

Disclaimer

These minutes reflect the actions taken by the Commission during its August 14, 2026 meeting. Although these minutes have been approved by the Commission, no action authorized by the Commission during this meeting, as reflected in these minutes, shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of these minutes has been delivered to the Governor for review, unless prior to expiration of the review period the governor approves same, in which case the action shall become effective upon such approval. These minutes were delivered to the Governor on August 21, 2026.

PINELANDS COMMISSION MEETING

MINUTES
August 14, 2026

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=NnOmr7Qduuw>

Commissioners Participating in the Meeting

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

Commissioners Absent

Deborah Buzby-Cope, Jerome H. Irick, Theresa Lettman and Laura E. Matos.

Call to Order

Vice Chair Avery called the meeting to order at 9:33 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

Vice Chair Avery presented the minutes from the Commission's July 10, 2026 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Rittler Sanchez seconded the motion.

The minutes from the July 10, 2026 Commission meeting were adopted by a vote of 10 to 0.

Committee Reports

Vice Chair Avery provided a summary of the July 31, 2026 Policy and Implementation (P&I) Committee meeting:

The Committee approved the minutes of the June 26, 2026 meeting.

The Committee heard a presentation from the Cape May County Municipal Utilities Authority (CMCMUA) on the feasibility and technical scope of their Shared Conveyance System Project and proposed Memorandum of Agreement (MOA) with the Commission. CMCMUA representatives addressed questions from Committee members on alternatives and environmental impacts. The Committee voted in favor of bringing the proposed MOA to the full Commission to obtain authorization for staff to begin gathering further information and writing the MOA.

Executive Director Grogan presented Fiscal Year 2026 accomplishments through the lens of the Policy and Implementation Committee. She highlighted the challenges of rule implementation and discussed the wide array of projects and topics tackled by the staff and the Committee in the past year. She also presented proposed Fiscal Year 2027 initiatives, including Comprehensive Management Plan (CMP) amendments, climate resiliency initiatives, new, unanticipated and ongoing projects.

Executive Director's Report

ED Grogan provided information on the following matters:

- A Personnel and Budget Committee is scheduled for August 18th. Staff will review the Fiscal Year (FY) 2027 draft budgets and make a recommendation to retain a company that will provide payroll, time and accounting and human resource services.
- At the September 11th Commission meeting, CMCMUA will provide details about its proposed project. The Commission will be asked to consider whether to authorize staff to begin work on a draft MOA, which is the next step in the MOA process.
- The exterior of Fenwick Manor continues to look worse as the painting contractor is scraping and sanding in preparation for the new paint color. A considerable amount of work is occurring in the two front rooms of the building. The floors have been stripped away and what is left are piles of dirt. The fireplaces have also been dismantled. The structural engineer has to change the scope of work based on what they found in terms of where the walls are and where there's no connection to the walls. During the excavation, they uncovered very large oyster shells, some depression era glass and a few other things.

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

- The P&I Committee will meet remotely on August 28th and the only item on the agenda is related to the extension of the Secondary Impacts Agreement for Interchange 44 of the Garden State Parkway that the Commission authorized two years ago.
- Staff, including Chair Matos, met with representatives from Burlington County related to a proposed multimodal trail system that would stretch over 75 miles and connect different trails systems throughout the County. The trail system will require an MOA with the Commission. Many portions of the paved trail are proposed in wetlands and wetlands buffers and have potential impacts on threatened and endangered species. At that meeting, staff suggested scaling back and refining the project for portions of the trail that are located in Pinelands Area. The project in its current state deviates too much from CMP standards.
- Certain staff members continue to work on creating a new Application Information System, which is being funded by the National Park Service.
- Last November, staff presented data from the Alternate Design Wastewater Treatment Systems Pilot Program, a program that began back in 2002. When an alternate design septic system is installed, three years of quarterly monitoring is required. Recently, three houses that require quarterly monitoring have become vacant. Testing results are not available from the manufacturer due to the vacancies, which has never occurred since the pilot program began.

Ernest Deman, Regulatory Programs Supervisor, provided information on the following regulatory matters:

- Commission staff recently participated in several meetings related to landfill closures in the following towns: Mullica Township, Maurice River Township, Egg Harbor City and the Borough of South Toms River. Three of the municipalities plan to develop solar energy facilities after the landfill has been capped. The Borough of South Toms River is not proposing a solar energy facility. The Egg Harbor City landfill capping project has been selected as one of ten New Jersey Permitting Dashboard Pilot projects, a new initiative launched by the Governor in an attempt to streamline the state's permitting process and allow applicants to check the status of their applications.
- The New Jersey Bureau of Forest Management submitted an application for forestry activities on a 171-acre portion of Wharton State Forest for Atlantic White Cedar restoration. The application may be up for public comment at the September Commission meeting.
- Hexa Builders in Monroe Township consists of two different development applications. The original application was for two warehouses. That application received a Certificate of Filing (CF) and staff requested additional information related to the preliminary site

plan approval issued by the Monroe Township Planning Board. In the interim, the applicant submitted an application for a warehouse and a data center. Staff advised that an amended CF would be necessary and recently sent the applicant a letter requesting additional information.

- In 2006, the Commission issued a CF for a 40,000 square foot warehouse in Hamilton Township's industrial park. In 2007, staff issued a letter allowing the municipal site plan approval to take effect. The warehouse was never built. In 2024, staff responded to two inquiries regarding the status of the 2007 approval. Staff noted to the applicant that any new permit or approval would have to be consistent with the current applicable standards, including stormwater and threatened and endangered species. In early July, the applicant's attorney sent a letter indicating that the 2007 township approval remains valid and that the proposed development does not need to meet the Commission's current rules. Staff responded, reiterating that any development must demonstrate consistency with the current standards.

Stacey Roth, Chief, Legal and Legislative Affairs, provided the following litigation update:

- The Court issued a decision affirming the Commission's adoption of the Kirkwood-Cohansey water management amendments. It found that all of the appellants' arguments were wrong. Staff requested that the Division of Law ask for publication of this decision because published decisions are considered precedent.
- Staff determined that an amended CF would be required for Hexa's application to build a data center and warehouse. The application was submitted. Their attorney then submitted a request for an Office of Administrative Law (OAL) hearing under the judicial review provisions of the CMP. A decision as to whether or not an application is required is not one of the items within the CMP that is afforded an OAL hearing. Next, Hexa's attorney filed a Notice of Appeal with the Appellate Division. The clerk assigned to that matter noticed that it was most likely not a final decision and requested the parties to submit finality letters as to whether it was or wasn't a final decision. The Attorney General's office responded advising that a CF is not a final decision. Hexa's counsel then filed its response to the finality letter request by filing a Notice of Appeal to the motion for an opportunity to file an interlocutory appeal of the Commission's decision: 1. to require an amended CF and 2. denying its OAL request. The Commission submitted a brief and opposition to that motion. Hexa's attorney asked the court for permission to submit a reply.

Brad Lanute, Chief Planner, provided the following updates:

- The Commission continues to receive municipal ordinances prohibiting data centers in the Pinelands Area. To date, the Commission has approved six such ordinances, with one additional ordinance pending staff review. We are also aware of three in the process of adoption at the municipal level.

- The Commission has received a significant number of comments from Manchester Township residents regarding a redevelopment plan for an area within the Township's Regional Growth Area that permits data centers. There is currently an application pending before the Commission for this site that proposes the development of approximately 1.1 million square feet of warehouse space across ten buildings. The pending application does not propose a data center.
- Staff members have been receiving inquiries from developers and municipal officials regarding the permissibility of Battery Energy Storage Systems, or BESS, in the Pinelands. These facilities store electricity in batteries for later use. They can range from small systems serving an individual property to large, utility-scale facilities consisting of multiple battery enclosures and associated electrical equipment. The Commission does not currently have any BESS applications pending. However, the growing number of inquiries suggests that we may begin receiving applications for these facilities in the future. The Land Use Programs Office is currently evaluating these types of facilities, their potential land use and environmental impacts, and how they should be addressed under the CMP. We anticipate bringing this topic to the P&I Committee for further discussion at a future meeting.

Paul Leakan, Communications Officer said the 10th annual Pinelands Summer Short Course received overwhelmingly positive reviews. The event was held at Stockton University's Kramer Hall in Hammonton on July 17, 2026. Ninety-eight percent of those who responded to the online, attendee evaluations rated the event as excellent or good, and 98 percent said they would return next year. Mr. Leakan also noted the success of two recent presentations by the Commission's science staff that the Commission hosted as part of this year's Pinelands Speaker Series.

Public Development Projects and Other Permit Matters

Vice Chair Avery introduced a resolution recommending the approval of two Public Development applications.

Commissioner Lohbauer made a motion Approving With Conditions Applications for Public Development (Application Numbers 1987-0381.005 & 2019-0027.001) (See Resolution # PC4-26-18). Commissioner Mauriello seconded the motion.

Mr. Deman said the first application is for the replacement of a septic system at Whitesbog Village. He said the current septic system is failing. The septic system will service the general store. The replacement of a septic system is typically exempt from Commission review but because Whitesbog Village is a designated historic resource, it required an application to the Commission.

An aerial (attached) was displayed to show where the disposal field will be located. An alternate design septic system (Hoot ANR) is being installed and will be no closer to wetlands than the existing septic system.

The second application is for the installation of scour countermeasures at a bridge on Route 206 in the Town of Hammonton. The NJ Department of Transportation (NJDOT) has indicated that this bridge has been scoured severely and is in need of repair. In order to restore the bridge, the NJDOT proposes to install riprap baskets to prevent additional scouring.

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

Planning Matters

Vice Chair Avery said next on the agenda is an amendment to the Pinelands Infrastructure Trust Fund (PITF) Master Plan.

Director Berg said the amendment details eligible types of infrastructure, the ranking criteria that would be used to evaluate project proposals submitted during the proposal period and the funding structure that is being recommended.

The P&I Committee reviewed the amendment and recommended it for the Commission's approval. The Commission's role is to adopt a master plan that sets the criteria used for project evaluation and identifies priority projects. Once the Commission adopts an amendment to identify the priority projects, the funding process transfers to the NJ Department of Environmental Protection (NJDEP), where the projects are reviewed for eligibility. The Infrastructure Bank (I-Bank) processes the grants and the loans. Since 1986, there have been several master plan amendments. More recently, the Commission adopted an amendment in 2019 that identified five priority projects. The original Infrastructure Trust Bond Act resulted in \$30 million in funding. Currently, there is approximately \$11 million to award. A more precise number will be known at the time the awards are made.

A needs assessment was conducted by staff, that looked at prior priority projects, including projects that municipalities and utilities have been trying to move forward in recent years. Based on that, staff is suggesting only wastewater and water supply projects be funded this round as opposed to the last round, which included transportation projects. All of those are eligible under the bond act.

A public comment period was established, and a public hearing was held. The Commission received one written comment and no oral comments. The one written comment was from Hamilton Township and agreed with the project criteria.

Director Berg reviewed the project criteria. All projects must provide service to a Regional Growth Area. Mandatory criteria include level of service, PDC opportunities, local match and the provision of service to residential or nonresidential development or redevelopment.

She described the non-mandatory factors of the evaluation, meaning projects don't have to address these criteria in order to be a priority project. However, if they do address the non-mandatory factors, they can score higher which may move them up on the project priority list for funding.

Director Berg reviewed the non-mandatory factors:

- If a project is ready to proceed, points can be provided (example: design work is complete and a development application has been initiated with the Commission).
- If a project is located in a financially disadvantaged community based on certain economic factors, points can be provided.
- Water supply projects can gain points by using non-Kirkwood-Cohansey aquifer water supply.
- If a project proposes regional infrastructure that supports more than one municipality, more points can be attained.
- A project can gain points if includes provision of sewer service to an area of existing development currently using septic systems, particularly where a public health problem may be identified. The project must first serve new development or new redevelopment in the Regional Growth Area in order to be eligible for funding.

Director Berg reviewed the funding structure. She said this amendment is suggesting a 2% interest rate for the loan, similar to what the I-Bank is currently utilizing. The amendment covers eligible costs that could be funded from the Infrastructure Trust, including land acquisition, administrative expenses, working capital, and engineering and professional services.

Lastly, she reviewed the next steps and provided a timeline once the amendments are adopted. Staff will request proposals from utility authorities, counties and municipalities. The proposal deadline staff has suggested is early January. Project recommendations could be reviewed by the P&I Committee as early as its January meeting. Another public hearing will be scheduled to accept comment on the priority projects. Next, a master plan amendment must be adopted setting a list of priority projects. Staff would then forward the list of projects to the NJDEP and the I-Bank where it will be put in the legislative appropriations (see attached presentation slides).

Vice Chair Avery requested a motion for a resolution to amend the Pinelands Infrastructure Trust Master Plan.

Commissioner Lohbauer made a motion To Adopt an Amendment to the Pinelands Infrastructure Master Plan (See Resolution # PC4-26-19). Commissioner Mauriello seconded the motion.

Commission Matro raised concern about the export of Kirkwood-Cohansey water from towns in Camden County where houses have private, individual wells but discharge to public sewers. He sought clarification on whether the evaluation criteria in the PITF master plan amendment would encourage additional export of water from the Pinelands Area.

Director Berg said agreements are in place to ensure the protection of the Kirkwood-Cohansey including caps on how much water can be discharged through the sewer lines in South Jersey. She noted that any proposals through this amendment would not change those caps. The Kirkwood-Cohansey rules also offer additional protection of the aquifer.

Commissioner Mauriello said he hopes staff have enough time to review the projects based on the current timeline.

ED Grogan said there is no requirement that states a specific schedule must be followed. If necessary, staff will be afforded additional time to review projects and make recommendations to the P&I Committee.

Commissioner Rittler Sanchez asked if there is any reference to what extent watersheds have been found to be at or close to being beyond the threshold of water availability.

Director Berg said when staff review applications for water withdrawals, data from the State's 2024 Water Supply Master Plan is used. Information on which watersheds are constrained can be found on the Commission's website under application guidance materials.

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

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

There was no public comment provided for the two public development applications, which propose a bike path in Maurice River Township and a water main in Woodbine Borough.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said staff reviewed seven ordinances and one Housing Element and Fair Share Plan in the past month that raised no substantial issue. Some towns continue to refine their tree removal and replacement ordinance to comply with their MS4 permit requirements. North Hanover Township adopted an ordinance banning data centers.

Other Resolutions

Vice Chair Avery introduced a resolution authorizing certain staff and Commissioners to sign checks on behalf of the Commission.

Commissioner Lohbauer made a motion Authorizing Certain Members of the Pinelands Commission and Staff to Sign Checks (See Resolution # PC4-26-20). Commissioner Pikolycky seconded the motion.

ED Grogan said with Chuck Horner's retirement there was a need to have additional staff members that can sign checks on behalf of the Commission.

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

Presentation

ED Grogan said she thought it was a good time to provide an update on Memorandum of Agreements (MOAs) due to the number of proposals being made for new MOAs.

Ms. Roth said MOAs can only be entered into with a Federal, State or a local government agency. The Commission cannot enter into an MOA with a private entity. There are two types of MOAs: Permit Streamlining MOAs and Deviation MOAs.

She said deviation MOAs are necessary when a development activity cannot meet certain standards of the CMP. These types of MOAs require an offsetting measure that will provide at least an equivalent level of protection of the Pinelands. There is a 13-step process for these agreements, which can take up to one-year or more to complete. The process for these agreements was revised in February of 2016. Ms. Roth provided details on seven past MOAs. She reviewed two recent MOAs that were both related to accessible trails. She provided an update on the Black Run Preserve MOA that staff continue to work on with Evesham Township. She said there are two future MOAs that are at the beginning of the process. One MOA would allow for future development at the Atlantic City Airport and the other with CCMUA would allow the construction of a shared conveyance system to collect landfill leachate and municipal wastewater through pipes rather than by truck (See attached presentation slides).

Commissioner Lohbauer said Carleton Montgomery recently provided comments to the Commission about his experience with the MOA process for the Pemberton Lake accessible trail. Mr. Montgomery said the 13- step process is onerous for an accessible trail project. Commissioner Lohbauer asked if we are considering changing the process.

ED Grogan said changing the MOA process would need to be initiated by the Commission. She said when the MOA process was reevaluated and changed in 2016, it aimed at making the process more public and allow both the P&I Committee and the Commission to understand and expressly authorize staff to work on these agreements. She said if the Commission is interested in changing the process, it can be discussed.

ED Grogan said staff has been considering amendments to the CMP that would include specific standards to address accessible trails in the Pinelands Area with respect to wetlands protection. She said this item will be listed in the FY 27 work plan when it is discussed as part of the budget next month.

Commissioner Mauriello said he appreciated the MOA presentation. He said he would be open to hearing about changing the process to be more efficient as long as the protection and transparency are not compromised.

Commissioner Meade asked how often funds flow through the MOAs.

Ms. Roth said it depends. She said with the New Jersey Board of Public Utilities transmission line (Conectiv) MOA, \$13 million was provided to the Commission. That offset resulted in the creation of the Pinelands Conservation Fund, which assists with land preservation projects, among other initiatives. She said when possible, habitat replacement is preferred but it's not always feasible.

Commissioner Rittler Sanchez said she initially thought the MOA process was burdensome, especially for public nonprofit types of projects that are making it easier for people to enjoy the

outdoors. She said another obstacle is grant funding, which include specific timelines that don't always align with the Commission's schedule. She said after Mr. Montgomery's comments, someone reminded us that there is a reason for the process being as open and as long as it is.

She said CMP standards for assessable trails will make it easier for projects like Pemberton Lake. However, she does not support changing the process for other types of development that have permanent impacts on the Pinelands. She supports the process in place. She said the level of scrutiny is justified for projects that cannot meet the standards of the CMP.

General Public Comment

Heidi Yeh of the Pinelands Alliance (PA) said it was only a year ago that the Alliance received an email about the data center that is currently being constructed in Vineland, NJ. She said municipalities around the state are being tasked with the regional impacts of data centers. The PA, along with 60 other organizations, asked the governor for a moratorium on data centers. She said New York State recently implemented a year-long moratorium on data centers. The Alliance recently launched a campaign to bring awareness about data centers to Manchester Township. The Mayor of Manchester Township has indicated that he supports an ordinance banning data centers. She said just yesterday the developer at the Vineland Data Center was issued a stop work order for working on natural gas infrastructure that they don't have a permit for. The Alliance has requested intervenor status in the data center lawsuit facing Monroe Township.

Charles Errera, Mullica Township, asked if Waivers of Strict Compliance applications will expire in February of 2027.

ED Grogan said Waivers that the Commission approved prior to 1992 will all expire in February of 2027. She said Waiver expirations were part of CMP amendments that the Commission authorized in October of 2025 and went into effect in early January of 2026. She noted that Waivers approved after 1992 were issued with a five-year expiration date.

Mr. Errera raised concerns about review times by the Regulatory Programs staff being longer than usual and asked if considerations would be provided if an applicant is actively working with Commission staff to complete the application and approval process related to an expiring waiver.

ED Grogan said there aren't many pre-1992 waivers. Staff is aware of the date, and the Commission will do everything it can do review the materials in a timely manner.

Mr. Errera asked how property owners were notified about the waiver expirations.

ED Grogan said staff sent letters to the addresses the Commission had on file about the upcoming expiration deadline and has communicated the information to some municipalities as well. Commissioner Pikolycky suggested that the staff remind municipalities of the upcoming expiration date and ask them to convey that information to landowners.

Dinkar Ganti of Princeton, NJ, said he owns a parcel in Hamilton Township that was referenced in the public comment on the Infrastructure Master Plan amendment. He said if Commissioners have any questions, he is available to answer them.

Other

Commissioner Lohbauer noted three take aways from the meeting that are all connected and suggested the Commission consider these matters in the future:

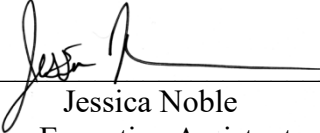
- There is a direct link between landfill capping and the development of solar energy facilities on the landfill once capped.
- Battery Energy Storage Systems are critical in optimizing solar energy facilities by storing the energy for later use.
- The PITF should be further amended to include energy infrastructure projects to support solar.

Commissioner Asselta said in order for the solar projects to continue being constructed in this state, the New Jersey Board of Public Utilities needs to release the Solar Renewable Energy Credits (SRECs). He said SREC funds have not been spent in a long time and are waiting to be invested in new clean energy projects.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Pikolycky seconded the motion. The Commission agreed to adjourn at 11:24 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: August 21, 2026



Pinelands Infrastructure Trust Fund Master Plan Amendment:

Eligible Types of Infrastructure
Ranking Criteria
Funding Structure

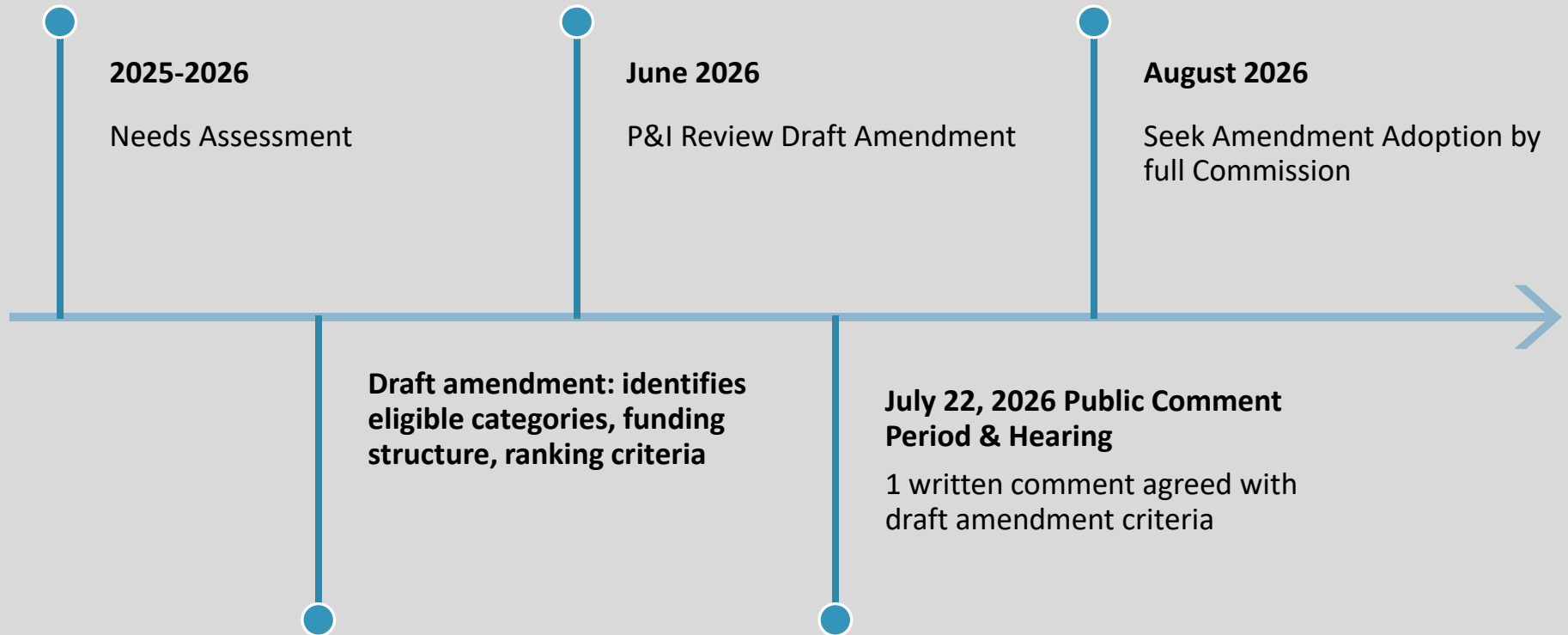
AUGUST 14, 2026

Background



Commission's role to adopt an Infrastructure Master Plan to set project evaluation criteria, set funding structure, and identify priority projects. Public hearings are required
DEP & I-Bank provide grant/loan administration and include in legislative appropriations
Multiple Master Plan amendments in the past, most recently in 2019
Funding available now is approximately \$11M

Amendment Process To Date



Project Proposal Evaluation

Mandatory Requirements for Infrastructure Project Proposals	Max Possible Points	Revised Criterion from 2019
Level of service (#DUs to be served)	40	N
Potential PDC Use in supported development	40 – Higher points awarded if municipal ordinance has mandatory PDC use	N
Local Matching Funds	20	N
Project will serve new development or redevelopment	10	

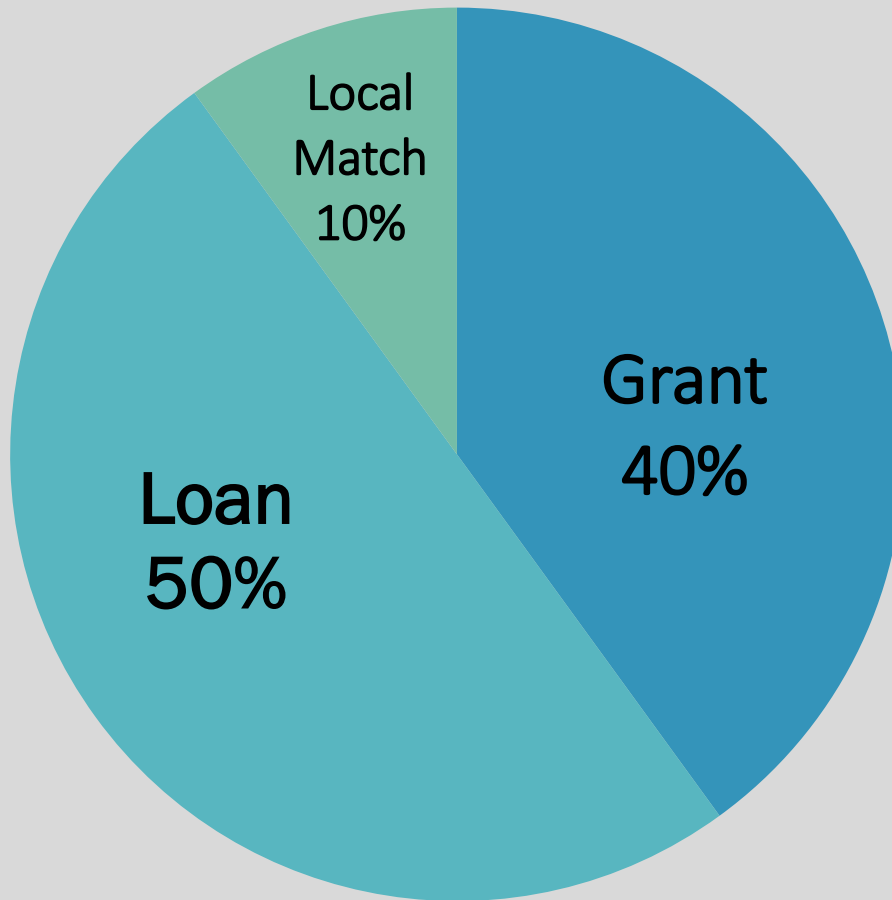
Maximum Points Possible = 110

Non-mandatory Factors

Additional Criterion	Maximum Points Possible	2019 Criterion
Readiness to Proceed	15	N
Economic Factors	20	N
Non-K/C water supply source	10	Y
Regional Infrastructure	10	N
Conversion of Septic Service Areas	10	*added by P&I

Additional Points Possible = 65
All Criteria = 175 points maximum

Proposed Funding Formula



- In cases of hardship, the local match may be waived allowing for 50% grant
- Federal funding must be deducted from project costs
- 2% Interest rate on loan portion
- Interest rate comparable to I-Bank current average

Funding Details

Eligible Costs

- Land acquisition
- Engineering, planning, legal, other professional services
- Administrative expenses incidental to project
- Establishment of working capital

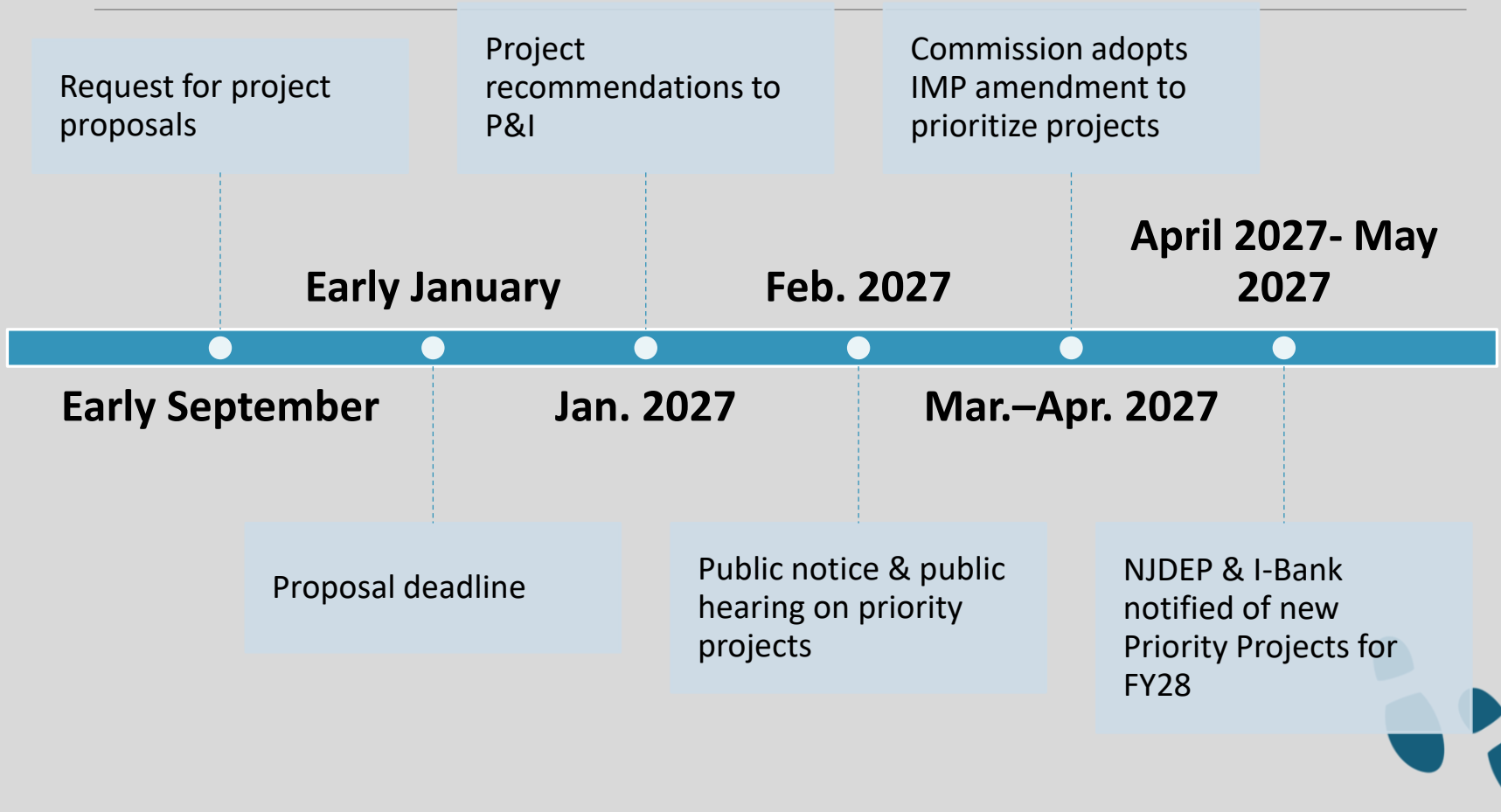
Interest Rate

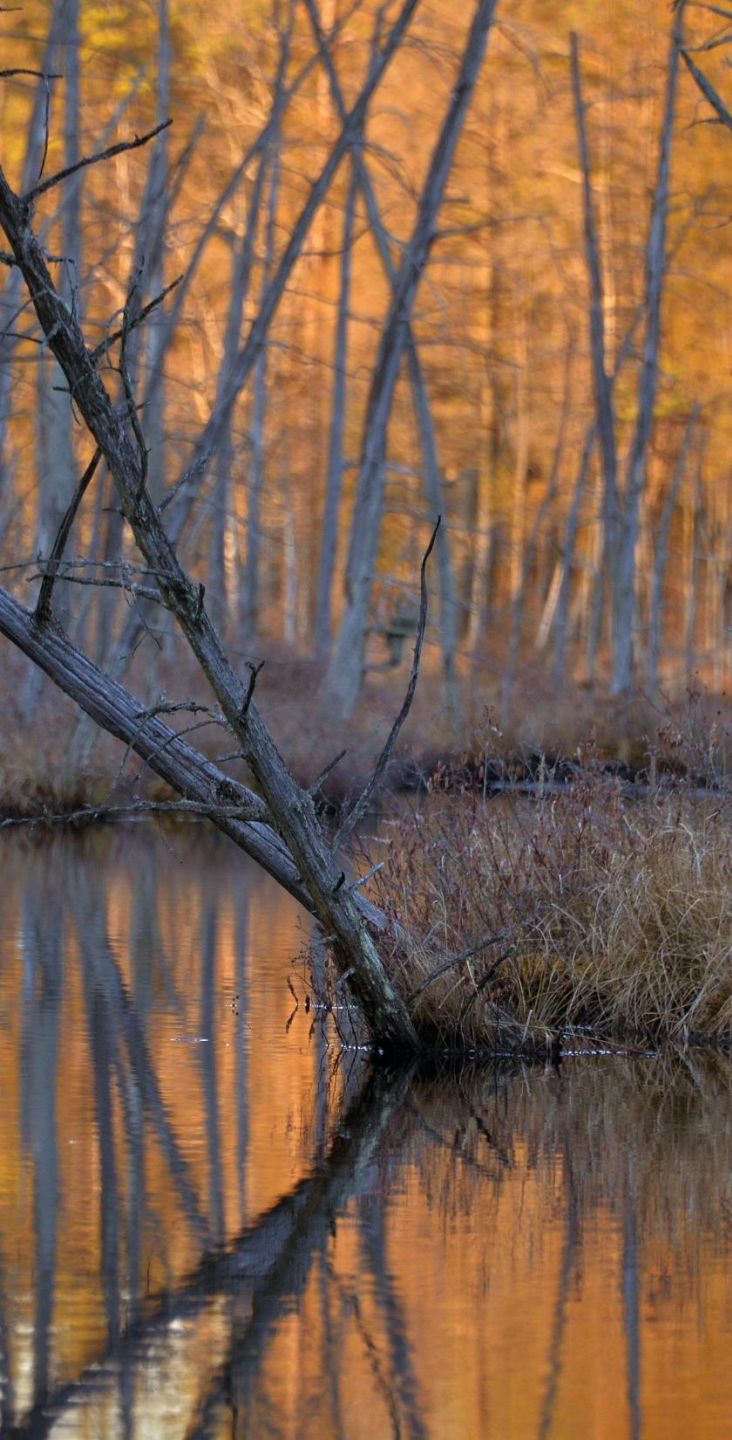
- 2% Proposed
- Not more than 50% of average Bond Buyer Municipal Index for preceding 26 weeks
- 30-year loan

Restrictions

- Federal funding must be deducted from project costs and that portion is not eligible for PITF funding

Next Steps





Questions



MEMORANDA OF AGREEMENT 2026 UPDATE



**Pinelands Commission Meeting
August 14, 2026**

OVERVIEW

- ▶ Who is eligible for an MOA
- ▶ Types of MOAs
- ▶ MOA Process
- ▶ Significant Past Deviation MOAs
- ▶ Recent Deviation MOAs
- ▶ MOAs in Progress
- ▶ Possible Future MOAs

TYPES OF MOA

- ▶ CMP authorizes the Commission to enter into intergovernmental Memoranda of Agreement with any Federal, State or local governmental agency
- ▶ Permit Streamlining MOAs
 - ▶ Permits specified development activities consistent with CMP requirements without securing individual approvals from the Commission
- ▶ Deviation MOAs
 - ▶ Permits specified development activities not consistent with CMP requirements. Requires offsetting measures and a finding that an equivalent level of protection has been provided to Pinelands resources

MOA PROCESS

Adopted June 2008

Revised February 2016

► 13 Step Process

- Starts with meeting with staff to discuss development plan and regulatory options
- If Public Agency wishes to proceed with MOA, next step is to meet with Chair and Executive Director
- Submission of detailed proposal to Executive Director
- Agency Presentation to the P&I Committee and obtain recommendation for consideration by full Commission
- Commission is briefed and makes decision whether to authorize staff to move forward with administrative/drafting process
- Executive Director consults with P&I Committee as draft is prepared

MOA PROCESS

CONT.

- Draft MOA discussed with P&I Committee
- Public Hearing Scheduled
- Executive Director's Recommendation Report with Response to Comments Prepared
- Executive Director's Report Presented to P&I Committee for Recommendation
- P&I Committee's Recommendation is Incorporated into Proposed Commission Resolution
- Presentation of Proposed MOA and Resolution for Commission consideration

ATLANTIC CITY AIRPORT 2004



- South Jersey Transportation Authority
- Authorized Short-Term projects:
 - Terminal Building Expansion and gates; Runway Upgrades – ILS, approach light system, localizer antenna, marker beacons, holding apron; Relocation of Apron and Taxiway, etc.
 - Auxiliary Development Area; Parallel Taxiway West of Runway 4-22; Airplane Parking and taxiways, etc.
 - Hotel and conference center
- Deviation – Wetlands and T&E species protection
- Offsets– 290-acre Grassland Conservation and Management Area in Northwest Quadrant; two Forest Preservation areas totaling ~407 acres and designated as “not to be developed” on the Airport Layout Plan

NEW ELECTRIC TRANSMISSION LINE – 2004

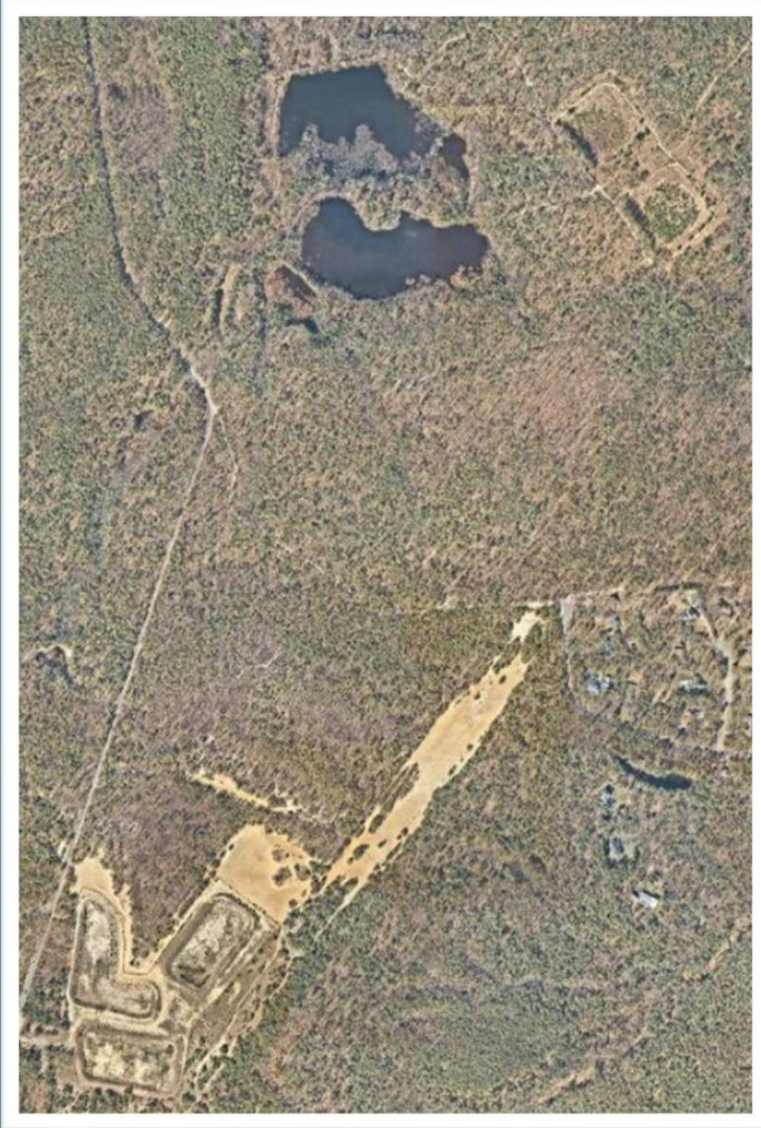


- Board of Public Utilities
- 33-mile corridor adjacent to Garden State Parkway
- Deviation: wetlands and permitted use standards
- Offset: \$13 million contribution (PCF)
- Other Outcomes: ROW vegetation maintenance plan; GSP Overlay District rules

STAFFORD LANDFILL AND BUSINESS PARK – 2006/2010



- Stafford Township and Ocean County
- 2006 - closure of landfills and redevelopment of existing business park in the Regional Growth Area
- 2010 Amendment – solar facility on closed landfill
- Deviation – wetlands buffers and T&E standards
- Offset - deed restriction of 570 acres in the Forest Area and 75 acres of snake habitat; green building design; species management plan; funding for Pinelands landfill closure study



EVESHAM WASTEWATER LAGOONS – 2007

- Evesham MUA, and Evesham Township
- New wastewater lagoons (recharge basins) in the Rural Development Area
- Offset: protection of 900 acres in the RDA; elimination of spray irrigation fields; participation in beneficial reuse program at golf courses

ANCORA HOSPITAL SEWER SERVICE – 2007, AMENDMENT - 2010

Ancora Deed of Conservation Restriction - Township of Winslow, Camden County



- NJDHS, NJDEP and CCMUA
- Extension of sewer to serve existing hospital in Rural Development Area
- Deviation: permitted use standards
- Offset: deed restriction of 350 acres on the hospital campus; future hospital expansion limited to specific development area
- Other Benefits: discharge of treated wastewater to Blue Anchor Brook Watershed eliminated; cessation of water withdrawals from the K/C Aquifer, except for temporary withdrawals and emergency situations

OCEAN COUNTY AIRPORT EXPANSION (ROBERT MILLER AIRPARK) - 2012



- Ocean County
- Permitted construction of new crosswind runway and upgrades to an existing airport in the Preservation Area District and Forest Area
- Deviation: wetlands and T&E species standards
- Offset – Protection of 485 acres of upland T&E species habitat near the airport; creation of new grassland bird habitat and reptile habitat management areas; sickle-leaved golden aster management plan

FIRST AMENDMENT TO THE ATLANTIC CITY INTERNATIONAL AIRPORT MOA - 2019



- South Jersey Transportation Authority
- Removal of Grassland Conservation and Management Area on the Airport per FAA policy to address bird strikes; removal of seasonal mowing restrictions
- Deviation: T&E species protection
- Offset: Creation of a new Grassland Conservation and Management Area in the vicinity of the airport for T&E migratory birds; financial contribution to the PCF for land acquisition
- Enhancement of 12 additional acres of the Forest Preservation Area in the Northeast Quadrant of the airport for Frosted Elfin butterfly (threatened species)

RECENT MOAS

LAKE PEMBERTON MOA – FEBRUARY 2024

- Lake Pemberton Accessible Trail
- Pemberton Township
- Deviation – Wetland protection standards
- Offset – revegetation of disturbed areas with native vegetation; installation of rain garden; barriers and accessible parking



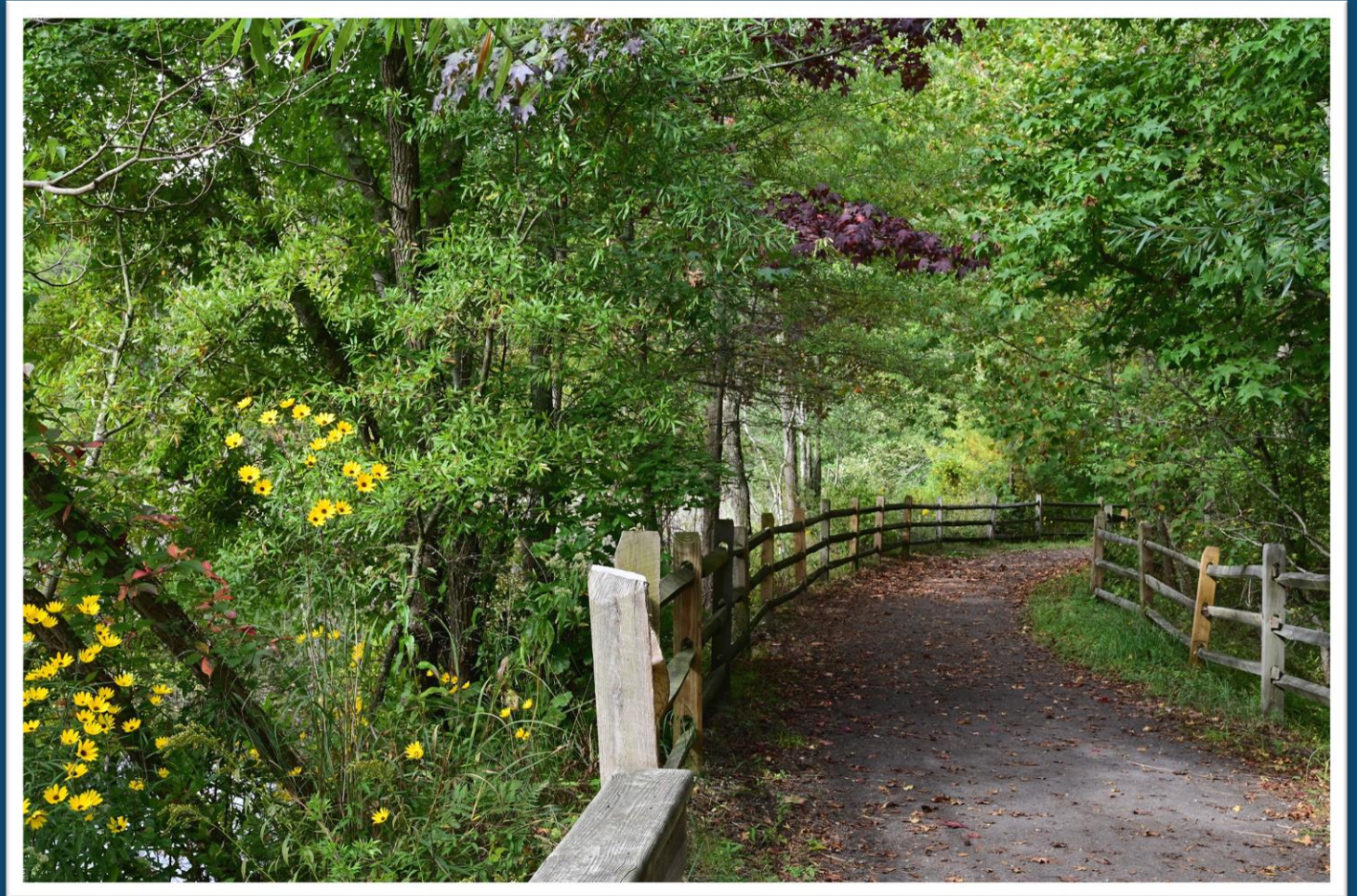
FORECASTLE LAKE PARK ACCESSIBLE TRAIL MOA – NOVEMBER 2024

- ▶ Stafford Township
- ▶ Deviation – Wetland Buffer Standards
- ▶ Offset – Revegetation (tree planting) in two areas adjacent to Canal Avenue consisting of 35,000 sq. ft. in total; barriers and accessible parking



MOAS IN PROGRESS

- Black Run Preserve
 - Evesham Township
 - Proposed – accessible trail within wetlands/buffers; resolution of numerous outstanding violations related to trails and parking areas
 - Anticipated Deviations – wetlands and buffer standards; T&E species protection standards



POSSIBLE FUTURE MOAS

- South Jersey Transportation Authority – potential development of the northwest quadrant at the Atlantic City International Airport
- Cape May County MUA –shared conveyance system to collect leachate from the Cape May Landfill and future sewer flows from Woodbine Borough and the Department of Human Services (Woodbine Developmental Center)

A dark, wooded landscape with a wooden fence and the word 'QUESTIONS?' overlaid. The scene is dimly lit, with a dense forest of trees and foliage. A wooden fence runs across the middle ground, partially obscured by branches and leaves. The word 'QUESTIONS?' is written in large, white, bold, sans-serif capital letters on the left side of the image.

QUESTIONS?