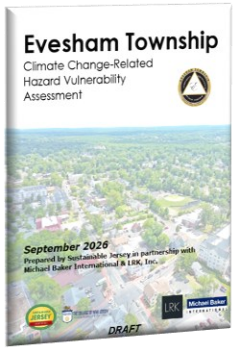
PHASE 5–6

Action & Readiness

Crafted climate adaptation strategies and Master Plan integration.

PILOT CASE STUDY 1

Evesham Township: Suburban Resilience



BURLINGTON COUNTY

Identified Hazards

Inland Stormwater Flooding: Intense rain events causing localized drainage surcharges. Major expansion of projected floodplains.

Low Tree Canopy & High Impervious Surface: Extreme heat and stormwater runoff.

Dam & Wildfire Exposure: 19 dams mapped alongside Pinelands fire risk.

Adapt Current Practices

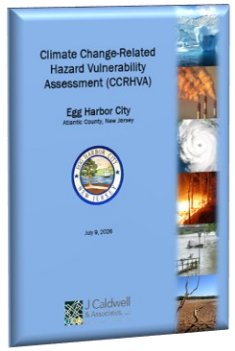
Low-Intensity Development

Natural Resource Protection

Community Preparedness

PILOT CASE STUDY 2

Egg Harbor City: Urban Core & Equity



ATLANTIC COUNTY

Social Vulnerability

Designated OBC with high concentration of older housing stock, renters, and heat island exposure.

Lived Context Data

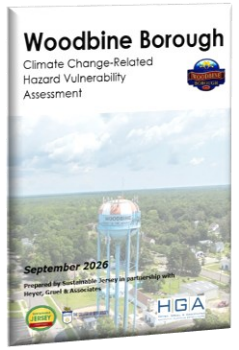
Survey input for flood locations and resident concerns.

Economic Focus

Aligning downtown redevelopment with stormwater and shade improvements.

PILOT CASE STUDY 3

Woodbine Borough: Rural Pinelands Core



CAPE MAY COUNTY

100%

Private Well Water Dependency
Reliance on Septic Systems

Water Quality & Infrastructure Protection

Mapped private well locations and wellhead protection areas against MS4 stormwater infrastructure and NJDEP TMDL datasets to safeguard groundwater quality.

Wildfire & Ecosystem Integration

Assessed Pinelands forest interface vulnerabilities and habitat conservation priorities.

Storm Surge & Public Health

Assessed exposure to coastal hazards, extreme heat, and vector-borne diseases.

CROSS-CUTTING LESSONS

One Framework, Tailored Local Stories

Suburban Context

Evesham addressed dual climate hazard profiles of urban heat island with pluvial flooding and sensitive ecosystem with substantially expanding wildfire risk and flood area exposure.



Urban Core Context

Egg Harbor City centered extreme heat and wildfire exposure, social support networks, and climate-ready downtown design.



Rural Pinelands Context

Woodbine focused on aquifer protection, wells and wastewater systems, future development potential, and community wildfire readiness.



IMPLEMENTATION

Translating CCRHVA into Municipal Action

Land Use Ordinances

Adopt enhanced development standards for site plans, minor developments, and green infrastructure.

Climate Readiness Star Program

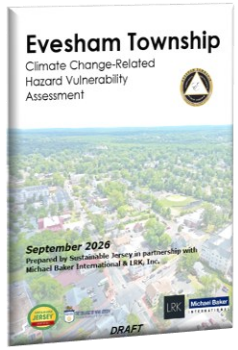
Fulfill requirements for Sustainable Jersey's Star in Climate Readiness.

Master Plan Updates

Formally adopt CCRHVA into Land Use Plan Elements and align capital improvement plans.

ACTION PLAN 1

Evesham Strategy Categories



BURLINGTON COUNTY

Dam Management

Enhance dam monitoring and management using climate change and hydrological data.

Sustaining Ecosystem Services

Protect water quality, species habitat, biodiversity, riparian areas, and floodplains in flux.

Balancing Wildfire Risk Reduction and Environmental Resources

Promote wildfire education programs and fuel reduction that supports Pinelands ecosystem.

Stormwater Management & Impervious Cover Reduction

Identify priority MS4 outfalls and drainage basins for capacity improvements and green infrastructure integration.

Reducing Social Vulnerability

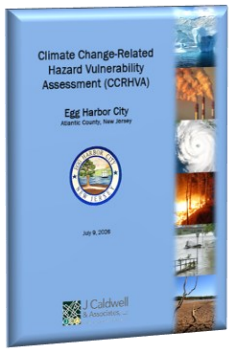
Implement urban heat island infrastructure improvements, climate change informed affordable housing planning, and incorporation of vulnerable populations data.

Education & Outreach

Establish targeted information campaigns for flooding, heat, and wildfire exposure and mitigation.

ACTION PLAN 2

Egg Harbor City Strategy Categories



ATLANTIC COUNTY

Social Support Systems

Expand community outreach networks and establish neighborhood resilience hubs for extreme heat and storm events.

Redevelopment Alignment

Require sustainable design, green infrastructure, and heat mitigation in all new downtown redevelopment agreements.

Urban Tree Canopy Expansion

Implement a targeted street tree planting program focused on identified heat island corridors and vulnerable blocks.

Housing Quality

Connect older housing stock and renters to energy efficiency and weatherization assistance programs.

Groundwater Recharge & Water Quality

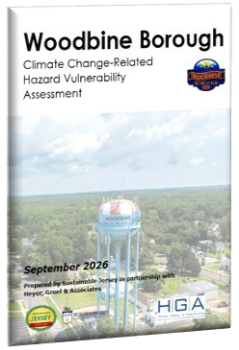
Manage pollutant sites and runoff in stormwater and reduce impervious surfaces.

Wildfire and Forest Edge Management

Establish forest-adjacent defensible space and management protocols informed by climate change data and promoting ecosystem services.

ACTION PLAN 3

Woodbine Strategy Categories



CAPE MAY COUNTY

Public Health & Education

Maintain a tree planting and inspection program to reduce urban heat islands and extreme storm hazards, assess population needs for support and resources during climate hazard events, and engage socially vulnerable populations.

Strengthen Wildfire Prevention and Preparedness

Develop defensible space guidelines for the wildland-urban interface, institute wildfire preparedness training for volunteer fire department, and enhance localized evacuation routing.

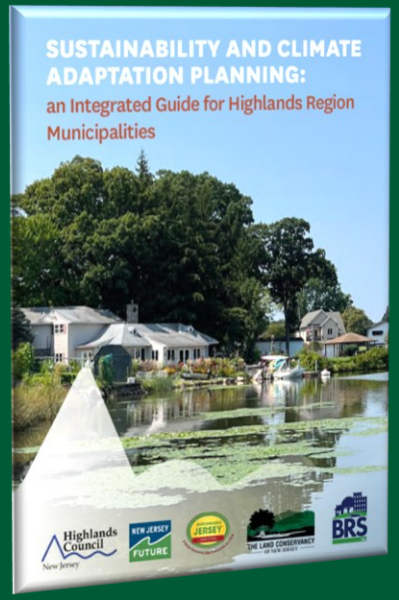
Reinforce Critical Facilities

Capital improvement planning for shelter facilities, backup power sources, and stormwater system improvements.

Natural Resource Protection & Habitat Corridors

Establish an Environmental Commission and adopt habitat protection overlay zones.

https://www.nj.gov/njhighlands/resources/climate/



SUSTAINABLE JERSEY CLIMATE READINESS

Building Climate-Ready Communities

Access technical assistance resources, model templates, and guidance documents online.

Visit: **sustainablejersey.com** | Contact: **rohrbact@tcnj.edu**

Climate Change-Related Hazard Vulnerability Assessments in the Pinelands Conformance Context



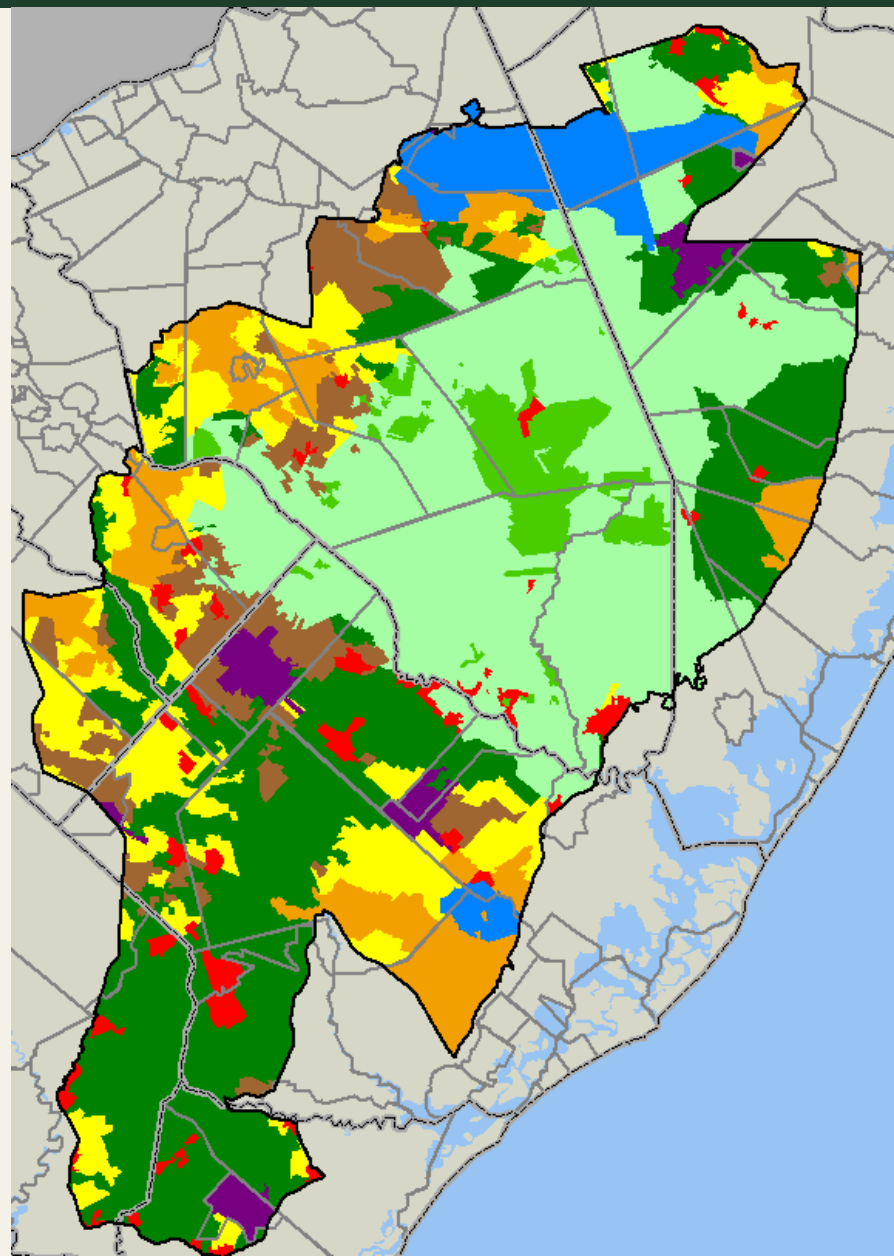
CMP Policy and Implementation Committee

September 25, 2026

Conformance in the Pinelands

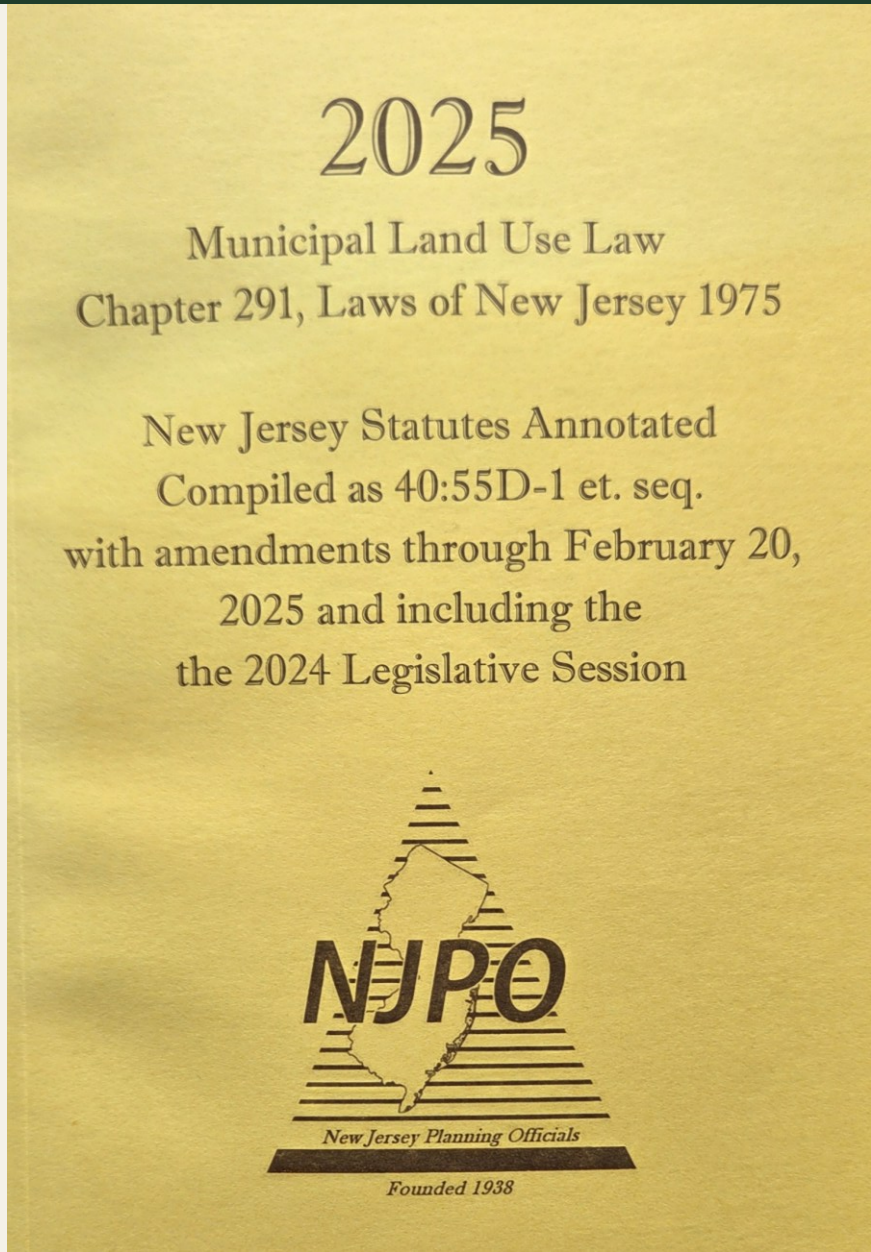
- The Pinelands Protection Act requires municipalities within the Pinelands Area to conform their master plans and land use ordinances with the objectives and standards of the Pinelands CMP.

- The conformance process and standards for review are governed by Sub Ch. 3 of the Pinelands CMP.



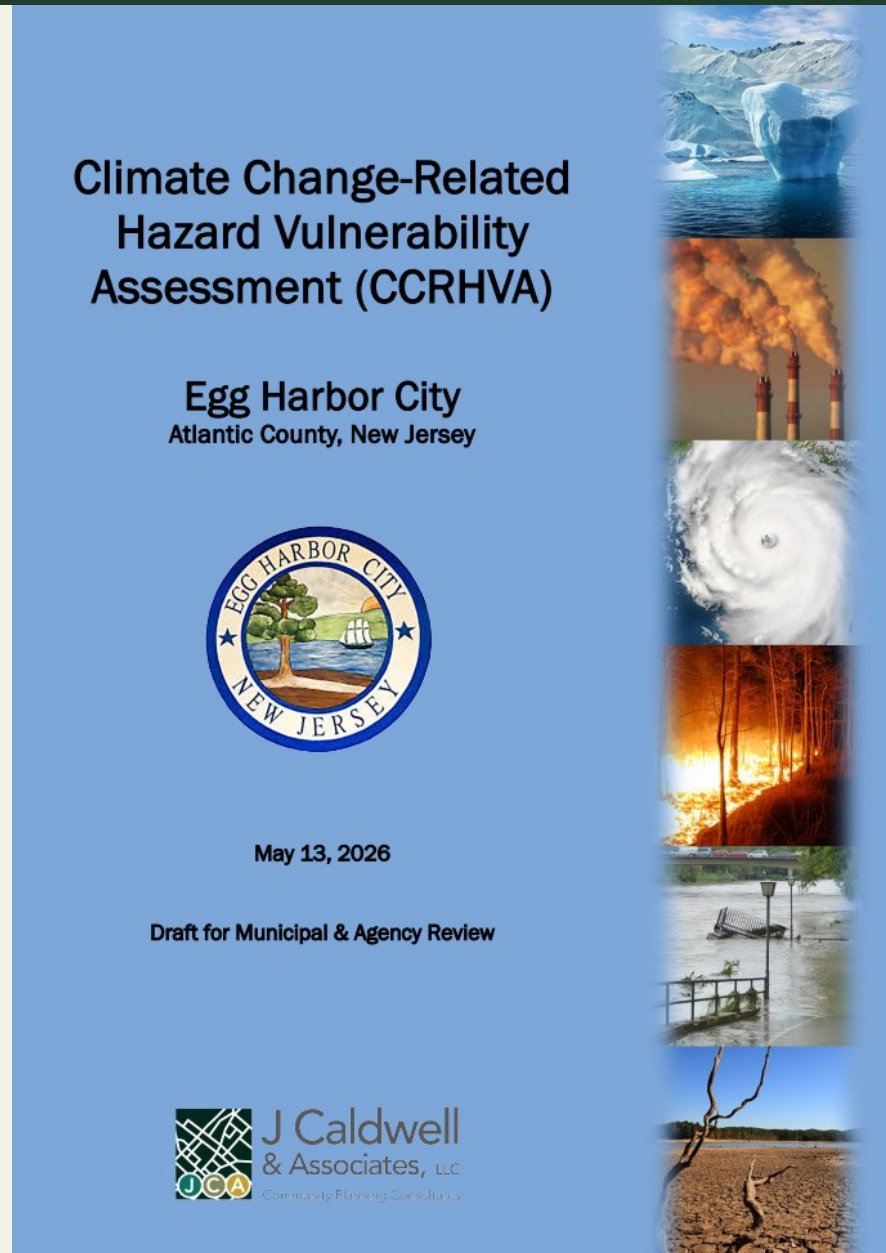
Municipal Land Use Law (MLUL)

- Pinelands municipalities must adopt and maintain master plans and land development regulations consistent with the both the Pinelands CMP and the MLUL.
- Amendments to the MLUL often trigger the need for municipalities to update their master plans and land development regulations (e.g., EVSE, guarantees and escrows).



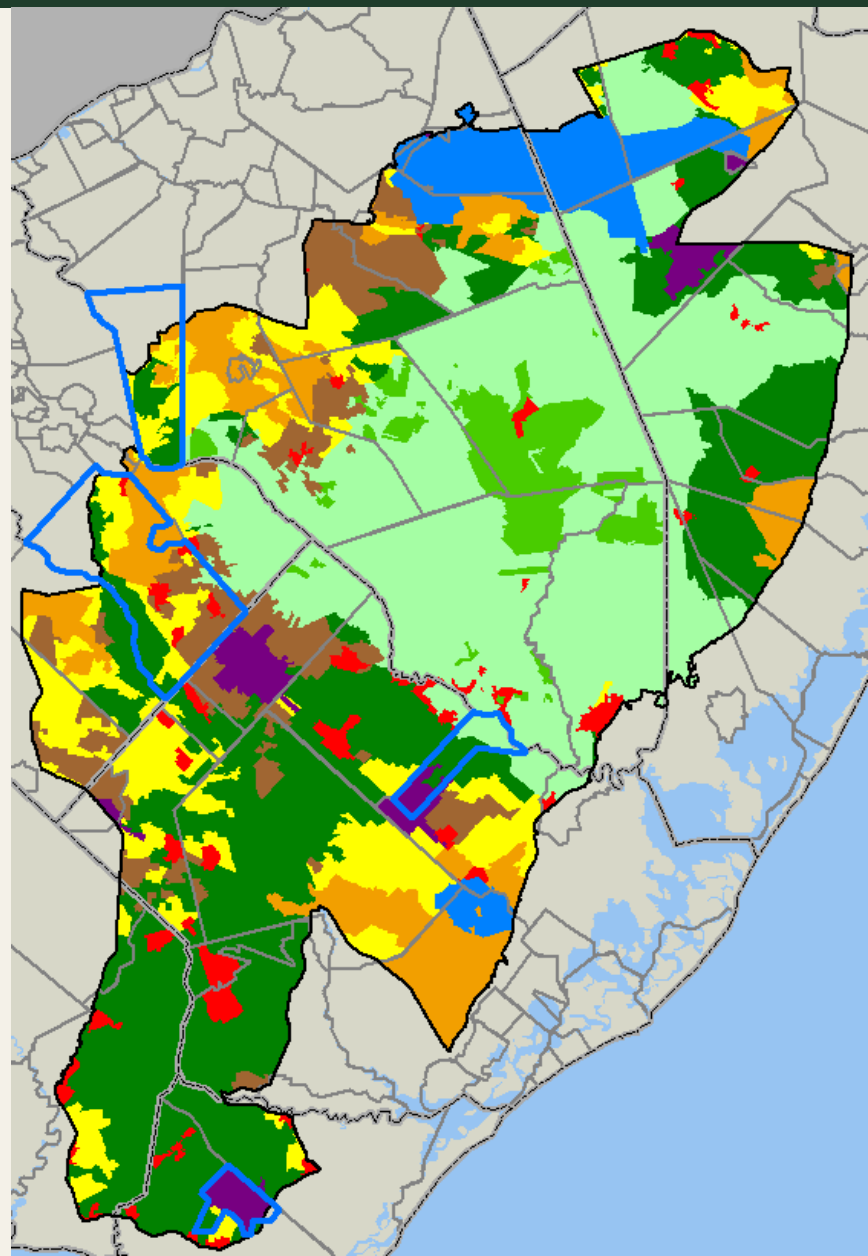
MLUL - Article 3 Master Plans

- Mandatory and optional elements of the municipal master plan are identified in Art.3 (e.g., land use, housing, and circulation plan elements, etc…).
- For each element, required contents and analyses are specified.
- **February 4, 2021:** MLUL amended to require a CCRHVA as part of the land use element (P.L. 2021,c.6).



Pinelands Staff Review

- The MLUL requires that a CCRHVA be adopted the next time a municipality adopts a land use plan element.
- As a component of the municipal master plan's land use element, CCRHVAs must be reviewed for consistency with the CMP.
- Submissions to date (only drafts so far):
  - Egg Harbor City
  - Evesham Township
  - Woodbine Borough
  - Winslow Township

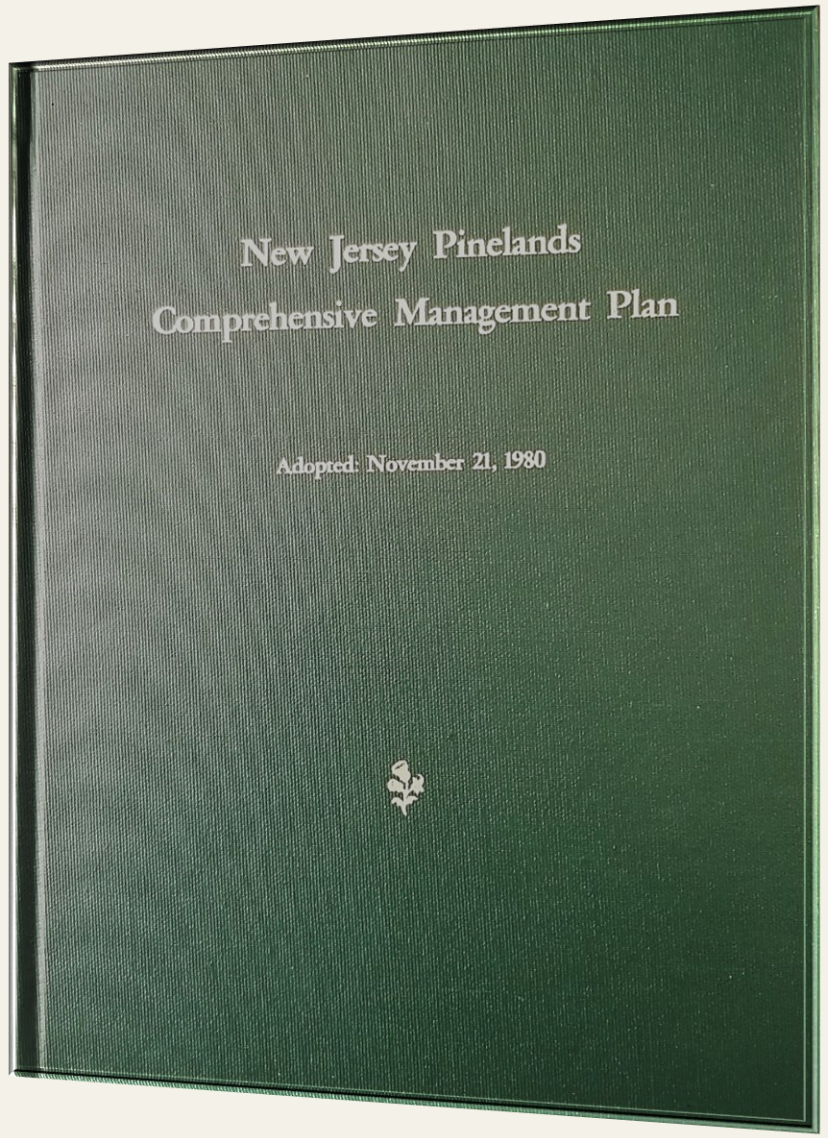


Pinelands Staff Review

- The CMP allows municipal flexibility and discretion in the preparation of local plans and ordinances so long as they do not conflict with the ultimate objectives and minimum requirements of the CMP.

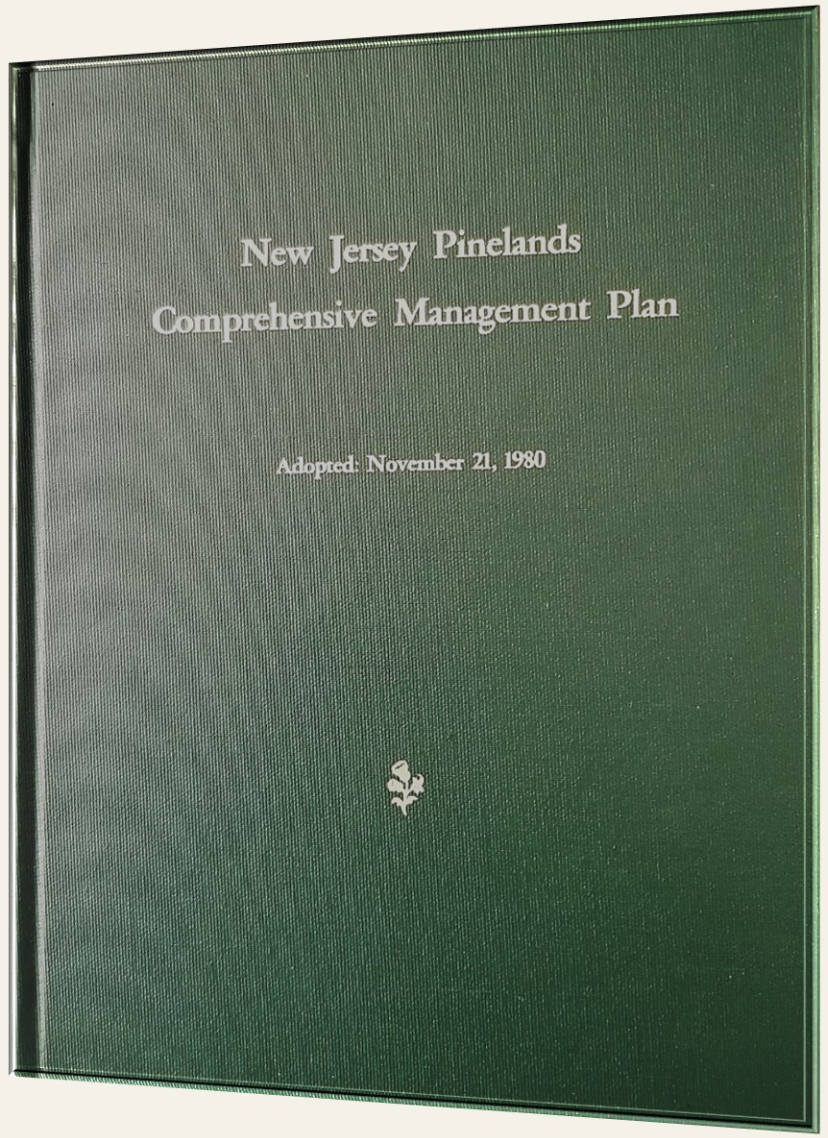
- Review is primarily focused on recommendations requiring ordinance implementation:
  - Zoning changes
  - New/revised land development standards
    - Forestry management
    - Stormwater management, etc…

- Recommended/proposed development
  - e.g., public stormwater infrastructure projects, etc...



Pinelands Staff Review

- Recommendations in master plans and amendments often range from high-level aspirational goals to implementation-ready proposals.
- If implementing ordinances related to CMP standards are called for, the CMP requires staff to view the CCRHVA as **incomplete** until the ordinances are adopted and submitted.
- If no implementing ordinances related to CMP standards are called for and no conflicts with CMP objectives and standards, Commission staff can issue a “no substantial issue” finding.



Conclusion & Next Steps

- Finalize review of drafted plans once adopted. Anticipate more assessments to be completed in the years ahead.
- Continue to encourage Pinelands municipalities to engage the Pinelands Commission early in the process of developing plans.
- Provide assistance where possible (data sharing, preliminary review,…).

