



RESOLUTION OF THE NEW JERSEY PINELANDS COMMISSION

NO. PC4-26- 16

TITLE: **Approving** With Conditions Applications for **Public Development** (Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001)

Commissioner Buzby-Cope moves and Commissioner Lohbauer 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:

1997-0257.024

Applicant:	NJ Turnpike Authority
Municipality:	Barnegat Township
Management Area:	Pinelands Garden State Parkway Overlay District
Date of Report:	June 17, 2026
Proposed Development:	Demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard;

2016-0045.001

Applicant:	New Jersey Department of Transportation
Municipality:	Washington Township
Management Area:	Pinelands Preservation Area District
Date of Report:	June 17, 2026
Proposed Development:	Replacement of Washington Turnpike Bridge over West Branch of Wading River; and

2026-0076.001

Applicant:	Evesham Municipal Utilities Authority
Municipality:	Evesham Township
Management Area:	Pinelands Regional Growth Area
Date of Report:	June 17, 2026
Proposed Development:	Improvements to an existing pump station.

WHEREAS, no request for a hearing before the Office of Administrative Law concerning 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 and Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that Application Numbers 1997-0257.024, 2016-0045.001 & 2026-0076.001 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: July 10, 2026



Susan R. Grogan
Executive Director



Laura E. Matos
Chair



State of New Jersey
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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

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Re: Application # 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

Dear Mr. Serpico:

The Commission staff has completed its review of your application for the demolition of a building, 50 years old or older, and the construction of two buildings at a Garden State Parkway Maintenance Yard. 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 July 10, 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,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Barnegat Township Planning Board (via email)
Barnegat Township Construction Code Official (via email)
Barnegat Township Environmental Commission (via email)
Secretary, Ocean County Planning Board (via email)
Andrew Mulcahy, PE (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Peter Serpico (via email)
NJ Turnpike Authority
1 Turnpike Plaza
PO Box 5042
Woodbridge NJ 07095

Application No.: 1997-0257.024
Garden State Parkway right-of-way
Barnegat Township

This application proposes the demolition of a 1,600 square foot sign shop building, 50 years old or older, and the construction of a 2,700 square foot sign shop building and an 8,120 square foot storage building at an existing Garden State Parkway Maintenance Yard in Barnegat Township.

The applicant also proposes to demolish an existing 6,265 square foot storage building. The storage building is less than 50 years old. The demolition of a structure less than 50 years old does not require the completion of an application with the Commission.

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. 7:50-5.35)

The proposed development is located in the CMP designated Parkway Overlay District and underlain by a Pinelands Regional Growth Area. The proposed development constitutes accessory facilities associated with the operation of the Garden State Parkway. The proposed development is a permitted land use in the Parkway Overlay District.

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

The proposed development will be located within existing developed and paved areas. The proposed disturbance is limited to that which is necessary to accommodate the proposed development.

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

The proposed development will be serviced by existing public sanitary sewer.

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

The proposed development will be located over existing impervious surfaces. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

The Commission staff reviewed available information to determine the potential for any significant cultural resources that could be affected by the proposed development. Based upon the lack of potential for significant cultural resources within the area to be developed, a cultural resource survey was not required.

The existing sign shop building that is proposed to be demolished was identified as a contributing structure to the Garden State Parkway Historic District (GSPHD) in a previously completed cultural resources survey. The GSPHD was determined eligible for inclusion on the National and State Registers of Historic Places by the New Jersey Historic Preservation Office. Since the GSPHD has not been listed on either the State or National Registers, it is not automatically considered a Pinelands Designated resource. Upon Commission review and in accordance with N.J.A.C. 7:50-6.157(b), the sign shop building is considered a site with sufficient remains which requires documentation prior to its demolition. The information contained in the previously completed cultural resource survey and the additional documentation submitted during this application satisfy the documentation requirements for the sign shop building.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Online news publication notice was completed on May 1, 2026. The application was designated as complete on the Commission's website on May 11, 2026. The Commission's public comment period closed on June 12, 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 six sheets (Sheets 7, 8, 23, 26, 48 & 51), prepared by GFT Infrastructure, Inc., all sheets dated November 2025.
2. Disposal of any construction debris or excess fill may only occur at an appropriately licensed facility.
3. 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.



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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

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 6, 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

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Re: Application # 2016-0045.001
Washington Turnpike Bridge
Washington Township

Dear Mr. Bird:

The Commission staff has completed its review of your application for the replacement of the Washington Turnpike Bridge over West Branch of Wading River. 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 July 10, 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,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Washington Township Planning Board (via email)
Washington Township Construction Code Official (via email)
Secretary, Burlington County Planning Board (via email)
Shane P. Murphy (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Robert Bird (via email)
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton NJ 08625

Application No.: 2016-0045.001
Washington Turnpike Bridge
Washington Township

This application proposes the replacement of the Washington Turnpike Bridge (Godfrey's Bridge) over West Branch of Wading River in Washington Township.

The existing one lane timber bridge is 175 feet long and 12 feet wide. The applicant has indicated that the existing bridge is deteriorating and that the bridge replacement is necessary to provide for safe travel conditions. This application proposes to remove and replace the existing bridge with a concrete bridge. The concrete bridge will be 175 feet long and 16.8 feet wide. The additional width will provide for a 12 foot single lane road and shoulders.

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. 7:50-5.22)

The proposed development is located within the Pinelands Preservation Area District. The replacement of a bridge is permitted in the Pinelands Preservation Area District.

Linear Improvement Standards (N.J.A.C. 7:50-6.13)

The proposed bridge replacement will be located in wetlands and the required buffer to wetlands. The CMP permits bridges (linear improvements) in wetlands and the required buffer to wetlands provided the applicant demonstrates that certain CMP specified conditions are met.

The proposed bridge replacement will disturb approximately 5,489 square feet (0.13 acres) of wetlands. The applicant has demonstrated that there is no feasible alternative to the proposed development that

does not involve development in wetlands and the required buffer to wetlands or that will result in a less significant adverse impact to the wetlands and the required buffer to wetlands. In addition, the proposed development will not result in a substantial impairment of the resources of the Pinelands. With the conditions below, all practical measures are being taken to mitigate the impact on the wetlands and the required buffer to wetlands. The applicant has represented that the proposed development is necessary to improve traffic safety. The applicant has demonstrated that the need for the proposed development overrides the importance of protecting the wetlands.

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

The proposed bridge replacement will be located over existing paved and gravel areas, and within existing forested land. The proposed bridge replacement will disturb approximately 18,795 square feet (0.43 acres) of forested land. All soil disturbance and clearing will be 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.

Threatened and Endangered Species Standards (N.J.A.C. 7:50-6.27 & 6.33)

There are known records of several threatened and endangered plant and animal species in the general vicinity of the proposed development. The applicant performed threatened and endangered species surveys for all of the concerned plant and animal species. The surveys determined that no populations of threatened or endangered plant species were located in the project area. The survey also determined that no threatened or endangered animal species were found in the project area and that the project area did not constitute habitat critical to the survival of any local population of threatened or endangered animal species. The applicant has demonstrated that the proposed development is consistent with the threatened and endangered species protection standards of the CMP.

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

The proposed development will result in an increase in impervious surfaces of 1,001 square feet. The applicant proposes to remove 1,424 square feet of impervious pavement within the Godfrey's Bridge Road right-of-way. The proposed development will result in a decrease of impervious surfaces of 423 square feet. There will be no increase in the volume and rate of stormwater runoff after the proposed development than that which occurred prior to the proposed development. The proposed development is consistent with CMP stormwater management standards.

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

A cultural resource survey was completed for the proposed development. The survey determined that no significant cultural resources exist within the project area and that the current bridge is not eligible for inclusion on the National Register of Historic Places.

PUBLIC COMMENT

The applicant has provided the requisite public notices. Newspaper public notice was completed on January 16, 2026. The application was designated as complete on the Commission's website on June 2,

2026. The Commission's public comment period closed on June 12, 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 six sheets, prepared by McCormick Taylor and dated as follows:

Sheets 1-4 & 6 - January 16, 2026
Sheet 5 - January 13, 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. 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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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 6, 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

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Re: Application # 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

Dear Mr. Cappetti:

The Commission staff has completed its review of your application for improvements to an existing pump station. 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 July 10, 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,

April Field
Acting Director of Regulatory Programs

Enc: Appeal Procedure

c: Secretary, Evesham Township Planning Board (via email)
Evesham Township Construction Code Official (via email)
Evesham Township Environmental Commission (via email)
Secretary, Burlington County Planning Board (via email)



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LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

PUBLIC DEVELOPMENT APPLICATION REPORT

June 17, 2026

Thomas Cappetti, Jr. (via email)
Evesham Municipal Utilities Authority
100 Sharp Road
Marlton NJ 08053

Application No.: 2026-0076.001
Block 155, Lots 7 - 9
Evesham Township

This application proposes improvements to an existing public sanitary sewer pump station located on the above referenced 0.13 acre parcel in Evesham Township.

The applicant proposes to remove existing development from the parcel including electrical panels and an emergency generator. The proposed improvements include the construction of a new wet well, a backup pump, a 160 square foot electrical building and an approximately 1,200 square foot paved driveway.

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 (public service infrastructure) is a permitted use in a Pinelands Regional Growth Area.

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

There are wetlands located within 300 feet of the parcel. The proposed development is located approximately 230 feet from wetlands. The proposed development is located no closer to wetlands than the existing pump station. There are existing paved roads and dwellings located between the proposed development and the concerned wetlands.

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

The proposed development will be located within existing developed and grassed areas. 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. To stabilize disturbed areas, the applicant proposes to utilize 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 May 11, 2026. The Commission’s public comment period closed on June 12, 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 Richard A. Alaimo Associates and dated as follows:

Sheet 1 - January 2026
Sheet 2 - March 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.

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
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 6, 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- 17

TITLE: Issuing an Order to Certify Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township

Commissioner Lohbauer moves and Commissioner Matro seconds the motion that:

- WHEREAS**, on July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township; and
- WHEREAS**, Resolution #PC4-83-59 of the Pinelands Commission specified that any amendment to the Township’s certified Master Plan and codified Land Use Ordinances be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 (Submission and Review of Amendments to Certified Master Plans and Land Use Ordinances) of the Comprehensive Management Plan to determine if said amendment raises a substantial issue with respect to conformance with the Pinelands Comprehensive Management Plan; and
- WHEREAS**, Resolution #PC4-83-59 further specified that any such amendment shall only become effective as provided in N.J.A.C. 7:50-3.45 of the Comprehensive Management Plan; and
- WHEREAS**, on March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township’s Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026; and
- WHEREAS**, the Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026; and
- WHEREAS**, on March 13, 2026, Manchester Township adopted Ordinance 26-23, amending Chapter 245 by rezoning land within the Township’s Regional Growth Area and establishing the Pinelands Affordable Housing (PAF-2) District and affiliated district regulations; and
- WHEREAS**, on March 13, 2026, Manchester Township adopted Ordinance 26-24, amending Chapter 245 by revising zones in which garden apartments and townhouse developments are conditionally permitted; and
- WHEREAS**, the Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026; and
- WHEREAS**, on May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245 by revising Pinelands Development Credit provisions applicable to new and existing zoning districts; and
- WHEREAS**, the Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026; and
- WHEREAS**, by letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 require formal review and approval by the Pinelands Commission; and
- WHEREAS**, a public hearing to receive testimony on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed, and held remotely on June 10, 2026 at 9:30 a.m., with live broadcasting on the Pinelands Commission’s public YouTube channel and an opportunity for the public to call-in during the broadcast; and

WHEREAS, the Executive Director has found that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan; and

WHEREAS, the Executive Director has submitted a report to the Commission recommending issuance of an order to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan; and

WHEREAS, the Commission’s CMP Policy and Implementation Committee has reviewed the Executive Director’s report and has recommended that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 be certified; and

WHEREAS, the Pinelands Commission has duly considered all public testimony submitted to the Commission concerning the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 and has reviewed the Executive Director’s report; and

WHEREAS, the Pinelands Commission accepts the recommendation of the Executive Director; 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 action shall become effective upon such approval.

NOW, THEREFORE BE IT RESOLVED that

- 1. An Order is hereby issued to certify that Manchester Township’s Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are in conformance with the Pinelands Comprehensive Management Plan.
- 2. Any additional amendments to Manchester Township’s certified Master Plan and Land Use Ordinances shall be submitted to the Executive Director in accordance with N.J.A.C. 7:50-3.45 to determine if said amendments raise a substantial issue with respect to the Comprehensive Management Plan. Any such amendment shall become effective only as provided in N.J.A.C. 7:50-3.45.

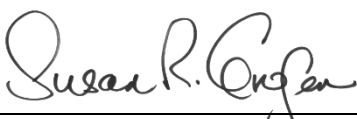
Record of Commission Votes

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: July 10, 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

Report on Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, amending Chapter 245, (Land Use and Development) of the Code of Manchester Township

June 26, 2026

Manchester Township
1 Colonial Drive
Manchester Township, NJ 08759

Findings of Fact

I. Background

The Township of Manchester is located in the northern portion of the Pinelands Area in northwestern Ocean County. Pinelands municipalities adjacent to Manchester Township include the Borough of Lakehurst and the Townships of Berkeley, Jackson, Lacey, Plumsted, and Toms River in Ocean County, and the Townships of Pemberton and Woodland in Burlington County.

On July 8, 1983, the Pinelands Commission fully certified the Master Plan and Land Use Ordinances of Manchester Township applicable to that portion of the municipality located in the state-designated Pinelands Area.

On March 19, 2026, the Manchester Township Planning Board adopted Resolution 2026-16, approving the Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026. The Pinelands Commission received a certified copy of Planning Board Resolution 2026-16 and the Amended Fourth Round Housing Element and Fair Share Plan on April 17, 2026.

On March 13, 2026, Manchester Township adopted Ordinances 26-23 and 26-24, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received certified copies of Ordinances 26-23 and 26-24 on April 15, 2026. Ordinance 26-24 effectively supersedes Ordinances 25-01 and 26-11, which also amended Sections 245-68 and 245-74 and were previously submitted to the Commission.

On May 11, 2026, Manchester Township adopted Ordinance 26-31, amending Chapter 245, Land Use and Development, of the Code of Manchester Township. The Pinelands Commission received a certified copy of Ordinance 26-31 on May 12, 2026.

By letter dated May 14, 2026, the Executive Director notified the Township that the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 would require formal review and approval by the Pinelands Commission.

II. Master Plans and Land Use Ordinances

The following master plan amendment and ordinances have been submitted to the Pinelands Commission for certification:

- * Amended Housing Element and Fair Share Plan, dated March 6, 2026, adopted by the Planning Board on March 19, 2026
- * Ordinance 26-23, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-24, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on March 9, 2026, and adopted on March 13, 2026
- * Ordinance 26-31, amending Chapter 245 (Land Use and Development) of the Code of Manchester Township, introduced on April 27, 2026, and adopted on May 11, 2026

These documents have been reviewed to determine whether they conform with the standards for certification of municipal master plans and land use ordinances as set out in N.J.A.C. 7:50-3.39 of the Pinelands Comprehensive Management Plan. The findings from this review are presented below. The numbers used to designate the respective items correspond to the numbers used to identify the standards in N.J.A.C. 7:50-3.39.

1. Natural Resource Inventory

Not applicable.

2. Required Provisions of Master Plans and Land Use Ordinances Relating to Development Standards

Amended Fourth Round Housing Element and Fair Share Plan

The Township's Amended Fourth Round Housing Element and Fair Share Plan, dated March 6, 2026, addresses the Township's fourth-round affordable housing obligation. The Plan includes data and analyses regarding the Township's existing and projected demographics, housing stock, and employment characteristics, as well as updated information regarding the completed and proposed mechanisms intended to satisfy the Township's affordable housing obligation. The Plan identifies a present need obligation of 154 units and a fourth-round prospective need obligation of 412 units.

The Township previously submitted its adopted Fourth Round Housing Element and Fair Share Plan to the Commission. It was found to raise no substantial issues with respect to CMP standards. The Amended Plan revises the mechanisms, and associated credits, used to address the Township's third- and fourth-round affordable housing obligations, including additional inclusionary development sites within the Pinelands Area portion of the Township.

Affordable Housing Sites within the Pinelands Area

The Amended Housing Element and Fair Share Plan includes three new inclusionary development sites within the Pinelands Area that are intended to address a portion of the Township's fourth-round affordable housing obligation. The projects are located within the Township's Regional Growth Area and are proposed as mixed-use developments that include affordable housing units.

The Craftway site (Block 69, Lot 8), a 5.24-acre parcel located in the Township's Pinelands Business (PB-1) District, is proposed to be developed with 40 townhomes and a two-story mixed-use building containing commercial space on the ground floor and seven affordable apartments on the second floor. The Plan anticipates that the project will comply with the Township's certified PB-1 District standards, which permit mixed-use development and townhouses at a density of eight dwelling units per acre. Based on the acreage of the property, 47 units would exceed the maximum permitted density within the PB-1 District. However, the development application currently pending before the Commission proposes 33 townhomes and a two-story mixed-use building with 6 affordable apartments, which is consistent with the maximum residential density permitted in the PB-1 District.

The Seaport/Hangar Road site (Block 69, Lots 1.01-1.09), an 11.25-acre parcel located in the Township's Pinelands Single-Family Residential (PR-40) District, is proposed to be developed with 52 townhomes and a three-story mixed-use building containing commercial space on the ground floor and 11 affordable apartments on the upper floors. This number of units far exceeds what is permitted under the currently certified PR-40 District zoning. The Township has advised the Commission that it intends to adopt zoning amendments for the site in late 2026 to facilitate inclusionary development. Any such zoning amendments must be submitted to the Pinelands Commission for review and approval before they may take effect.

The Plan also relies on two parcels located along Ridgeway Boulevard. The first, a 35-acre parcel located at 2582 Ridgeway Boulevard (Block 72.01, Lots 9 and 17), is anticipated to be developed with 214 dwelling units, including 43 affordable housing units. The second, a 48-acre parcel located at 2590 Ridgeway Boulevard (Block 72, Lots 8 and 16), is anticipated to be developed with 317 dwelling units, including 64 affordable housing units. These properties are currently located within the Township's Pinelands Office, Research and Light Industrial (POR-LI) District but are the subject of a zoning amendment adopted through Ordinance 26-23, as described below.

Affordable Housing Sites within the Pinelands National Reserve

The amended Plan includes the Heritage Minerals (Hovsons, Inc.) project as a mechanism contributing toward the Township's third- and fourth-round affordable housing obligations. The site is located outside the Pinelands Area but within a Regional Growth Area of the Pinelands

National Reserve (PNR). The Pinelands Commission certified the Township's zoning plan for the PNR area in 2019.

The site is currently located in the Retirement Community (RC-2) District. According to the Amended Plan, the Township intends to revise the existing RC-2 District standards to permit a total of 2,450 dwelling units, consisting of 1,153 age-restricted market-rate units, 929 market-rate family units, 73 age-restricted affordable units, and 295 family affordable units.

The total number of units anticipated at the site is consistent with the maximum authorized under a 2004 settlement agreement between the Pinelands Commission, NJDEP, and Hovsons, Inc, the owner of nearly 4,000 acres of land within Manchester Township's PNR area. Under the agreement, a 995-acre development area was delineated, what is now the RC-2 District, to accommodate a maximum of 2,450 residential units and 20,000 square feet of commercial development. The remainder of the Hovsons property, together with an additional 3,450 acres located within the Pinelands Area, was to be dedicated to the State for open space preservation. In 2005, the Pinelands Commission amended the CMP Land Capability Map to redesignate the 995-acre development area as a Pinelands Regional Growth Area, with all other lands remaining in the Pinelands Forest Area (37 N.J.R. 2013(b)). To date, the development authorized under the settlement agreement has not occurred, nor have the 6,475 acres designated for preservation been deed restricted or conveyed to the State.

Ordinance 26-23

Ordinance 26-23 rezones approximately 83 acres, consisting of four lots (Block 72, Lots 8 and 16; Block 72.01, Lots 9 and 17), from the Pinelands Office, Research, Light Industrial (POR-LI) District to the newly established Pinelands Affordable Housing (PAF-2) District (see Exhibit 1). These lots are located within the Township's Regional Growth Area and are identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan as affordable housing sites (2582 and 2590 Ridgeway Boulevard).

The ordinance establishes PAF-2 District regulations that permit mixed-use development (commercial and residential) at a maximum gross density of 8.65 dwelling units per acre. Permitted residential uses include multifamily dwellings, townhouses, stacked townhouses, and dwelling units located above commercial uses in mixed-use buildings. A variety of commercial uses are also permitted. The ordinance includes bulk, area, design, parking, and landscaping standards. A minimum of 20 percent of all units must be set aside as affordable to low- and moderate-income households. Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all units, excluding up to 20 percent of the total project units that are made affordable.

Ordinance 26-23 also rezones approximately 93 acres, consisting of three lots (Block 62, Lots 15, 16, and 33), from the Pinelands Affordable Housing (PAF-1) District to the existing, adjacent Pinelands Single-Family Residential (PR-40) District, thereby eliminating the PAF-1 District and repealing its associated district standards (see Exhibit 1). These lots are located within the Township's Regional Growth Area and were permanently preserved as open space by Ocean County on December 24, 2024.

Ordinance 26-24

Ordinance 26-24 amends Sections 245-68 (Garden Apartments) and 245-74 (Townhouse Developments) by revising the zoning districts in which these residential uses are conditionally permitted. Under these provisions, garden apartments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 6 dwelling units per acre. Likewise, townhouse developments, where conditionally permitted, may be developed on lots of at least 10 acres at a maximum density of 8 dwelling units per acre.

Ordinance 26-24 eliminates garden apartments and townhouse developments as conditionally permitted uses in all zoning districts except the Pinelands Business-1 (PB-1) District. Previously certified ordinances conditionally permitted these uses in the PB-1, Whiting Town Business-1 Acre (WTB-1), Whiting Town Highway Development (WTHD), Whiting Town Office Professional (WTO-P), and Whiting Town Retirement Community (WTRC) districts. Townhouse developments were also permitted in the POR-LI District. The PB-1 and POR-LI districts are located within the Regional Growth Area, while the WTB-1, WTHD, WTO-P, and WTRC districts are located within a Pinelands Town management area. The ordinance also revises Schedules F and G of Chapter 245 to align with these changes.

Ordinance 26-31

Ordinance 26-31 amends Section 245-32C, Pinelands Development Credits, by adding cross-references to the new PAF-2 District established by Ordinance 26-23, discussed above, and by removing references to the PAF-1 District, which was repealed by Ordinance 26-23, as well as references to the PRC, PRC-1, and PMP districts, which were previously repealed.

Regional Growth Area Impacts of Ordinances 26-23 and 26-24

Staff assessed the change in residential zoning capacity within the Regional Growth Area resulting from the establishment of the PAF-2 District and the elimination of townhouse developments as a conditional use in the POR-LI District, which effectively eliminates all residential development opportunities in the remainder of the POR-LI District. Manchester Township's certified zoning ordinance conditionally permits townhouse developments at a density of 8 dwelling units per acre on lots of at least 10 acres within the POR-LI District. Staff's analysis found that approximately 64 vacant private acres remain in the certified POR-LI District, primarily consisting of three lots (Block 62, Lot 29; Block 72.01, Lots 9 and 17). Under the townhouse development option, a total of 512 dwelling units could be permitted on these lots.

The newly established PAF-2 District includes two of the three remaining large vacant lots in the certified POR-LI District (Block 72.01, Lots 9 and 17), as well as two other contiguous lots that contain existing industrial development (Block 72, Lots 8 and 16). The 83-acre PAF-2 District permits a range of residential housing types at a density of 8.65 dwelling units per acre, which is only slightly greater than the density permitted under the existing townhouse development option. As noted above, the Township's Housing Element and Fair Share Plan anticipates the development of a total of 531 dwelling units on the lots within the PAF-2 District.

It is also important to note that, prior to 2017, the POR-LI District did not permit residential development. Townhouse development was conditionally permitted as part of a zoning amendment involving four lots totaling approximately 129 acres that were rezoned from the former PRC-1 District to the POR-LI District (Block 72, Lots 7, 8, and 16; and Block 72.01, Lot

17). The PRC-1 District was established pursuant to a 2007 builder's remedy settlement agreement. A maximum of 400 market-rate units and 20 affordable units were permitted within the PRC-1 District, with PDC use required for 30 percent of the market-rate units. As part of the 2017 rezoning, the Township conditionally permitted townhouse development within the POR-LI District, in part, to maintain consistency with the CMP's residential density and PDC requirements for Regional Growth Areas. Three of the four lots that were formerly located within the PRC-1 District are now included in the PAF-2 District. Block 72, Lot 7 was acquired by Ocean County and developed as a public works facility.

On balance, the establishment of the PAF-2 District and its slightly increased residential density offsets the elimination of residential development opportunities within the remainder of the POR-LI District.

Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the land use and development standards of the CMP. Therefore, this standard for certification is met.

3. Requirement for Certificate of Filing and Content of Development Applications

Not applicable.

4. Requirement for Municipal Review and Action on All Development

Not applicable.

5. Review and Action on Forestry Applications

Not applicable.

6. Review of Local Permits

Not applicable.

7. Requirement for Capital Improvement Program

Not applicable.

8. Accommodation of Pinelands Development Credits

N.J.A.C. 7:50-3.39(a)8 provides that, to be certified by the Commission, a municipal land use ordinance must provide sufficient residentially zoned property within the Regional Growth Area to be eligible for an increase in residential density through the use of Pinelands Development Credits (PDCs), as set forth in N.J.A.C. 7:50-5.28(a)3.

As described in Section 2 above, Ordinance 26-23 establishes the PAF-2 District and rezones four lots from POR-LI to PAF-2. It also eliminates townhouse developments as a conditionally permitted use in the POR-LI. Within the PAF-2 District, Pinelands Development Credits (PDCs) are required to be redeemed for 30 percent of all dwelling units, excluding up to 20 percent of the total project units that are made affordable. This PDC requirement is consistent with the PDC standards previously certified for townhouse developments within the POR-LI District, as well as the residential development permitted under the former PRC-1 District.

Under the PAF-2 District standards, a maximum of 172 PDC rights (43 PDCs) could be redeemed. However, based on the development projects identified in the Township's Amended Fourth Round Housing Element and Fair Share Plan, approximately 128 PDC rights (32 PDCs) are anticipated to be redeemed.

As discussed in Section 2 above, the elimination of residential development potential resulting from the repeal of townhouse developments as a conditionally permitted use in the POR-LI District is effectively offset by the establishment of the PAF-2 District. Since the same PDC standards that applied to townhouse development in the POR-LI are maintained for residential uses in the PAF-2 District, the impact on future PDC redemption potential is negligible.

Accordingly, Ordinance 26-23 continues to provide sufficient residentially zoned property within the Regional Growth Area to support the use of Pinelands Development Credits in a manner consistent with N.J.A.C. 7:50-3.39(a)8 and N.J.A.C. 7:50-5.28(a)3. Therefore, this certification standard is met.

9. Referral of Development Applications to Environmental Commission

Not applicable.

10. General Conformance Requirements

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. Therefore, this standard for certification is met.

11. Conformance with Energy Conservation

Not applicable.

12. Conformance with the Federal Act

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 are consistent with the standards and provisions of the Pinelands Comprehensive Management Plan. No special issues exist relative to the Federal Act. Therefore, this standard for certification is met.

13. Procedure to Resolve Intermunicipal Conflicts

The Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 do not increase development potential on lands adjacent to the Township's municipal boundaries. Therefore, intermunicipal conflicts are not anticipated and this standard for certification is met.

Public Hearing

A public hearing to receive testimony concerning Manchester Township's application for certification of its Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 was duly advertised, noticed and held on June 10, 2026 at 9:30 a.m. Ms. Amber Mallm conducted the hearing, which was held remotely and broadcasted live on the Pinelands Commission's public YouTube channel. The public was provided the opportunity to call in during the public hearing to provide testimony. No testimony was provided.

Written comments on the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 were accepted through June 12, 2026. No written comments were received.

Conclusion

Based on the Findings of Fact cited above, the Executive Director has concluded that Manchester Township's Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31, complies with the Comprehensive Management Plan standards for the certification of municipal master plans and land use ordinances. Accordingly, the Executive Director recommends that the Commission issue an order to certify the Amended Fourth Round Housing Element and Fair Share Plan and Ordinances 26-23, 26-24, and 26-31 of Manchester Township.

SRG/DBL/CMT
Attachments