

Disclaimer

These minutes reflect the actions taken by the Commission during its October 11, 2024 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 October 23, 2024.

PINELANDS COMMISSION MEETING

MINUTES
October 11, 2024

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: <https://www.youtube.com/watch?v=nhwiaL7DtgU>

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., John Holroyd, Jerome H. Irick, Mark Lohbauer, Mark Mauriello, Jonathan Meade, William Pikolycky, Jessica Rittler Sanchez, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Alexis Franklin.

Commissioners Absent

Dan Christy & Theresa Lettman.

Call to Order

Chair Matos called the meeting to order at 9:32 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. Eleven Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's September 13, 2024 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the September 13, 2024 Commission meeting were adopted by a vote of 11 to 0.

Chair Matos presented the closed session minutes from the Commission's September 13, 2024 meeting. Commissioner Lohbauer moved the adoption of the minutes. Commissioner Avery seconded the motion.

The closed session minutes from the September 13, 2024 Commission meeting were adopted by a vote of 9 to 0. Commissioner Holroyd and Commissioner Mauriello abstained from the vote.

Committee Reports

Commissioner Lohbauer provided an update on the September 18, 2024 Climate Committee meeting:

The Committee approved the minutes from the April 17, 2024 Climate Committee meeting.

The Committee heard and discussed two presentations on the New Jersey Department of Environmental Protection (NJDEP) Resilient Environments and Landscapes (REAL) rule amendment proposal. One presentation covered proposed stormwater management amendments, and the second proposal discussed REAL amendments to the Freshwater Wetlands Protection Act Rules. Committee members discussed the need to identify and consider potential conflicts with the Pinelands Comprehensive Management Plan (CMP). The Committee also heard about staff coordination with state and county agencies on hazard mitigation planning for climate-related impacts.

ED Grogan reviewed climate change related office initiatives. The Committee discussed its work plan for Fiscal Year (FY) 2025 and the potential meeting schedule. Discussion continued regarding the possibility of combining the Climate Committee meetings with Policy and Implementation Committee meetings.

Chair Matos said the September 27, 2024 Policy & Implementation Committee meeting was canceled due to lack of a quorum.

Executive Director's Report

ED Grogan provided an update on the Fenwick Manor rehabilitation project. She said the Commission received a check in the amount of \$575,000 from the NJ Historic Trust. The

Commission hosted a mandatory pre-bid meeting on September 26th to secure a consulting firm to perform design services. Staff members from the Division of Property Management and Construction conducted the pre-bid meeting and proposals are due on October 17th.

Chuck Horner, Director of Regulatory Programs, provided information on the following regulatory matters:

- On September 24th staff met with representatives of Walters Development to discuss its proposal to develop approximately 108 single family dwellings in a fairly undeveloped portion of Ocean Acres in Barnegat Township. Ocean Acres is a large housing development that is located in both Stafford and Barnegat Townships. The Commission entered into an agreement with the developer and Barnegat Township in 2004 related to the 2,000 vacant subdivided lots. Wetlands delineation and threatened and endangered (T&E) species surveys were undertaken and based on that work, a development area and a conservation area were created in Ocean Acres. Those agreements provided a five-year window of protection from additional T&E studies work which has long since expired. Staff advised the applicant that new T&E species surveys would need to be undertaken and the development must meet the CMP's current stormwater management standards.
- The property owner that placed fill and asphalt in wetlands to improve an existing agricultural access driveway on Magnolia Road in Pemberton Township is currently in the process of removing the fill. The fill will then be disposed of at the Burlington County Landfill.

Director Horner said he attended a September 23rd Pemberton Township Planning Board meeting at the request of the municipality. He said the Planning Board was continuing to discuss an application proposing over 500 homes located off Lakehurst Road. The housing project has become controversial in the township. Commission staff determined that an additional season of T&E species survey work was required to make a determination and the applicant has almost completed that work. He noted that he answered questions at the Planning Board meeting posed by an attorney representing residents in opposition of the residential project.

Director Horner said that South Jersey Gas submitted a letter to the Executive Director on September 30th, requesting an emergency determination for the replacement of approximately three miles of eight-inch natural gas main that has become corroded. South Jersey Gas plans to replace the pipe beginning at the end of October. South Jersey Gas is also proposing to relocate a portion of the gas main that is currently on private property to the closest road.

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

- Staff continue to work with the I-Bank (New Jersey Infrastructure Bank) and the NJDEP as they continue to consider amendments to the Infrastructure Trust rules, in particular the section that pertains to the Pinelands Infrastructure Trust administration.

- The State Agriculture Development Committee is close to finalizing a new formula on evaluating farmland outside of the Pinelands Area.
- Staff attended the first session of NJDEP's stakeholder process on water allocation rule amendments.
- The Land Use Programs office is currently recruiting for a Planning Specialist. The office currently has two vacancies.
- Staff has notified Pinelands counties and municipalities that the U.S. Department of Transportation is offering grant opportunities for state scenic byways that provide a wide variety of proposals including planning, design and development, safety improvements, recreation and tourism. The submission deadline is December 16, 2024. The Pine Barrens Byway is both a State and National Scenic Byway.

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

- Winslow Township filed a motion to intervene in the appeal of the Kirkwood-Cohansey CMP amendments originally filed by the Clayton Sand Company. The Court has notified Winslow Township that it can only file an amicus brief, which means a friend of the court. The Commission's brief is due on October 30, 2024.
- Staff met with representatives of South Jersey Transportation Authority (SJTA) on September 20, 2024 related to future development at the Atlantic City Airport. The 2004 Memorandum of Agreement identified both short-term and long-term projects at the airport and created the former Grassland Conservation Management Area. SJTA is interested in installing a taxiway and warehouses in the Auxiliary Area and Terminal Area. The discussions were preliminary and SJTA will be submitting additional information.
- Annual ethics and cannabis training must be completed before November 15, 2024.

Brad Lanute, Chief Planner, provided an update on staff's involvement with the State's Interagency Council on Climate Resilience (IAC). He said the council meets monthly and is composed of about 25 state agencies. He noted that Gina Berg has been participating in a Council Workgroup related to Climate Vulnerability Assessments.

He said the Council has recently requested member agencies to provide information on climate resilience-activities undertaken during the 2024 calendar year. The information collected will be compiled into a 2024 IAC Annual Report. The Council also asked for information related to any agency activities addressing flood hazard mitigation, which will be compiled in a separate report. Staff will be compiling that information and submitting it to the Council in the coming month.

He also noted that the Council provided a demo of a new online Climate Resilience Funding Directory. He said the tool aims to compile a wide array of climate-resilience funding opportunities in one central location. It includes various types of funding sources as well as opportunities that target various levels of government and non-governmental organizations

(NGOs). He said staff will share the link with Commissioners once the tool goes live.

Paul Leakan, Communications Officer, said staff is preparing for the annual World Water Monitoring Challenge at Batsto Lake. The event is scheduled for Friday, October 25th. He said staff is working diligently to prepare the 2025 Pinelands National Reserve wall calendar, noting that this year's theme is hiking trails in the Pinelands. The calendar will be printed in November and distributed in December.

Public Development Projects and Other Permit Matters

Chair Matos introduced a resolution for the development of a park in Manchester Township.

Commissioner Irick made a motion Approving With Conditions an Application for Public Development (Application Number 2004-0057.002) (See Resolution # PC4-24-20). Commissioner Lohbauer seconded the motion.

Director Horner displayed a map of the proposed layout of the park that consists of 262.5 acres in a Pinelands Regional Growth Area, located just east of the Lakehurst Naval base. The green portion of the map (see attached) depicts the wetlands and the 300-foot buffer and the purple area of the map show the area of development. An earthen trail is proposed both in and out of the wetlands buffer. He said low intensity recreation is permitted in wetlands buffers and the proposed six foot earthen trail qualifies as such. He noted that a minor clearing violation will be resolved as part of the application.

Director Horner said T&E surveys for both plant and animal species were conducted. Barred owls were heard calling as part of the survey. Critical habitat for barred owl was identified within a wetland area on the parcel, which was to be expected given there have been sightings in the area.

Chair Matos asked if tree clearing was necessary to develop the trail.

Director Horner said only trees that are less than eight inches in diameter will be removed. He said disturbance will be limited for the protection of the barred owl.

Commissioner Wallner asked if there are existing trails at the proposed park or if the trail will be new.

Director Horner said everything on the plan is new. He noted that there is an existing trail that pre-dates the Pinelands.

Commissioner Irick asked if there would be any tree clearing outside the trail area.

Director Horner said there would be no clearing in wetlands or the 300-foot wetlands buffer.

Commissioner Wallner was curious why the existing trails could not be used.

Director Horner said the existing trails are in wetlands and staff advised the applicant that the proposed trails could not be located in wetlands.

Commissioner Rittler Sanchez said she appreciated the presentation slide of the proposed park. She asked if the development would meet the CMP's stormwater management standards related to water quality associated with the development of recreational fields.

Director Horner said 17 stormwater management basins will be constructed as part of the development. He said nitrogen reduction will need to be addressed due to the fertilizer placed on the recreational fields.

In response to Commissioner Rittler Sanchez's questions about maintenance of the stormwater basins, Director Horner said the regulations require that all stormwater management have a maintenance plan and include extensive construction notes.

The resolution was adopted by a vote of 11 to 0.

Chair Matos introduced a resolution for the development of a 12,200 square foot public park in Egg Harbor City.

Commissioner Irick made a motion Approving With Conditions an Application for Public Development (Application Number 2010-0008.007) (See Resolution # PC4-24-21). Commissioner Lohbauer seconded the motion.

Director Horner said proposed park will include a picnic patio and raised stage and will be located on Philadelphia Avenue in Egg Harbor City.

The resolution was adopted by a vote of 11 to 0.

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

No public development applications or waivers of strict compliance were listed on the agenda.

Ordinances Not Requiring Commission Action

Chief Planner Lanute said the Land Use Programs Office reviewed 16 ordinance amendments and one master plan amendment that do not require Commission action. He said Shamong Township, through its 2023 Master Plan Reexamination process, decided to adopt an ordinance that amends the conditional use standards for low intensity recreational uses in the APA Zone to provide that farm-based recreational activities deemed to be low-intensity recreation are prohibited from having permanent structures as part of the use. He added that a traffic impact assessment must be submitted as part of any development application

He noted Manchester Township Ordinance 24-30 adopts a revised zoning map. The revised zoning map rezones approximately 15 acres within the Township's Regional Growth Area from the Pinelands Residential (PR-15) Zone to the Pinelands Business (PB-1) Zone. The rezoning

will provide additional opportunities for Pinelands Development Credit (PDC) use. Staff anticipate a future development application.

Permanent Land Protection Annual Update (FY2024)

Director Berg highlighted data and figures related to permanent land protection efforts in the Pinelands Area. She said a total of 1,166 acres were preserved during the 2024 fiscal year through a variety of programs and initiatives. She said the majority of those acres were preserved through the PDC severance process followed by other Pinelands programs, which include the density transfer program, septic dilution, clustering and other agreements. She said to date 66% of the Section 502 Acquisition Areas have been preserved. She said the Commission added a new target planning area in Pemberton Township as a result of the Climate Committee's management area boundary assessment. The Preservation Area District, which is the most environmentally sensitive Pinelands Management Area, has the greatest amount of acreage preserved. See attached presentation slides for additional details.

Pinelands Development Credit Bank Annual Report (FY2024)

ED Grogan said the PDC Bank is required by statute to prepare and issue an Annual Report before August 28th of each year. The report provides data on PDC allocations, severances, sales and redemptions. More recently, the report shows information on the housing types for which PDC were redeemed and active projects that will most likely redeem PDCs in the future. The Commission issued 21 Letters of Interpretation this fiscal year that allocated PDCs to a total of 930 acres, the majority of which are located in the Agricultural Production Zone. She noted that this is a recent trend. She said in years past the majority of PDCs were allocated to land in the Preservation Area District. During FY24, 22.50 PDCs were severed and 465 acres were permanently protected through a deed restriction. The majority of that acreage was located in the Special Agricultural Production Area. To date, 58,082 acres have been preserved through the PDC program. ED Grogan then reviewed the sales prices for PDCs, noting that so far the prices of PDCs have increased in FY25. See presentation slides (attached) for specific details on PDC supply and demand.

ED Grogan noted that an upcoming National Park Service project is to formulate a specific methodology for estimating PDC supply and demand to ensure that the program remains viable for the future.

Commissioner Irick asked if any progress had been made on requiring PDCs for infrastructure projects to serve residential projects in the RGA. He said he represents Atlantic County, which is a sending area for PDCs.

ED Grogan said Atlantic County is both a sending and receiving area for PDCs. She said first, it's necessary to complete the supply and demand analysis of PDCs before the Commission considers amending the CMP to require PDCs for infrastructure projects. She added that the other point is the Commission offers funds through the Pinelands Infrastructure Trust for projects that provide sewer and water to large residential development projects when PDCs must be redeemed.

Commissioner Lohbauer asked if it's anticipated that the price of PDCs will rise due to the decrease in federal interest rates, which could spur additional development.

ED Grogan, said yes, she anticipates that the price of PDCs will continue to increase; however, she is unsure if it's directly linked to federal interest rates.

Commissioner Avery asked for an estimate of the administrative cost of running the PDC Bank.

ED Grogan said Commission staff took over the Bank in 2011 when the former Bank staff members were planning to retire. The Department of Banking and Insurance (DOBI) did not have a plan, so the Commission entered into an agreement to administer the Bank. Commission staff has been managing the bank for 13 years with no funding from DOBI. The Commission uses money from the Pinelands Conservation Fund to operate the Bank and its salary costs are approximately \$30,000- \$40,000 annually. She said the Bank could do a lot more if the statute were changed. The Bank should also formally be moved from DOBI to the Commission. Stacey Roth has already drafted language to do so, which requires a legislative change.

Commissioner Irick suggested reaching out to Senator Bob Smith for assistance and support in formally moving the Bank to the Commission.

General Public Comment

Harry Harper of Pemberton Township provided comments about the residential development proposed on Lakehurst Road. He said although he appreciated Director Horner attending the Planning Board Meeting, issues remain with the wetland determination. He said Commission staff issued a one-paragraph determination five days after conducting a site inspection. He said that determination goes against the Commission's own wetland delineation guidelines. He said further studies need to be conducted. He added that the snake study is flawed and another season of snake surveys should be undertaken. He said you cannot delineate wetlands in the middle of a drought. He said the parcel consists of 700 acres of pristine forest, and we need the trees to absorb the carbon to lessen the effects of climate change.

Dr. Amy Golden, Trustee and Ambassador of the Friends of Black Run Preserve (FBRP), provided the details on the Pipeline Restoration Project that was recently completed by volunteers of FBRP. She urged the Commission to act on the Management Area change in the Black Run Preserve. Attached are formal comments, photos from the project and a completion report.

Carolyn Gallagher, resident of the Sturbridge Lake Community in Voorhees, NJ, asked the Commission to protect the private land that is adjacent to the Black Run Preserve, specifically the upland headwaters of the Black Run. She said she is concerned about traffic impacts in the area should development occur. She said the land should be preserved as a forest and the trees do take the carbon out of the air.

Ed Ferruggia, resident of the Sturbridge Lake Community in Voorhees, NJ, requested the P&I Committee advance the Black Run Rule Proposal. He said he remembers spending time in Jackson Township when there were many sand roads, and today it looks very different. He said he understands that development must occur, especially in a state the size of New Jersey. He said it's important to preserve land too. He urged the Commission to move forward with protecting the Black Run watershed.

Bill Craig of Philadelphia, PA, said he has explored a number of state parks, natural places and preserves in all directions around the city and none compare to the Pinelands. He supports the management area change from Rural Development Area to Forest Area in the Black Run Preserve. He said human activity is degrading and overwhelming natural systems and that's why he supports protecting the headwater of the Black Run.

Deborah Snipes and Robert Bell of Evesham Township said they are opposed to constructing a parking area in the western portion of the Black Run Preserve. They said traffic is already a problem on Kettle Run Road, Braddock Mill Road and Tomlinson Mill Road and by encouraging more people to come to the area, it will only make traffic worse. They do not support opening up a public area in a private place. They questioned whether any traffic studies had been conducted.

Fred Akers from the Great Egg Harbor Watershed thanked staff for attending a municipal court hearing in Buena Vista Township related to the establishment of a dwelling in wetland buffers. The property owner considers themselves a sovereign citizen who is exempt from law. There is no sewer or water on the property and junk and garbage are piling up on the parcel. Mr. Akers said he finally made progress on the protecting Gravelly Run in Hamilton Preserve from future off-road vehicle damage. Hamilton Township and the New Jersey Natural Lands Trust have blocked entry with logs and dirt berms, including the portion of the property within the Atlantic City Electric easement. Atlantic City Electric has agreed to lock the gates to the Right of Way at Ocean Heights Avenue. Mr. Akers said he is working to resolve an issue with the New Jersey Department of Transportation (NJDOT). The NJDOT left 10 piles of used railroad ties behind during the rehabilitation of a rail line from Winslow Junction to Milmay. The railroad ties are of concern because of potential fuel load, and they can become habitat for reptiles and small mammals.

Crystal Barney Harold of Maryland said she grew up in Marlton, NJ, and recently heard about the proposed ADA parking lot at Black Run. She said she remembers when Black Run was an actual cranberry bog. She said she is representing the Barney family that still lives in the area. She raised concerns about increased traffic on Tomlinson Mill Road.

Carl Livingston, a Stockton University student, asked if snake survey had been completed for the proposed park in Manchester Township. He said he is familiar with the region and he knows of at least two snake species that are in the area.

Director Horner said northern pine snake and timber rattlesnake surveys were completed, and it was determined that the property is not critical habitat.

Other

Commissioner Lohbauer requested that the Climate Committee members respond to his email about the Committee's future schedule. He said he would reshare the message.

Commissioner Wallner requested that the Black Run rule proposal be added to the next P&I Committee meeting agenda. He said he is curious what is prohibiting the rule proposal from moving forward.

ED Grogan said she can provide an update on the status of the proposal but noted that lack of staff at this time is continuing to affect a number of projects.

Director Horner said Commission staff members Ernest Deman and Fred Seeber attended the municipal court hearing in Buena Vista Township that Mr. Akers mentioned. He said the only issue related to the Commission is limited to wetlands and wetland buffers. Staff wrote a letter to the Township notifying them that the Commission can only assist with wetlands protection.

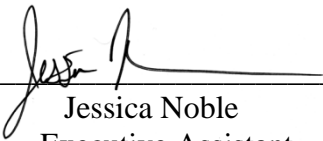
Ms. Roth addressed the members of the public who provided comments on traffic issues related to ADA trail enhancements at the Black Run Preserve in Evesham Township. She said Evesham Township's Environmental Committee is currently discussing the project and the issues surrounding the matter and the public should reach out to Evesham Township.

ED Grogan emphasized that the parking lot is proposed by the Township, not the Commission.

Adjournment

Commissioner Lohbauer moved to adjourn the meeting. Commissioner Irick seconded the motion. The Commission agreed to adjourn at 11:37 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: October 23, 2024

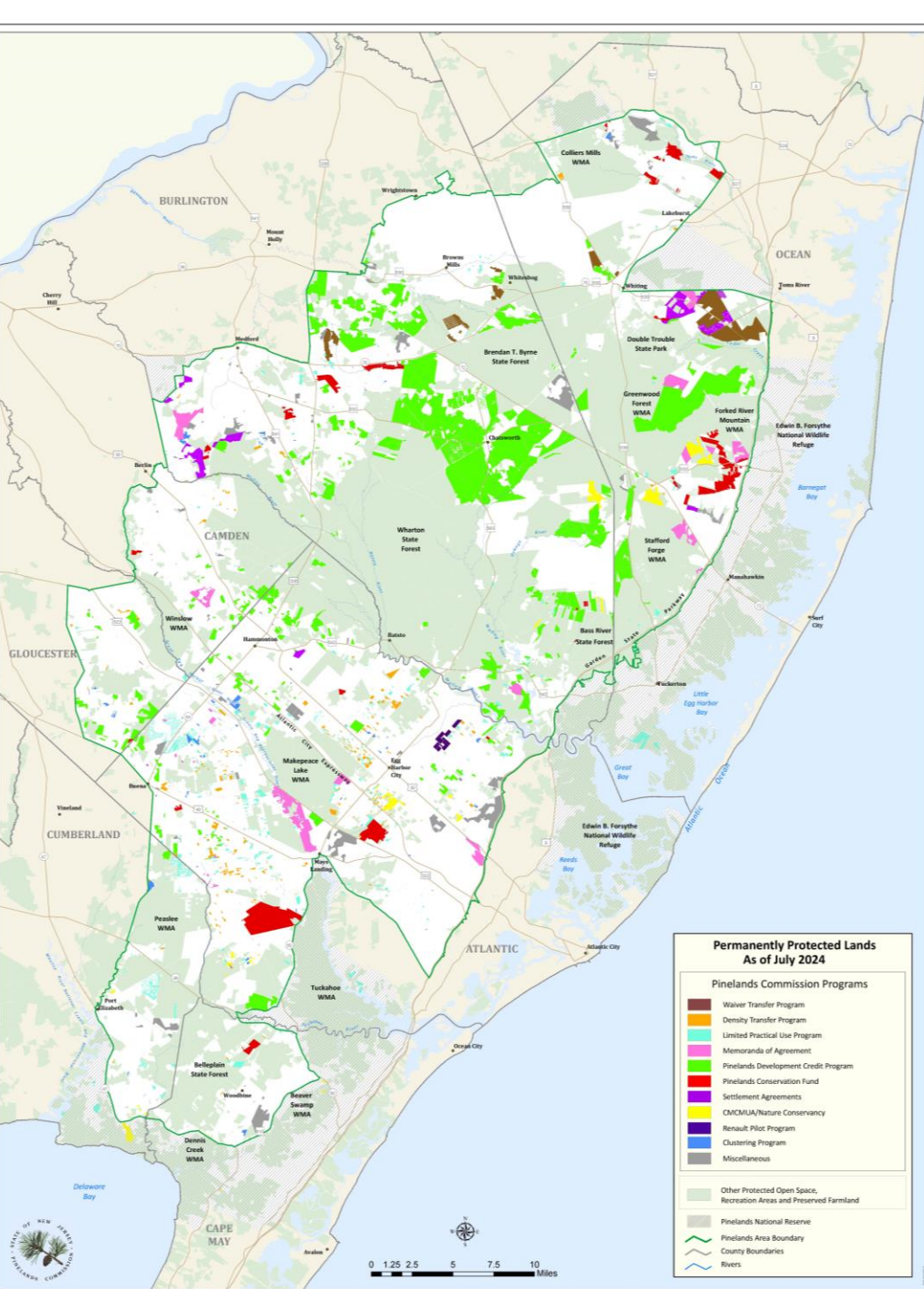


**PERMANENT LAND PROTECTION
FY 2024 ANNUAL UPDATE**

FY24 HIGHLIGHTS

- Uptick in permanent land protection by:
 - Ocean County open space acquisition
 - PDC severance
 - Atlantic County (SJTA & Exit 44)
- County farmland preservation in Franklin, Winslow, Tabernacle and Shamong
- DEP acquisitions





NEWLY PROTECTED LAND IN THE PINELANDS AREA FY 24

All Programs FY 2024

Acres Protected

Pinelands Programs

324

PDC Severance

465

State Acquisitions

105

County Open Space*

128

Farmland Preservation (new)

142

Non-governmental Organizations (new)
(872 acres overlapping)

2

Total Acres

1,166



PINELANDS PROGRAMS

- Septic dilution (6 acres)
 - Clustering in RDA or FA (51 acres)
 - Density Transfer in RDA or FA (28 acres)
 - Residential Density (7 acres)
 - SJTA MOA (222 acres)
 - Exit 44 Agreement (10 acres)
-

ACQUISITION TARGET AREAS

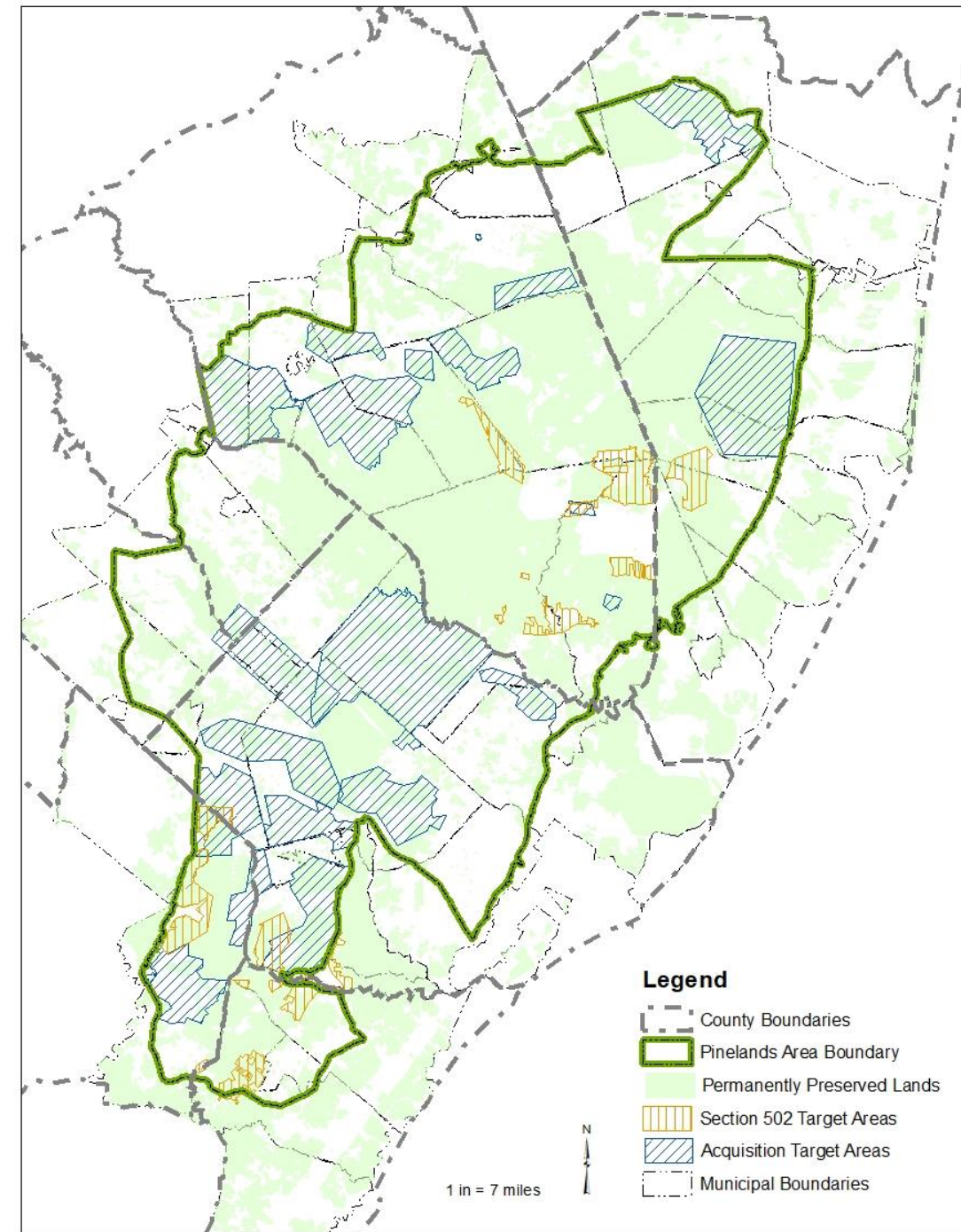


**Section 502 Areas: 66%
preserved**



**21 Planning Areas: 42%
preserved**

Note: New Acquisition Target Area
added in FY 2024: Pemberton RGA



GREEN ACRES/ NJDEP PINELANDS AREA ACQUISITIONS

Municipality	Management Area	Acreage
Upper Twp	Forest Area	27
Woodland Twp	Preservation Area District	10
Hamilton Twp	Agricultural Production Area	2
Hamilton Twp	Forest Area	11
Hamilton Twp	Rural Development Area	55

PROTECTED LAND IN ALL MANAGEMENT AREAS FY2024

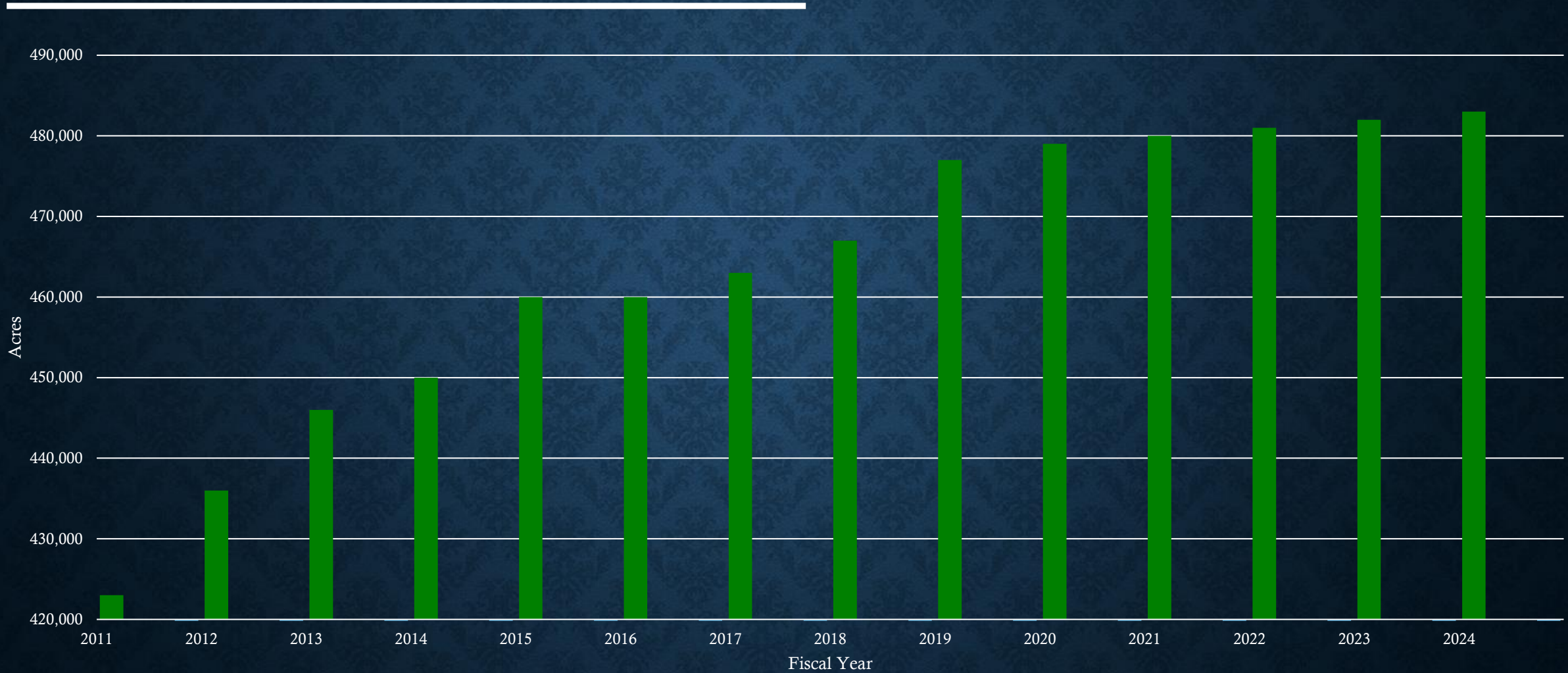
Management Area	Total Acres in Management Area	% of Management Area Protected
Preservation Area District	295,000	85%
Special Agricultural Production Area	37,500	67%
Forest Area	257,000	57%
Agricultural Production Area	68,500	43%
Rural Development Area	109,500	21%
Regional Growth Area	76,500	8%
Pinelands Village	26,000	4%
Pinelands Town	21,500	6%
Military/Federal Installation	47,000	1%

Increases in FY24 were <1% except in Spec. Ag. where the percentage increased by full 1%.

PDC PROGRAM

Management Area	Acres Preserved
Preservation Area District	24,461
Special Agricultural Production Area	18,898
Agricultural Production Area	14,221
Other Management Areas	498
Total	58,078





ACRES PRESERVED IN PINELANDS AREA (ROUNDED TO THE NEAREST THOUSAND)

A close-up photograph of a blueberry bush with green leaves and clusters of blueberries in various stages of ripeness, from green to deep blue. The background is a soft-focus continuation of the same foliage.

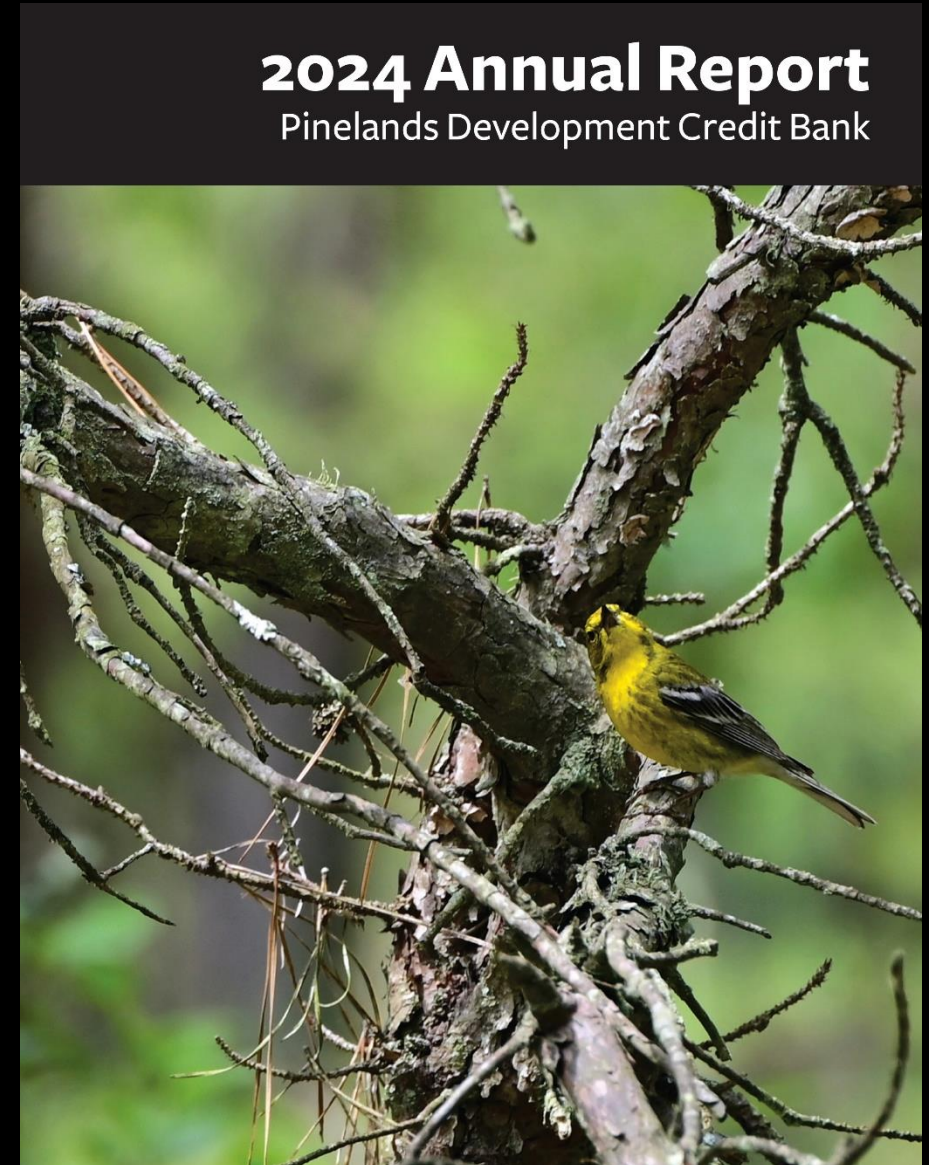
PDC Bank Annual Report

FY 2024

October 11, 2024

PDC Bank FY24 Annual Report

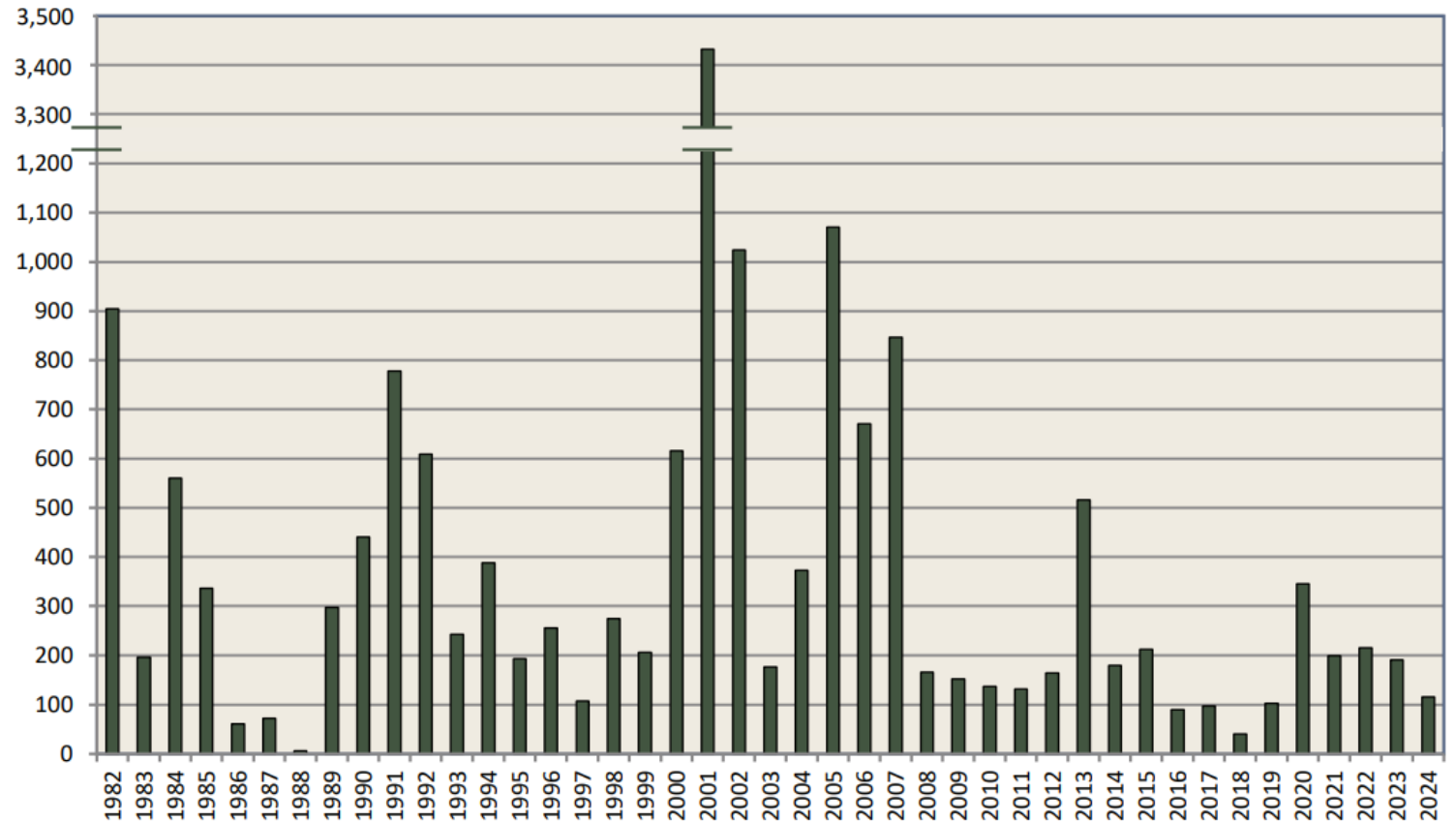
- Statistics
 - Allocations
 - Severances
 - Sales
 - Prices
 - Redemptions
 - Housing Types
 - Active Projects (demand)
- Maps
 - PDC Redemptions
 - FY2024
 - 1980-2024



FY24 PDC Allocations

- 21 Letters of Interpretation issued
 - 16 APA - 705 acres
 - 5 PAD - 225 acres
- 28.75 PDCs (115 rights) allocated

FIGURE 1
RIGHTS ALLOCATED BY FISCAL YEAR



TOTAL ACTIVE ALLOCATED RIGHTS: 12,176

1) One transferable development right equals one-quarter Pinelands Development Credit

FY24 PDC Severances

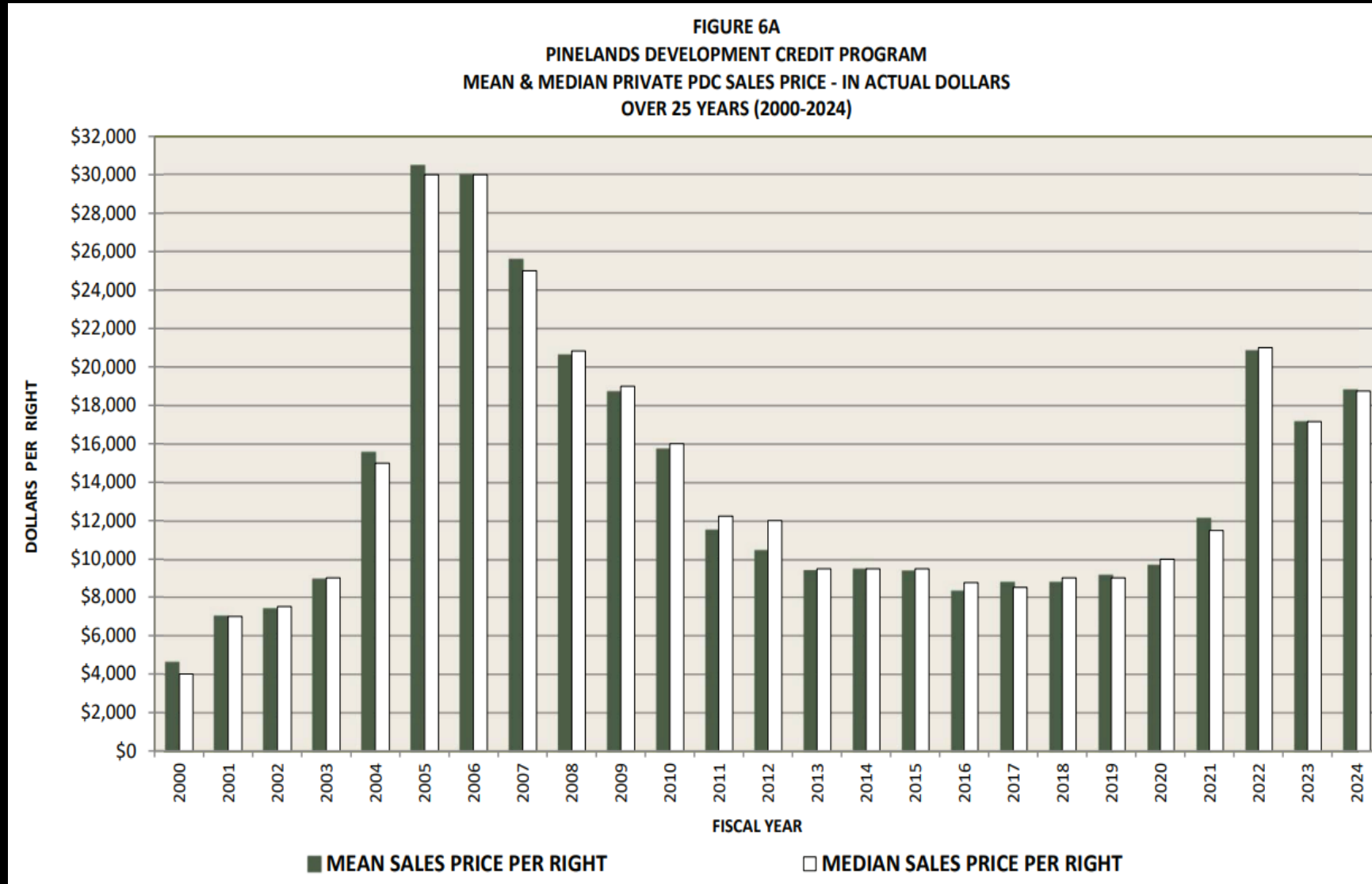


- PDCs severed: 22.50
- Acres preserved:
 - PAD = 6 acres
 - APA = 56 acres
 - SAPA = 404 acres
 - Total = 465 acres
- Mullica, Tabernacle, Woodland
- 58,082 acres preserved to date

FY24 PDC Sales

- 29.50 PDCs (118 rights) sold
- 17 sales transactions
 - 16 first-time sales
 - 1 resale
- Small increase in sales activity from FY23
- Average sales price increased from \$17,182 in FY23 to \$18,831 in FY24
- Sales prices in the first quarter of FY25 ranged from \$20,000 to \$25,000

PDC Sales Prices



FY24 PDC Redemptions

12 applications

- **5 - mandatory %**
- **4 - density bonus**
- **2 - undersized lot**
- **1 - use variance**

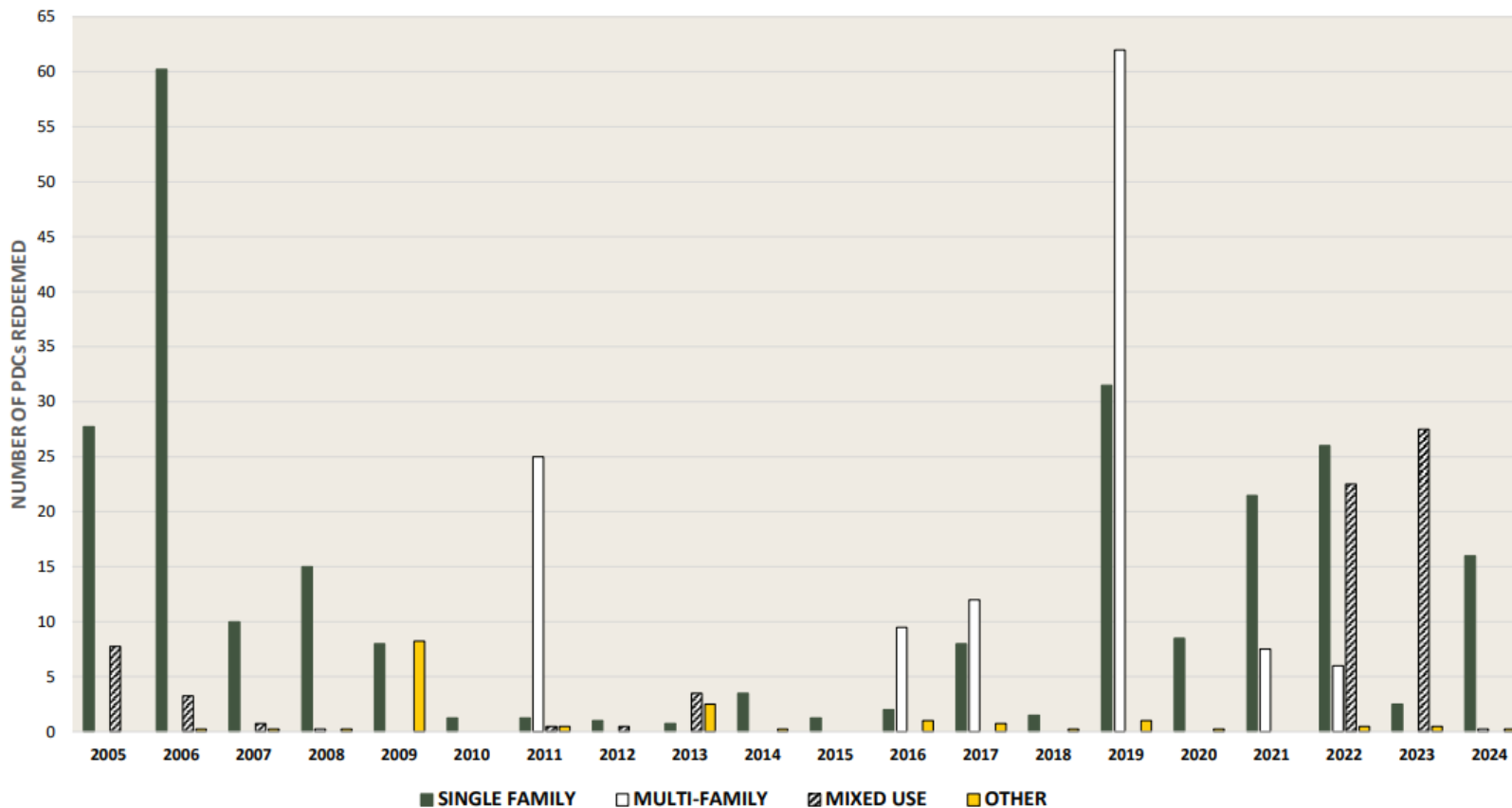


PDC Redemptions

- To date, 4,705 rights have been redeemed or are required for approved projects
 - 2,497 (53%) Residential density bonus
 - 851 (18%) Mandatory minimum % of units
 - 551 (12%) Use variances
 - 288 (6%) Undersized lots
 - 238 (5%) Waivers of Strict Compliance
 - 27 (0.6%) Non-Residential uses
 - 253 (5.4%) Other

Development Types

FIGURE 9
PINELANDS DEVELOPMENT CREDIT PROGRAM
PDCs REDEEMED BY DEVELOPMENT TYPE PER FISCAL YEAR (2005-2024)

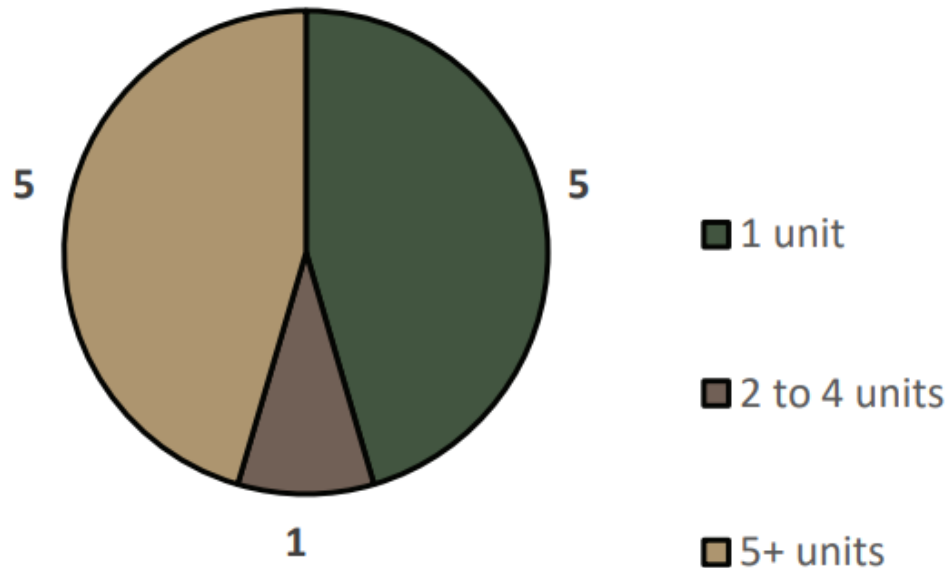


- 1) Fiscal year totals reflect the dates on which certificates were redeemed at the PDC Bank and may not reflect previously reported annual figures.
- 2) Mixed Use includes projects comprised of mixed housing types and/or a mixture of residential and nonresidential uses.
- 3) Other refers to nonresidential uses, including commercial, industrial, and institutional uses.

- Since 2005, about half of all PDC redemption has occurred in association with single family residential development
- Use of PDCs in multi-family residential projects (townhomes, apartments) has increased in recent years

FY24 Redemptions

FIGURE 7
PINELANDS DEVELOPMENT CREDIT PROGRAM
RESIDENTIAL APPLICATIONS BY NUMBER OF
UNITS DURING FISCAL YEAR 2024



- 11 residential projects
 - 7 proposed single-family homes
 - 4 proposed townhouses, apartments or a mix of housing types

PDC Supply

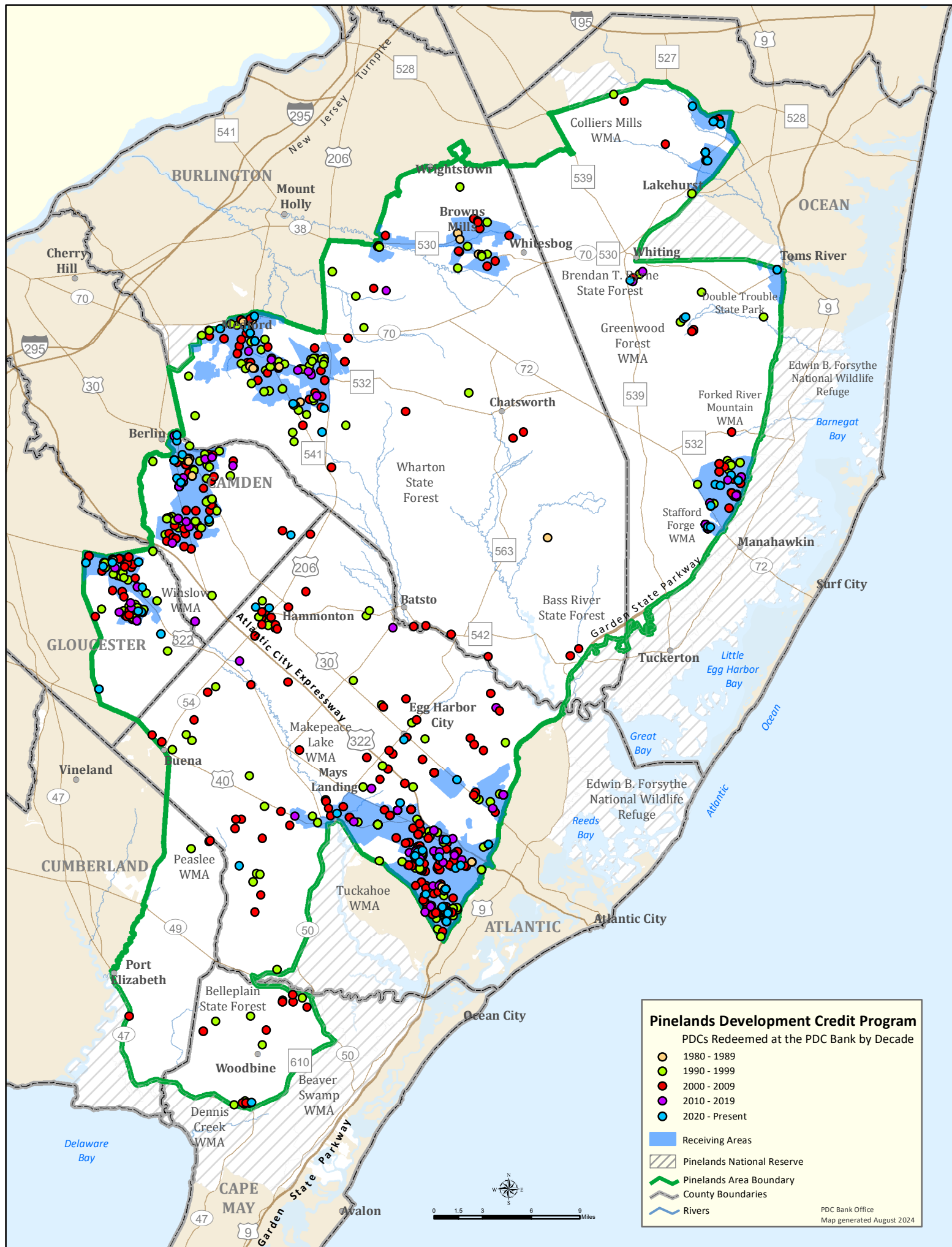
- As of 6/30/2024:
 - Rights available on Sellers List: 418
 - Rights available but not on Sellers List: 834
- FY25 severances to date:
 - 43 rights
- Total estimated supply as of 2023: 9,200 rights

PDC Demand

- Rights required for approved projects: 234
- Rights needed for “active” projects: 704
 - Meaningful activity in past 5 years
 - Complete (CF issued)
 - No local approvals OR
 - Local approvals issued but called up for review due to inconsistencies with CMP
 - Majority for mandatory % requirements (residential and nonresidential uses) and traditional density bonuses
- Total estimated demand as of 2023: 10,800 rights

NPS Project: PDC Supply and Demand

- Finalize methodology and analyze current and potential PDC supply and demand
- Create a repeatable process using geospatial data, application and PDC Bank data, municipal zoning and other information to evaluate demand and generate estimates
- Create a repeatable process using similar data to generate supply estimates
- Tabulate results and prepare report
- Document the methodology
- Presentation to Commission: September 2025



Comments to NJ Pinelands Commission on October 11, 2024

My name is Amy Golden, I am here today as trustee and ambassador of Friends of the Black Run Preserve. This is Jane Sees Dean, acting chair of the Friends of BRP.

We are happily reporting to the Commission that the FBRP have completed the Black Run Preserve Pipeline Restoration Project, approved by the Commission in January 2024.

Here are the details:

(SEE ATTACHED: “ FBP-22-01 PIPELINE RESTORATION PROJECT”)

This work was completed with the help of 4 volunteers from October 1 to Oct 4, who did preparation and set up. For planting, we had participation from 22 volunteers on both Saturday and Sunday. This restoration project could not have been completed **without generous donation of \$4500** to the Friends of the Black Run Preserve.

This Restoration Project is in keeping with the FBRP’s mission and bylaws which include:

1. “Promoting stewardship and restoration of the natural and recreational resources of the Black Run Preserve.”
2. “Advocating for preservation of The Black Run Preserve’s fragile Pine Barrens ecosystem and its natural resources.”
3. “Advancing permanent acquisition of land and development rights within the Black Run Watershed by private and Public conservation agencies, state and local governments and agencies.”

Therefore, the Board of Trustees of the Friends of the Black Run Preserve ***unanimously voted to support the NJ Pinelands Commission’s proposal to re-zone the Black Run Preserve and Watershed from Rural Development Area to Forest Area.***

Since we know that the 59.28 acre Yorktown property in the Pinelands National Reserve (*bordering Sturbridge Lakes and Woods Associations and partly within the Watershed of Black Run streams*) was recently purchased by a developer (*contingent on building homes*), we urge you to take action on your Proposal, before it’s too late.

Thank you.

Restoration Project Proposal

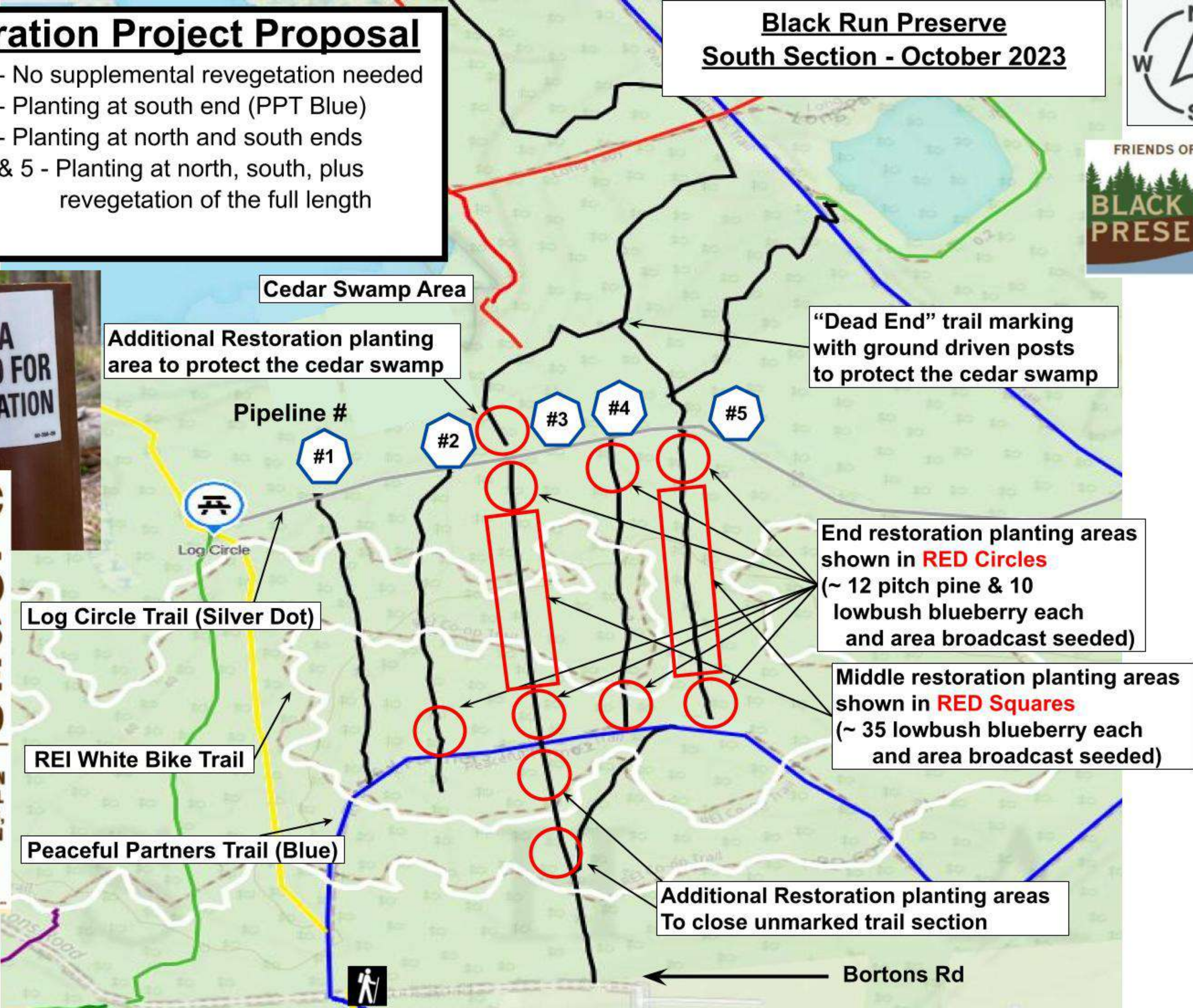
- Pipeline 1 - No supplemental revegetation needed
- Pipeline 2 - Planting at south end (PPT Blue)
- Pipeline 4 - Planting at north and south ends
- Pipeline 3 & 5 - Planting at north, south, plus revegetation of the full length

Black Run Preserve South Section - October 2023



**ROUTED
CLOSED**

FOR
PROTECTION
OF NATURAL
RESOURCES,
VEGETATION
AND
WILDLIFE
HABITAT



FBP-22-01 Pipeline Restoration Project



Project Completion Report

October 7, 2024

A Project plan submitted to the Pinelands Commission - Application # 1981-0556.052 – was approved with a letter dated January 23, 2024 “Determination of Consistency with Memorandum of Agreement”

Project Summary: The Friends of the Black Run Preserve (FBRP) propose restoring the natural Pine Barrens forest habitat to an oak-pine upland section of the Black Run Preserve. This area was formerly clear-cut in 1990 as per an agreement between the Pinelands Commission and Evesham Municipal Utilities Authority.

The project would restore / revegetate the open corridor pipeline unmarked trails with Pitch Pine Trees (*Pinus Rigida*) and Lowbush Blueberry (*Vaccinium Angustifolium*) with ground preparation in specified areas to restore native habitat and the biodiversity it supports.

The Project groundwork was accomplished October 1 to 6:

- Installed 14 Marker Whip Posts with signage to close unmarked trail
- Installed 20 T-Posts for supporting ropes and planting signage
- Use of Township Parks Dept Tractor for disking of soil
- Installed 800 ft of Rope with white pipe & reflective tape
- Installed pin flags for locating each plant (292 total)
- On October 5 & 6 all 292 trees / plants were installed
- ground surface finishing, raking & spreading existing forest duff
- Re-installed all roping, T-Posts, & PVC pipe

Completion Summary:

- 118 Pitch Pine Trees and 174 Lowbush Blueberry Plants installed
- Total value of plants and infrastructure installed = \$4,500
 - Donated by FBRP

The FBRP volunteers will continue to inspect and document the progress of the new plantings, replacing any that die. Posts, signage, and ropes will be inspected and repaired or replaced if necessary.





