



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 12

TITLE: Honoring the late Theodore (Ted) Gordon for his service as a member of the New Jersey Pinelands Commission from January 15, 1999 to October 10, 2002 and for his efforts to raise awareness and appreciation of the Pinelands

**Commissioner Avery moves and Commissioner Lohbauer
seconds the motion that:**

WHEREAS, Ted Gordon served as a gubernatorial appointee on the Pinelands Commission from January 15, 1999 to October 10, 2002; and

WHEREAS, Commissioner Gordon chaired the Commission’s Forestry Advisory Committee and was an active member of the agency’s Public and Governmental Programs Committee; and

WHEREAS, Commissioner Gordon brought a wealth of knowledge and experience to the Commission, particularly in the fields of Pine Barrens botany, agriculture, and history; and

WHEREAS, Commissioner Gordon earned his bachelor’s degree from Rutgers University and attended graduate courses at Princeton and Stanford. A veteran of the U.S. Army National Guard, Commissioner Gordon lived in Southampton Township, Burlington County, for 60 years. He served as the former Chairman of the Burlington County Pinelands Conservation Easement Advisory Committee, as a member of the Burlington County Farmland Preservation Advisory Committee, as a member of the New Jersey Natural Areas Council, as the Chairman of the Southampton Township Planning Board, as a member of the Southampton Historical Society, and as the President of the Philadelphia Botanical Club from 1988 to 2000; and

WHEREAS, Commissioner Gordon’s passion for the Pinelands formed at an early age, after moving to the region from his birthplace, Germany, with his parents. He spent decades exploring, researching, and photographing the million-acre region; and

WHEREAS, Commissioner Gordon was a highly successful wrestling coach who taught for 25 years before his retirement, and he was widely regarded by many as a top authority on the flora and history of the Pine Barrens; and

WHEREAS, Commissioner Gordon was the director of Pine Barrens Inventories, a Burlington County consulting firm where he conducted surveys and research of rare plant species, monitored habitats, and designed management plans for the conservation and enhancement of rare plant species in the Pinelands; and

WHEREAS, Commissioner Gordon educated thousands of people about Pine Barrens plants, cranberry farming, historic sites, fire ecology, and the region’s lost and forgotten towns while leading hikes, canoe trips and bus and Jeep tours, and while teaching courses at the Philadelphia Academy of Natural Sciences, for the New Jersey Audubon Society, Atlantic Cape Community College, Woodford Cedar Run Wildlife Refuge, the Pinelands Alliance, and during 17 Pinelands Short Course events. He was inducted into the Pinelands Alliance’s Hall of Fame in 2012; and

WHEREAS, the members of the Commission want to formally honor Commissioner Gordon for his service as a Commissioner and for his extraordinary work to raise awareness and appreciation of the Pinelands for decades.

NOW, THEREFORE BE IT RESOLVED that the members of the Pinelands Commission hereby honor Commissioner Gordon for his service as a Commissioner and his exceptional efforts to heighten awareness of the Pinelands, while also extending their condolences to his family, friends, and colleagues.

Record of Commission Votes

AYE NAY NP A/R*				AYE NAY NP A/R*				AYE NAY NP A/R*			
Asselta	X			Lohbauer	X			Rittler Sanchez			X
Avery	X			Matro	X			Signor	X		
Buzby-Cope	X			Mauriello	X			Wallner			X
Irick	X			Meade	X			Matos	X		
Lettman			X	Pikolycky	X						

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 12, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 13

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1991-0320.006, 2019-0060.001 & 2020-0085.002)

Commissioner Buzby-Cope moves and Commissioner Pikolycky seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Reports and the recommendation of the Executive Director that the following applications for Public Development be approved with conditions:

1991-0320.006	
Applicant:	Mullica Township
Municipality:	Mullica Township
Management Area:	Pinelands Village
Date of Report:	May 21, 2026
Proposed Development:	Construction of a 3,300 square foot building addition to the Mullica Township Municipal Building;
2019-0060.001	
Applicant:	Atlantic County Department of Regional Planning and Development
Municipality:	Egg Harbor City
Management Area:	Pinelands Forest Area
	Pinelands Town
Date of Report:	May 21, 2026
Proposed Development:	Replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way; and
2020-0085.002	
Applicant:	Egg Harbor Township Municipal Utilities Authority
Municipality:	Egg Harbor Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	May 18, 2026
Proposed Development:	Installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way.

WHEREAS, no request for a hearing before the Office of Administrative Law regarding the Executive Director’s recommendation has been received for any of these applications; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for each of the proposed developments; and

WHEREAS, the Pinelands Commission hereby determines that each of the proposed public developments conform to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1991-0320.006, 2019-0060.001 & 2020-0085.002 for public development are hereby **approved** subject to the conditions recommended by the Executive Director.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta	X				Lohbauer	X				Rittler Sanchez			X	
Avery	X				Matro	X				Signor	X			
Buzby-Cope	X				Mauriello	X				Wallner			X	
Irick	X				Meade	X				Matos	X			
Lettman			X		Pikolycky	X								

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 12, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
THE PINELANDS COMMISSION
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MIKIE SHERRILL
Governor
DR. DALE G. CALDWELL
Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 21, 2026

Mayor DeAnna DeMarco (via email)
Mullica Township
4528 White Horse Pike
Elwood, NJ 08217

Re: Application # 1991-0320.006
Block 3405, Lot 5
Mullica Township

Dear Mayor DeMarco:

The Commission staff has completed its review of this application for construction of a 3,300 square foot building addition to the Mullica Township Municipal Building. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Mullica Township Planning Board (via email)
Mullica Township Construction Code Official (via email)
Mullica Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Atlantic County Division of Public Health (via email)
Marianne G. Risley (via email)



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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 21, 2026

Mayor DeAnna DeMarco
Mullica Township
4528 White Horse Pike
Elwood, NJ 08217

Application No.: 1991-0320.006
Block 3405, Lot 5
Mullica Township

This application proposes the construction of a 3,300 square foot building addition to the Mullica Township Municipal Building located on the above referenced 1.6 acre parcel. The Township municipal complex, including the municipal building and public works facility, is located on the parcel.

The Mullica Township Police Department currently occupies the basement floor of the existing municipal building. The applicant has submitted information indicating that, based upon the presence of mold, there is a health and safety issue with the police department utilizing the basement floor of the existing municipal building. The proposed building addition will be occupied by the police department and the basement floor of the existing municipal building will be utilized only for storage.

On September 13, 2024, the Commission approved the construction of a standalone 4,473 square foot public safety building on the parcel (App. No. 1991-0320.005). Due to the construction cost associated with the 4,473 square foot standalone building, the Township has completed App. No. 1991-0320.006 for a 3,300 square foot building addition. By letter dated May 18, 2026, the applicant advised the Commission staff that the 4,473 square foot standalone building approved in App. No. 1991-0320.005 would not be constructed.

Based upon the current regulations contained in the Pinelands Comprehensive Management Plan (CMP), the Commission's prior approval of the 4,473 square foot standalone building in App. No. 1991-0320.005 does not expire. The parcel is serviced by an onsite septic system(s). It has not been demonstrated whether the development of both the previously approved 4,473 square foot standalone building and the currently proposed 3,300 square foot building addition on the parcel would be consistent with the groundwater quality (septic dilution) standard of the CMP.

A condition has been included in this Report to address the possibility that, after construction of either the 3,300 square foot building addition subject of App. No. 1991-0320.006 or the previously approved 4,473 square foot standalone building, the Township could decide to develop both buildings on the parcel. The condition provides that after the construction of either the 3,300 square foot building

addition or the 4,473 square foot standalone building on the parcel, the second of these two buildings shall not be developed unless the Commission staff first issues a letter indicating that development of the second building would be consistent with the groundwater quality (septic dilution) standard.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the CMP. The following is a review of the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The parcel is located in the Pinelands Village of Elwood. Institutional uses, including public office buildings and law enforcement facilities, are a permitted use in a Pinelands Village.

Water Quality Standard (N.J.A.C. 7:50-6.83)

The existing municipal building is serviced by an existing on-site septic system. The existing municipal garage building is serviced by a second existing on-site septic system. Neither of the existing on-site septic systems reduce the level of nitrate/nitrogen in the wastewater.

The CMP requires that groundwater exiting a parcel from both existing and proposed development must meet a two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard. The existing municipal buildings on the parcel currently exceed the groundwater quality (septic dilution) standard. To meet this standard, the applicant proposes to abandon both existing on-site septic systems and service the existing municipal buildings and the proposed building addition with one on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater.

The CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) specifies certain requirements for the use of an on-site septic wastewater treatment system that will reduce the level of nitrate/nitrogen in the wastewater. Those requirements include monitoring of the treated wastewater effluent to ensure that the wastewater from the existing and proposed uses will meet the two parts per million nitrate/nitrogen groundwater quality (septic dilution) standard on the parcel. A condition is included in this Public Development Application Report to address the requirements of the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) for use of the proposed system.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be primarily located over existing paved and concrete surfaces. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes a seed mixture which meets that recommendation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the

Commission's website on April 27, 2026. The Commission's public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 11 sheets, prepared by Adams, Rehmann & Heggan Associates, Inc., dated December 2025 and revised to December 19, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. If either the 3,300 square foot building addition subject of App. No. 1991-0320.006 or the 4,473 square foot standalone building previously approved by the Commission in App. No. 1991-0320.005 is first developed on the parcel, the second of these two building shall not be developed on the parcel unless the Commission staff first issues a letter indicating that development of the second building would be consistent with the groundwater quality (septic dilution) standard on the parcel.
6. Prior to issuance of a Certificate of Occupancy for the proposed 3,300 square foot building addition, the applicant shall submit to the Pinelands Commission an executed copy of a legal agreement addressing the CMP (N.J.A.C. 7:50-6.84(a)5iv(3)) monitoring and maintenance requirements for the proposed on-site wastewater treatment system.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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Lt. Governor

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 21, 2026

Douglas DiMeo (via email)
Atlantic County Department of Regional Planning and Development
P.O. Box 719
Northfield NJ 08225

Re: Application # 2019-0060.001
County Route 563 Right-of-Way
Block 954, Lot 1
Egg Harbor City

Dear Mr. DiMeo:

The Commission staff has completed its review of this application for replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor City Planning Board (via email)
Egg Harbor City Construction Code Official (via email)
Atlantic County Department of Regional Planning and Development (via email)
Bahram Farzaneh, PE, PP (via email)



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Application Specific Information: AppInfo@pinelands.nj.gov

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 21, 2026

Douglas DiMeo (via email)
Atlantic County Department of Regional Planning and Development
P.O. Box 719
Northfield NJ 08225

Application No.: 2019-0060.001
County Route 563 Right-of-Way
Block 954, Lot 1
Egg Harbor City

This application proposes the replacement of a bridge and dam, both associated with Egg Harbor City Lake, within the Atlantic County Route 563 right-of-way and on the above referenced 400 acre parcel in Egg Harbor City. The 400 acre parcel is owned by Egg Harbor City.

The applicant represents that the existing bridge and dam are in poor condition and require replacing. The application proposes to replace the existing 50 foot wide two lane bridge with a 50 foot wide two lane bridge. The existing dam is constructed as a timber spillway with a normal surface water elevation of 21.2 feet. The proposed dam will be a steel sheet pile wall and have a surface water elevation of 21.2 feet. The application also proposes the construction of a stormwater inlet and 80 linear feet of stormwater piping on Block 954, Lot 1.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.23 & 5.27)

A small portion of the proposed development, including a stormwater management basin, is located in the Pinelands Town of Egg Harbor City. The proposed replacement bridge, replacement dam and a stormwater management basin are located in a Pinelands Forest Management Area. The proposed bridge and dam are defined by the CMP as “public service infrastructure.” Public service infrastructure is permitted in a Pinelands Town. Public service infrastructure is permitted in a Pinelands Forest Area provided it is intended to primarily serve only the needs of the Pinelands. The bridge and dam pre-existed the 1981 effective date of the Commission’s regulations. The proposed replacement of a bridge and dam that pre-existed the 1981 effective date of the Commission’s regulations is permitted.

Wetlands Standards (N.J.A.C. 7:50-6.6)

There are wetlands located within the project area. The CMP prohibits most development in wetlands and requires a buffer of up to 300 feet to wetlands.

The proposed development will be located within wetlands and the required buffer to wetlands. The proposed development will result in the disturbance of approximately 0.094 acres (4,095 square feet) of wetlands. The CMP permits roads and associated improvements, such as the proposed bridge and dam (linear improvements), in wetlands and the required buffer to wetlands provided certain CMP specified conditions are met. The applicant has demonstrated that there is no feasible alternative to the proposed bridge and dam replacement which results in less significant adverse impacts on wetlands and the required buffer to wetlands. The proposed bridge and dam replacement are modifications of existing structures. The proposed bridge and dam replacement are necessary to provide for safe traffic movement. Therefore, the need for the proposed development overrides the importance of protecting the wetland and the required buffer to that wetland. The proposed development will not result in substantial impairment of the resources of the Pinelands. With the conditions imposed below, all practical measures are being taken to mitigate any adverse impact on wetlands and the required buffer to wetlands.

Vegetation Management Standards (N.J.A.C. 7:50-6.23)

The proposed development will be located within existing paved, grass, gravel areas and open water. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing two stormwater infiltration basins.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was conducted within the project area. The survey determined that the project area contains no significant cultural resources.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Notice to required land owners within 200 feet of the above referenced parcel was completed on February 3, 2026. Newspaper public notice was completed on February 7, 2026. The application was designated as complete on the Commission's website on April 23, 2026. The Commission's public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 54 sheets, prepared by French & Parrello Associates and dated as follows:

Sheets 1-3 & 6-54 - October 31, 2025

Sheets 4 & 5 - April 2, 2019

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. Prior to the construction of any portion of the proposed development which will result in the disturbance of any wetland area, a Freshwater Wetland Permit shall be obtained pursuant to the New Jersey Freshwater Wetlands Protection Act.
6. Appropriate measures shall be taken during construction to preclude sedimentation from entering wetlands and shall be maintained in place until all development has been completed and the area has been stabilized.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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Chair
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Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 8, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



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Chair
SUSAN R. GROGAN
Executive Director

May 18, 2026

Michael Duffy (via email)
Egg Harbor Township Municipal Utilities Authority
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Re: Application # 2020-0085.002
Delilah Road
Egg Harbor Township

Dear Mr. Duffy:

The Commission staff has completed its review of this application for installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Egg Harbor Township Planning Board (via email)
Egg Harbor Township Construction Code Official (via email)
Egg Harbor Township Environmental Commission (via email)
Atlantic County Department of Regional Planning and Development (via email)
Vincent J. Polistina, PE (via email)



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Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 18, 2026

Michael Duffy (via email)
Egg Harbor Township Municipal Utilities Authority
3515 Bargaintown Road
Egg Harbor Township NJ 08234

Application No.: 2020-0085.002
Delilah Road
Egg Harbor Township

This application proposes installation of 960 linear feet of 6 inch sanitary sewer force main within the Delilah Road right-of-way in Egg Harbor Township.

The proposed sanitary sewer force main will extend 900 feet westwardly from the intersection of Delilah Road and Eagon Avenue and connect to an existing sanitary sewer force main also located in Delilah Road.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following reviews the CMP standards that are relevant to this application:

Land Use (N.J.A.C. 7:50-5.28)

The proposed development is located in a Pinelands Regional Growth Area. The proposed development is permitted in a Pinelands Regional Growth Area.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

Approximately 940 linear feet of the proposed 960 linear feet of sewer main will be located under the paved roadway. The balance of the proposed sewer main will be located within a maintained grass road shoulder. The proposed soil disturbance is limited to that which is necessary to accommodate the development.

The Landscaping and Re-vegetation Guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The submitted application does not propose any revegetation.

PUBLIC COMMENT

The CMP defines the proposed development as “minor” development. The CMP does not require public notice for minor public development applications. The application was designated as complete on the Commission’s website on April 13, 2026. The Commission’s public comment period closed on May 8, 2026. No public comment was submitted to the Commission regarding this application.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of two sheets, prepared by Engineering Design Associates, P.A., both sheets dated October 21, 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP. Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.
4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 5, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 14

TITLE: Approving With Conditions an Application for Public Development (Application Number 2001-0430.005)

Commissioner Avery moves and Commissioner Buzby-Cope seconds the motion that:

WHEREAS, the Pinelands Commission has reviewed the Public Development Application Report and the recommendation of the Executive Director that the following application for Public Development be approved with conditions:

2001-0430.005
Applicant: Burlington County Board of Commissioners
Municipality: Shamong Township
Management Area: Pinelands Village
Date of Report: May 22, 2026
Proposed Development: Construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning the Executive Director's recommendation has been received for this application; and

WHEREAS, the Pinelands Commission hereby adopts the Conclusion of the Executive Director for the proposed development; and

WHEREAS, the Pinelands Commission hereby determines that the proposed public development conforms to the standards for approving an application for public development set forth in N.J.A.C. 7:50-4.57 if the conditions recommended by the Executive Director are imposed; and

WHEREAS, pursuant to N.J.S.A. 13A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Number 2001-0430.005 for public development is hereby approved subject to the conditions recommended by the Executive Director.

Record of Commission Votes

Table with 4 groups of columns: (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*), (AYE, NAY, NP, A/R*). Rows include Asselta, Avery, Buzby-Cope, Irick, Lettman, Lohbauer, Matro, Mauriello, Meade, Pikolycky, Rittler Sanchez, Signor, Wallner, Matos.

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 12, 2026

Susan R. Grogan
Executive Director

Laura E. Matos
Chair



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

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

LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

May 22, 2026

Burlington County Board of Commissioners
c/o Joseph Brickley, PE
49 Rancocas Road
P.O. Box 6000
Mount Holly, NJ 08060

Re: Application # 2001-0430.005
Stokes Road and Willow Grove Road
Rights-of-Way
Block 15.01, Lot 13
Block 18, Lot 20.01
Block 27.02, Lot 2
Block 28.01, Lot 4.04
Shamong Township

Dear Mr. Brickley:

The Commission staff has completed its review of this application for the construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road. Enclosed is a copy of a Public Development Application Report. On behalf of the Commission's Executive Director, I am recommending that the Pinelands Commission approve the application with conditions at its June 12, 2026 meeting.

Any interested party may appeal this recommendation in accordance with the appeal procedure attached to this document. If no appeal is received, the Pinelands Commission may either approve the recommendation of the Executive Director or refer the application to the New Jersey Office of Administrative Law for a hearing.

Prior to any development, the applicant shall obtain any other necessary permits and approvals.

Sincerely,

Charles M. Horner, P.P.
Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Shamong Township Planning Board (via email)
Shamong Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Joseph Brickley (via email)
Anne Napolitano (via email)
jay (via email)
Ryan Stradling (via email)
Marcelo Remotti (via email)
Bill (via email)
Kevin Waropay (via email)
Daniel Hutchins (via email)
Ryan King (via email)
Agnes Loblely (via email)
Ashley Clarke (via email)
Marie Lewis (via email)
Kim Ware (via email)
Robert Ritter (via email)
Linda Smith (via email)
Shamong Township Mayor Michael Di Croce (via email)
Rick Worrell (via email)
Judy Shahinian (via email)
Harvey Pitts (via email)
Gregg Bradbury (via email)
Kathy Pitman (via email)
Timothy McGarvey (via email)
Neil Wilkinson (via email)
Carol Mascioli (via email)
Joanne O'Keefe (via email)
Lisa Jordan (via email)
John O'Keefe, Jr. (via email)
Heather McGarvey (via email)
Rachel Disipio (via email)
Ryan ORourke (via email)
Heather Mershon (via email)
Eric Runsdstrom (via email)
Joe Abegg
Harry Harper
Dorothy Grobelny
Lester Gravatt
Kerri Lyons
Judy Shahinian
James Renwick



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Chair
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Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

May 22, 2026

Burlington County Board of Commissioners
c/o Joseph Brickley, PE
49 Rancocas Road
P.O. Box 6000
Mount Holly, NJ 08060

Application No.: 2001-0430.005
Stokes Road and Willow Grove Road
Block 15.01, Lot 13
Block 18, Lot 20.01
Block 27.02, Lot 2
Block 28.01, Lot 4.04
Shamong Township

This application proposes the construction of a traffic circle ("roundabout") at the intersection of Stokes Road and Willow Grove Road located on the above referenced parcels in Shamong Township.

The Stokes Road and Willow Grove Road intersection is currently a two-way stop sign controlled intersection. This application proposes to construct a single lane roundabout at the existing intersection. The application also proposes the reconfiguration of the approaches of Stokes Road and Willow Grove Road into the proposed roundabout. The proposed reconfiguration will affect approximately 2,400 linear feet of Stokes Road and 2,200 linear feet of Willow Grove Road. The applicant has indicated that the proposed development will help eliminate the possibility of intersection crossover crashes while also providing for traffic calming for neighboring dwellings and uses, and for pedestrians and cyclists.

Development, including roadway pavement and stormwater facilities, is proposed on the four above referenced lots. By letter dated April 3, 2025, the Burlington County Engineer advised that the County was currently in the process of obtaining the necessary right-of-way and easements on the four concerned lots. That April 3, 2025 letter further indicated that the concerned areas on each of the four lots will be fully owned by Burlington County by the time of construction. A condition is included in this Report indicating that no development shall occur on the four lots unless the County obtains the necessary right-of-way and easements.

STANDARDS

The Commission staff has reviewed the proposed development for consistency with all standards of the Pinelands Comprehensive Management Plan (CMP). The following is a review of CMP standards that

are relevant to this application:

Land Use (N.J.A.C. 7:50-5.27)

The proposed development is located within the Pinelands Village of Indian Mills. The proposed development is permitted in a Pinelands Village.

Vegetation Management Standards (N.J.A.C. 7:50-6.23 & 6.26)

The proposed development will be located within existing paved areas, maintained grassed areas and an agricultural field. The proposed soil disturbance is limited to that which is necessary to accommodate the proposed development.

The Landscaping and Revegetation guidelines of the CMP recommend the use of grasses that are tolerant of droughty, nutrient poor conditions. The applicant proposes to utilize a seed mixture which meets that recommendation.

Stormwater Management Standards (N.J.A.C. 7:50-6.84(a)6)

The applicant has demonstrated that the proposed development is consistent with CMP stormwater management standards. To meet the stormwater management standards, the applicant will be constructing three stormwater infiltration basins.

Cultural Resource Standards (N.J.A.C. 7:50-6.151)

A cultural resource survey was conducted on the parcel. The survey determined that the project area contains no significant cultural resources.

PUBLIC COMMENT

The applicant has provided the required public notices for the proposed development. Notice to required landowners within 200 feet of the four concerned lots was completed on April 11, 2025. Notice to one remaining landowner within 200 feet of the four concerned lots was completed on April 8, 2026. Newspaper public notice was completed on April 9, 2025. The application was designated as complete on the Commission's website on April 14, 2026. The Commission's public comment period closed on May 8, 2026.

The Commission received 33 written public comments (Commenters #1-#33 on attached list) regarding the application. Those written public comments can be viewed at <https://tinyurl.com/PublicComment20010430-005>. At the Commission's May 8, 2026 monthly meeting, eight oral public comments (Commenters A-H on attached list) were offered regarding the application. A copy of this Public Development Application Report is being mailed or emailed to all public commenters that provided a mailing or email address.

The Commission appreciates the interest in the Pinelands Area of all members of the public who offered the following comments regarding this application:

- Commenters indicated that the Pinelands Commission should preserve, protect and enhance the natural and cultural resources of the Pinelands and reject, cancel or deny the

project. (Commenters: 13, 17, 18, 19, 20, 21, 23 & 29)

Staff Response: The Commission understands the expressed concern. The Commission is not proposing development of the roundabout. An application was submitted to the Commission by Burlington County for the development of the roundabout. The Commission staff must review proposed development applications solely for consistency with the regulations contained in the CMP. As noted in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations. The Commission cannot impose requirements on an application that are not based upon the regulations contained in the CMP. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- A commenter expressed concern with the late notice they received regarding the opportunity to provide comments on the application. (Commenter: H)

Staff response: Newspaper public notice for the proposed development was completed on April 9, 2025. Notice to all landowners within 200 feet of the four concerned lots, except for one landowner, was provided by certified mail on April 11, 2025. Notice to the single remaining landowner within 200 feet of the four concerned lots was completed on April 8, 2026. In addition, by email dated April 29, 2026, the Commission staff provided a link to the May 8, 2026 Pinelands Commission monthly meeting packet, including the meeting agenda, to the Shamong Township Administrator/Acting Clerk, the Shamong Township Mayor and the Shamong Township Construction Code/Zoning Official. The agenda indicated that the roundabout application would be subject to final public comment at the Commission's May 8, 2026 meeting.

- A commenter expressed concern with the additional impacts from headlights and vehicle noise from the proposed development. (Commenter: 1)

Staff Response: The Commission staff understands that the path traveled by vehicles through the roundabout may alter the direction of headlights and vehicle noise. The CMP does not contain regulations addressing lighting and noise. The commenter may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters expressed concerns with the validity of a completed traffic study and noted a reduction in traffic volume at the concerned intersection since the study was completed. (Commenters: 1, 2, 3, 4, 5, 7, 9, 10, 11, 13, 15, 20, 23, 27, 29, 30, 31, 32, 33, B, E, F, G & H)

Staff Response: The Commission staff acknowledges the concerns expressed regarding the completed traffic study and changes to traffic volume. The regulations contained in the CMP do not require this application to provide traffic studies or other traffic and circulation information to the Commission to justify the proposed road improvement. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters indicated that any traffic concern issues pertaining to the intersection could be addressed through the installation of a traffic light or creation of a four-way stop

intersection. (Commenters: 1, 5, 6, 7, 9, 10, 14, 15, 17, 18, 19, 21, 22, 25, 31, 32, E & G)

Staff Response: The Commission staff acknowledges the opinions expressed by the commenters that there may be alternative intersection designs available to improve safety at the intersection. The regulations contained in the CMP do not require this application to evaluate alternative intersection designs. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters were concerned with the cost to taxpayers of the proposed development. (Commenters: 3, 4, 5, 6, 8, 9, 12, 13, 15, 16, 22, 23, 25, 26, 27, 30, 31, A, E, F, G & H)

Staff Response: The Commission staff acknowledges this concern regarding the cost of the proposed development. The regulations contained in the CMP do not require an applicant to address this concern. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters expressed concerns about whether farm equipment could maneuver through the proposed roundabout. (Commenters: 8, 20, 33, B & H)

Staff Response: The Commission staff acknowledges the concerns expressed regarding the ability of farm equipment to maneuver through the proposed roundabout. The regulations contained in the CMP do not require an applicant to demonstrate to the Commission that different types of vehicles, including farm equipment, can maneuver through proposed road improvements. The proposed design of road improvements is the responsibility of an applicant's traffic engineer. The commenters may wish to discuss this concern with an appropriate representative of Burlington County.

- Commenters were concerned with the effect of the proposed development on the environment. (Commenters: 12, 13, 21, 23, 27, 29, 32, C, E & F)

Staff Response: The Commission staff has reviewed the development application for consistency with all of the regulations contained in the CMP, including wetland protection, threatened and endangered species protection, stormwater management and cultural resource protection. As noted in this Public Development Application Report, the applicant has demonstrated that the proposed development is consistent with all CMP regulations.

CONDITIONS

1. Except as modified by the below conditions, the proposed development shall adhere to the plan, consisting of 118 sheets, prepared by Pennoni Associates and dated as follows:

Sheet 1 - March 27, 2026

Sheets 2-118 - March 20, 2026

2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. Any proposed revegetation shall adhere to the "Vegetation" standards of the CMP.

Where appropriate, the applicant is encouraged to utilize the following Pinelands native grasses for revegetation: Switch grass, Little bluestem and Broom-sedge.

4. Prior to any development, the applicant shall obtain any other necessary permits and approvals.
5. No development proposed in this application shall occur on the above referenced lots unless and until the County obtains the necessary right-of-way and easements.

CONCLUSION

As the proposed development conforms to the standards set forth in N.J.A.C. 7:50-4.57, it is recommended that the Pinelands Commission **APPROVE** the proposed development subject to the above conditions.



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LAURA E. MATOS
Chair
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Executive Director

PINELANDS COMMISSION **APPEAL PROCEDURE**

The Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.91) provides an interested party the right to appeal any determination made by the Executive Director to the Commission in accordance with N.J.A.C. 7:50-4.91. An interested party is someone who has a specific property interest sufficient to require a hearing on constitutional or statutory grounds. Only appeal requests submitted by someone meeting the definition of an interested party will be transmitted to the New Jersey Office of Administrative Law for a hearing. Any such appeal must be made in writing to the Commission and received by the Commission's office no later than 5:00 PM on June 9, 2026 and include the following information:

1. the name and address of the person requesting the appeal;
2. the application number;
3. the date on which the determination to be appealed was made;
4. a brief statement of the basis for the appeal; and
5. a certificate of service (a notarized statement) indicating that service of the notice has been made, by certified mail, on the clerk of the county, municipal planning board and environmental commission with jurisdiction over the property which is subject of this decision.

Within 15 days following receipt of a notice of valid appeal, the Executive Director shall initiate the procedures for assignment of an Administrative Law Judge to preside at the hearing pursuant to the Administrative Procedures Act, N.J.S.A. 52:14B-1 et seq., and the procedures established by the Office of Administrative Law. The time, date and location of such hearing shall be designated by the Office of Administrative Law.

Public Commenters

Written Commenters Received From the Following Individuals on App. No. 2001-0430.005 :

1. Judy Shahinian
2. Rick Worrell
3. Kevin Waropay
4. Bill
5. Ashlee Clarke
6. Agnes Loble
7. Ryan King
8. Daniel Hutchins
9. Linda Smith
10. Bob Ritter
11. Kim Ware
12. Marie Lewis
13. Shamong Twp. Mayor, Michael DiCroce
14. Neil Wilkinson
15. Timothy McGarvey
16. Kathy Morgan
17. Greg Bradbury
18. Heather Mershon
19. Eric Rundstrom
20. John O'Keefe, Jr.
21. Heather McGarvey
22. Rachel Disipio
23. Joanne O'Keefe
24. Judy Shahinian
25. Carol Mascioli
26. Harvey Pitts
27. John McFadden
28. Judy Shahinian
29. Ryan ORourke
30. Deborah Kennedy
31. Jody Horovitz
32. Marcelo Remotti
33. Mabel Casagrand

Oral Commenters Received From the Following Individuals at the May 8, 2026 Commission meeting on App. No. 2001-0430.005 :

- A. Joe Abegg (No mail/email address)
- B. Judy Shahinian
- C. Harry Harper (No mail/email address)
- D. Ruth (No mail/email address)
- E. Lester Gravatt (No mail/email address)
- F. Shamong Twp. Mayor, Michael DiCroce
- G. Kerri Lyons (No mail/email address)
- H. Lisa Jordan, Shamong Twp. Administrator/Acting Clerk



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 15

TITLE: To Authorize the Executive Director to Continue to Expend Funds for Fiscal Year 2027 at the Same Level of Expenditures as Fiscal Year 2026 until the Adoption of the Fiscal Year 2027 Budgets

Commissioner Avery moves and Commissioner Lohbauer seconds the motion that:

WHEREAS, pursuant to the Pinelands Protection Act, the Pinelands Commission is charged with continued implementation and monitoring of the Pinelands Comprehensive Management Plan; and

WHEREAS, based on the Governor’s proposed budget, it is anticipated that the Commission will receive an appropriation of at least \$4,377,000 to support its operations during Fiscal Year 2027; and

WHEREAS, confirmation of the State appropriation is expected in July, after which the Commission will be able to finalize and adopt its Fiscal Year 2027 budgets; and

WHEREAS, pursuant to N.J.S.A 13:18A-5h, no action authorized by the Commission shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Commission has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the actions shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to continue to expend funds during Fiscal Year 2027 at the same level of expenditures as Fiscal Year 2026 until the Commission’s adoption of the Fiscal Year 2027 Budgets.

Record of Commission Votes

AYE NAY NP A/R*					AYE NAY NP A/R*					AYE NAY NP A/R*				
Asselta					Lohbauer					Rittler Sanchez				
Avery					Matro					Signor				
Buzby-Cope					Mauriello					Wallner				
Irick					Meade					Matos				
Lettman					Pikolycky									

*A = Abstained / R = Recused

Adopted at a meeting of the Pinelands Commission

Date: June 12, 2026

Susan R. Grogan

Laura E. Matos

Susan R. Grogan
Executive Director

Laura E. Matos
Chair