



2025 Pinelands Training Session

The background of the slide is a vibrant photograph of a natural wetland environment. In the foreground, a yellow and black striped butterfly, likely a Tiger Swallowtail, is perched on a tall, slender purple flower. The surrounding vegetation consists of lush green plants with broad, heart-shaped leaves and thin, upright stems. In the background, a body of water is visible, reflecting the sky and surrounded by more greenery. The overall scene is bright and colorful, representing the natural beauty of the Pinelands.

Pinelands FAQ

Using Web Tools to Answer
Frequently Asked Questions

April Field
Chief Permit Administrator
June 11, 2025

Pinelands FAQ



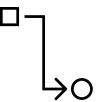
Is my property in the Pinelands Area?



Do I need to apply?



Will my proposal meet standards?



How do I apply?



How do I report a violation?

STATE OF NEW JERSEY
PINELANDS COMMISSION

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&
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www.nj.gov/pinelands

Swamp darter

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News & Notices

🌿 May 27, 2025 Press Release: Ninth Annual Pinelands Summer Short Course to Feature 11 Presentations and Four Field Trips -- Register Now!

🌿 May 6, 2025: Commission Issues April 2025 Management Report

🌿 May 1, 2025: Commission Offering New Round of Funding for Land Acquisition Projects

🌿 April 7, 2025: Commission Issues March 2025 Management Report

🌿 Now Available: 2024 Annual Report of the Interagency Council on Climate

Spotlight



[Pinelands Calendar of Events](#)



Pinelands Property Maps



Presentations



Images/Videos

File an Application/Pay
Fees OnlinePinelands
Commission Store

Follow us on X

Follow us on
YouTube/Stream
MeetingsFollow Us on
InstagramHelp protect the
NJ Pinelands[Purchase license
plates](#)

Pinelands News Alert

Sign up for our News Alert e-mail!

After joining you will begin receiving periodic e-mail alerts with direct links to important Pinelands news and upcoming events. This includes Pinelands Commission press releases, updates about new reports, website enhancements and information about Commission actions.

Pinelands FAQ



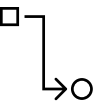
Is my property in the Pinelands Area?



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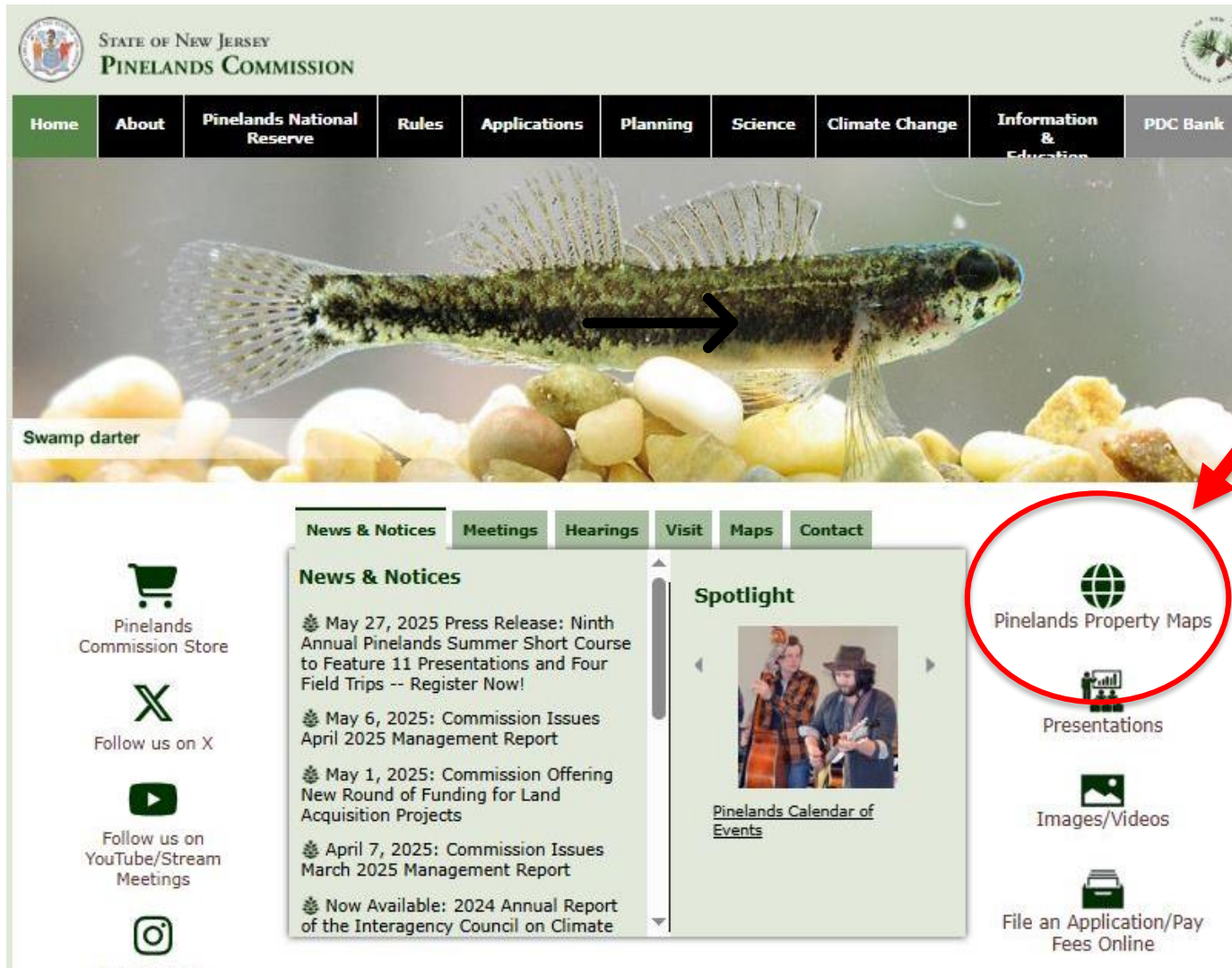
How do I apply?



How do I report a violation?

Is my property in the Pinelands Area?

➤ Use Pinelands Property Maps



Is my property in the Pinelands Area?

Pinelands Property Lookup Map

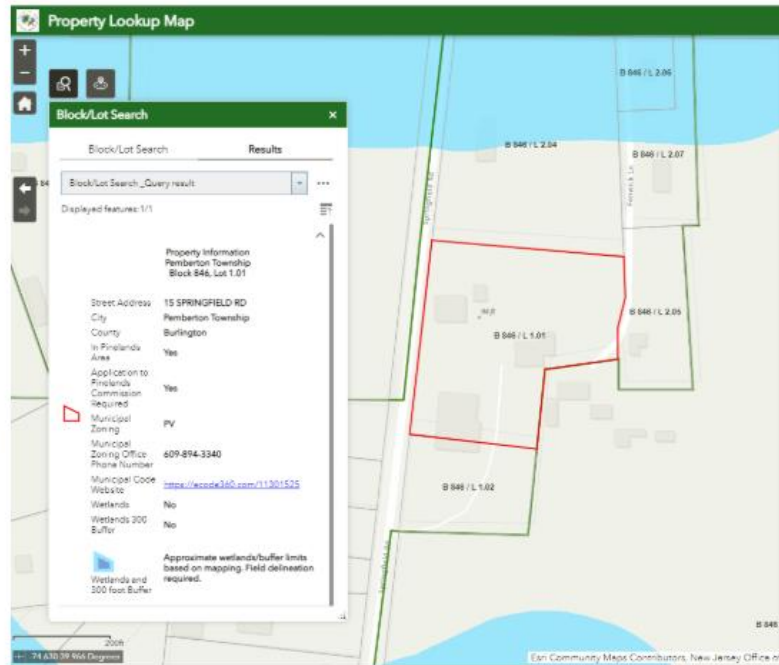
Interested in a property and looking for more information?

This **simplified, easy-to-use** map was created to answer these common property questions:

- Is the property in the Pinelands Area?
- Is the property in an area where an application to the Pinelands Commission is required?
- What is the municipal zoning?
- What are the municipal zoning requirements (e.g. permitted uses, lot size)? (via Municipal Code Website Link)
- How do I contact the municipal zoning officer to discuss zoning requirements?
- Are there wetlands and/or wetland buffers?
- What is the Pinelands Management Area?

[Top](#)

(Launch Map [HERE](#)).



Pinelands Interactive Map

This is a more complex mapping tool with greater functionality compared to the Property Lookup Map.

(Launch Map [HERE](#))

In addition to information contained in the Property Lookup Map, this map also includes:

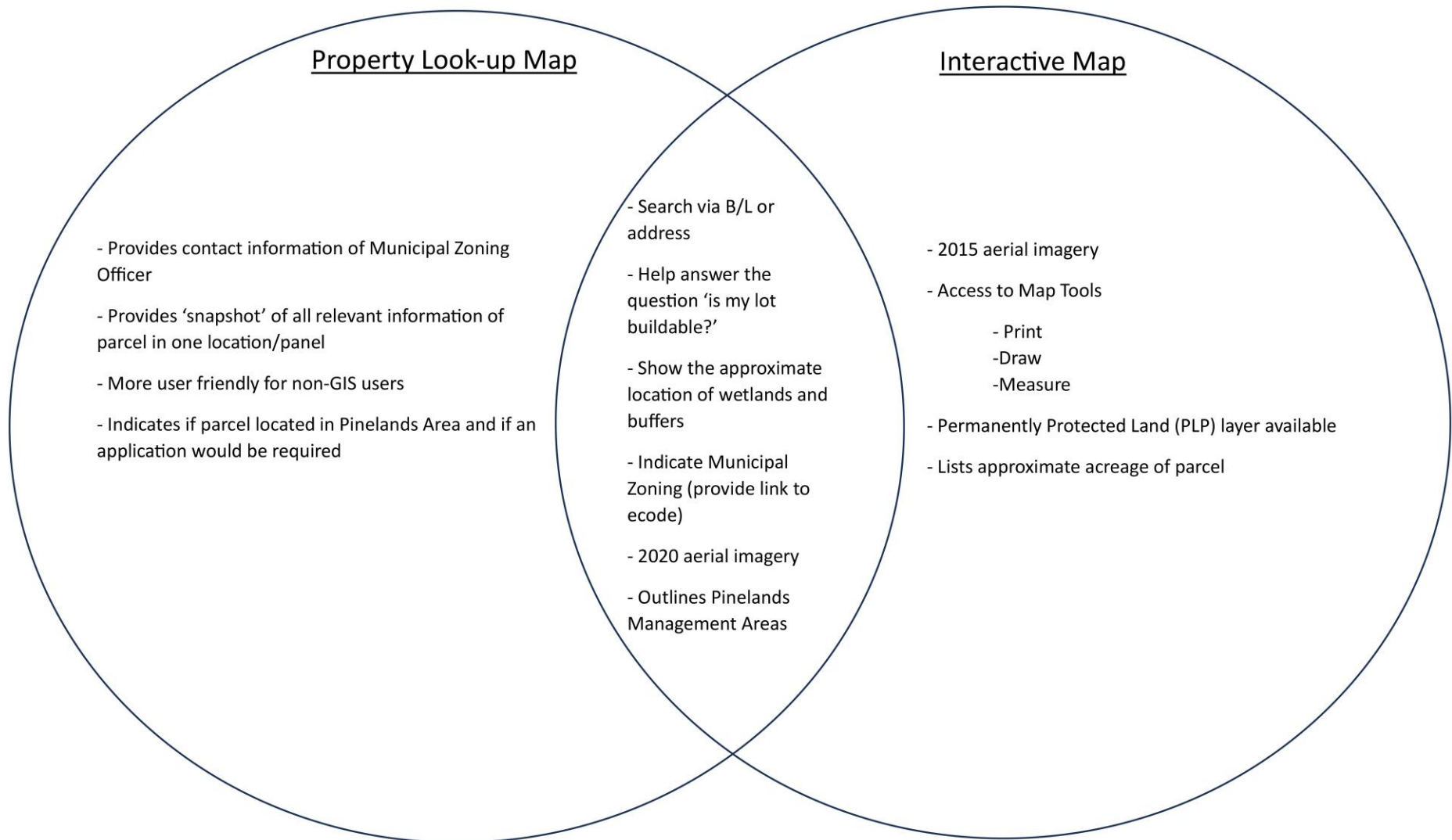
- Permanent Land Protection Restrictions/Preserved Lands
- Color-coded municipal zoning districts
- 2020 Aerial Imagery
- Additional tools (e.g. measuring, drawing, printing)

[Top](#)

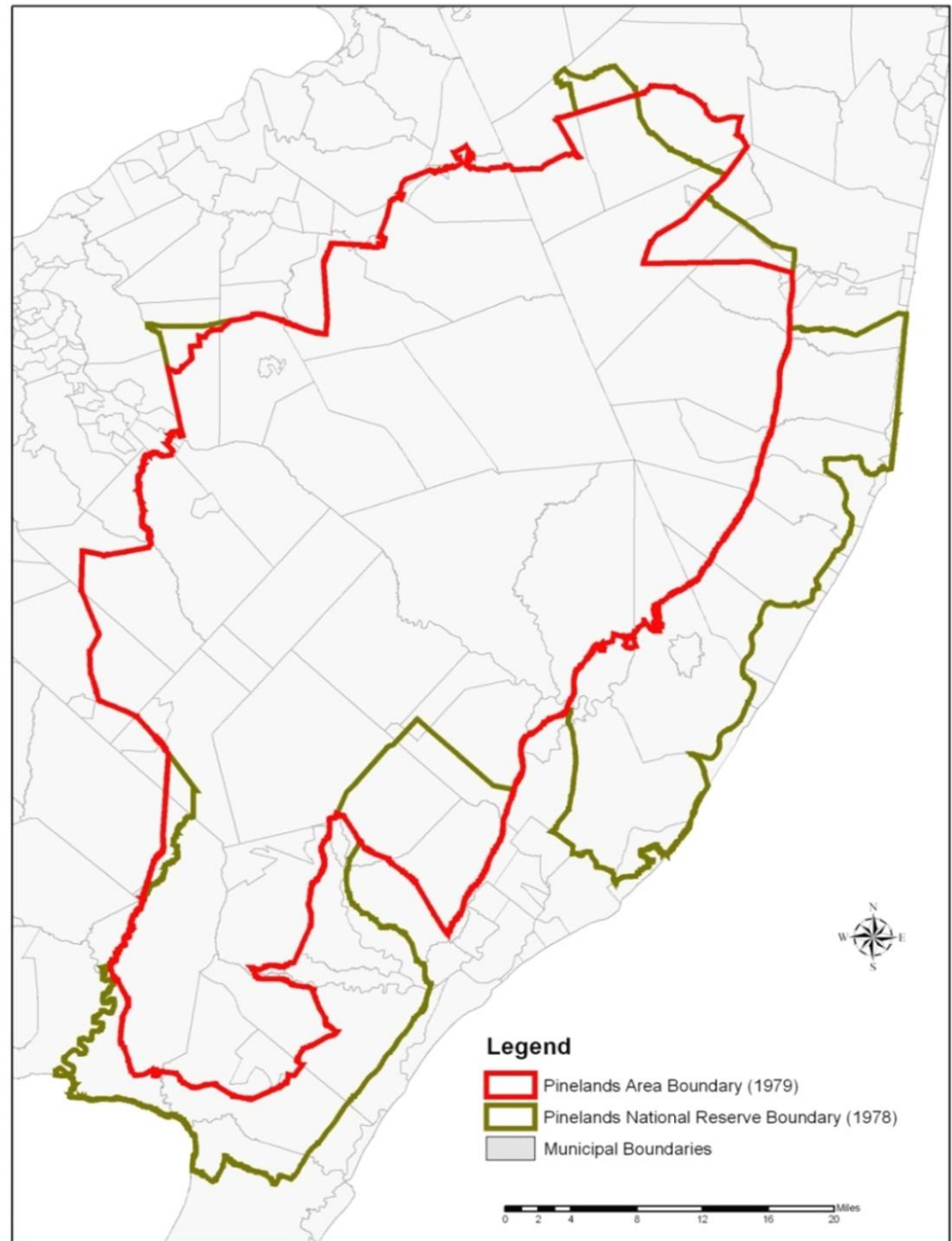


Is my property in the Pinelands Area?

Property Lookup Map vs. Interactive Map



Pinelands Area vs. Pinelands National Reserve



Is my property in the Pinelands Area?

➤ Use Pinelands Property Maps

Step 1

Use map to locate property (address or block & lot)

Step 2

Click on property

Step 3

“In Pinelands Area” = Yes or No

Pinelands FAQ



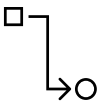
Is my property in the Pinelands Area?



Do I need to apply?



Will my proposal meet standards?



How do I apply?



How do I report a violation?

Do I need to apply?

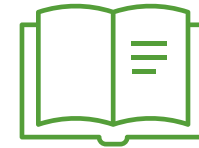
Choose One:



Pinelands Property Maps
& Land Use Ordinance



Exemption Guidance
Document



Pinelands Comprehensive
Management Plan

Do I need to apply?

➤ Use Property Maps & Local Land Use Ordinance

Step 1

Use map to locate property



Step 2

Click on property



Step 3

Verify in Pinelands Area



Step 4

Click on Municipal Code Link



Step 5

Keyword search (e.g. “applicability” and “pinelands”)

Do I need to apply?

➤ Use Exemption Guidance Document

Step 1

Go to Commission Website



Step 2

Click on Applications>Guidance



Step 3

Download “Application Exemptions”

Do I need to apply?

➤ Use Comprehensive Management Plan (CMP)

Step 1

Go to Commission Website



Step 2

Click on Rules



Step 3

Download “Comprehensive Management Plan”



Step 4

Review N.J.A.C. 7:50-4.1 “Applicability”

Do I need to apply?

Examples of “Exempt” Activities (No Application to Commission Required)



Improvement, expansion or reconstruction of single family dwellings (within 5 years of demolition)



Improvement, expansion, construction or reconstruction of structures accessory to single family dwellings



Improvement, expansion, construction or reconstruction of structures “exclusively” for agriculture

Do I need to apply?

Examples of “Exempt” Activities (No Application to Commission Required)



Improvement, expansion or reconstruction of single family dwellings (within 5 years of demolition)

- Additions to dwellings
- Interior Renovations



Improvement, expansion, construction or reconstruction of structures accessory to single family dwellings

- Sheds
- Pools
- Decks
- Solar facility



Improvement, expansion, construction or reconstruction of structures “exclusively” for agriculture

- Barns
- Greenhouses (grow crops only)

Do I need to apply?

Application to the Commission Required (examples)



Subdivisions of Land



Paving of a dirt/stone
Parking Lot



Second Dwelling Units
(In-Law Suites)



Change of Use
Single Family Dwelling to
Duplex



Change of Use
Dwelling to Office



Agricultural
Commercial Uses
(Farm Markets, Wineries,
Processing Facilities)



Forestry



Mining
(Soil Removal)

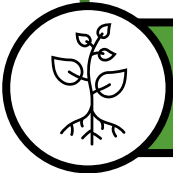
Pinelands FAQ



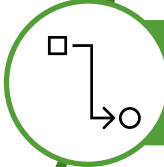
Is my property in the Pinelands Area?



Do I need to apply?



Will my proposal meet standards?



How do I apply?



How do I report a violation?



Will my proposal meet LAND USE standards?

Will my proposal meet standards?

What is my zoning district?

➤ Use Pinelands Property Maps

Step 1

Use map to locate property (block/lot search)



Step 2

Click on property



Step 3

Use upper <> arrows to identify

Will my proposal meet standards?

Is it permitted and does it meet zone requirements?

➤ Use Pinelands Property Maps

Step 1

Use map to locate property

Step 2

Click on property

Step 3

Identify Zone

Step 4

Click on Municipal Code Link

Step 5

Find Zoning District

Will my proposal meet standards?

What if it does not meet minimum lot size*
or residential density requirements?

Pinelands
Development
Credits

Pinelands Villages, Towns and Growth Areas
(Municipal Variance required)

Density Transfer
Program

Pinelands Rural Development & Forest Areas

Cultural Housing
“Substandard
Lot” Provision

Any Management Area
(PDCs required for lots less than 3.2 acres)

*Note: 3.2 acres for standard septic system/1.0 acre for alternate design system



Will my proposal meet WETLANDS standards?

Will my proposal meet standards?

➤ Use Property Maps & Local Land Use Ordinance

Step 1

Locate property on map



Step 2

Wetlands and Wetland Buffers on Property?



Step 3

Application to Commission Required?

Choose One:



Pinelands Property Maps
& Land Use Ordinance



Exemption Guidance
Document



Pinelands Comprehensive
Management Plan

Will my proposal meet standards?

What are the wetlands standards?



Development in Uplands
(outside of wetlands & buffers)

Permitted



Development in Wetlands

Not Permitted
(some limited exceptions)



All development must maintain a buffer to wetlands (up to 300 feet)

Will my proposal meet standards?

Will it meet wetland buffer requirements?

Application Required	No Application Required (“exempt”)
<ul style="list-style-type: none">• Submit Application to Commission• Staff will make determination as part of development application• Wetlands delineation and field verification by staff may be required	<ul style="list-style-type: none">• General Rule: 300 feet from wetlands or no closer than existing buildings• Municipal official can determine whether lesser buffer is appropriate• Municipal officials may contact Commission staff for additional guidance

Will my proposal meet standards?

Examples of Activities Permitted in Wetlands and Wetland Buffers



Pre-Existing Development
(existed prior to 1981, the
effective date of the
Commission regulations)



Berry Agriculture
Horticulture of Native
Plants



Water dependent
recreational facilities
(docks, boat ramps)

Will my proposal meet standards?

What if my proposal does not meet minimum environmental requirements?

Waiver of Strict Compliance

Any Management Area

- Waiver Application is a legal review by the Commission to ensure a parcel has a “minimum beneficial use”
- As part of an application, it must be demonstrated a parcel meets several legal tests and meets minimum Waiver standards
- Only the Commission can grant a Waiver

Pinelands FAQ



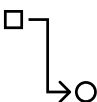
Is my property in the Pinelands Area?



Do I need to apply?



Will my proposal meet standards?



How do I apply?



How do I report a violation?

How do I apply?



Application Form

appinfo@pinelands.nj.gov

Application Fee

Mail or Online Payment Portal

How do I apply?

What other information will be required?

- Depends based on relevant standards and site specifics

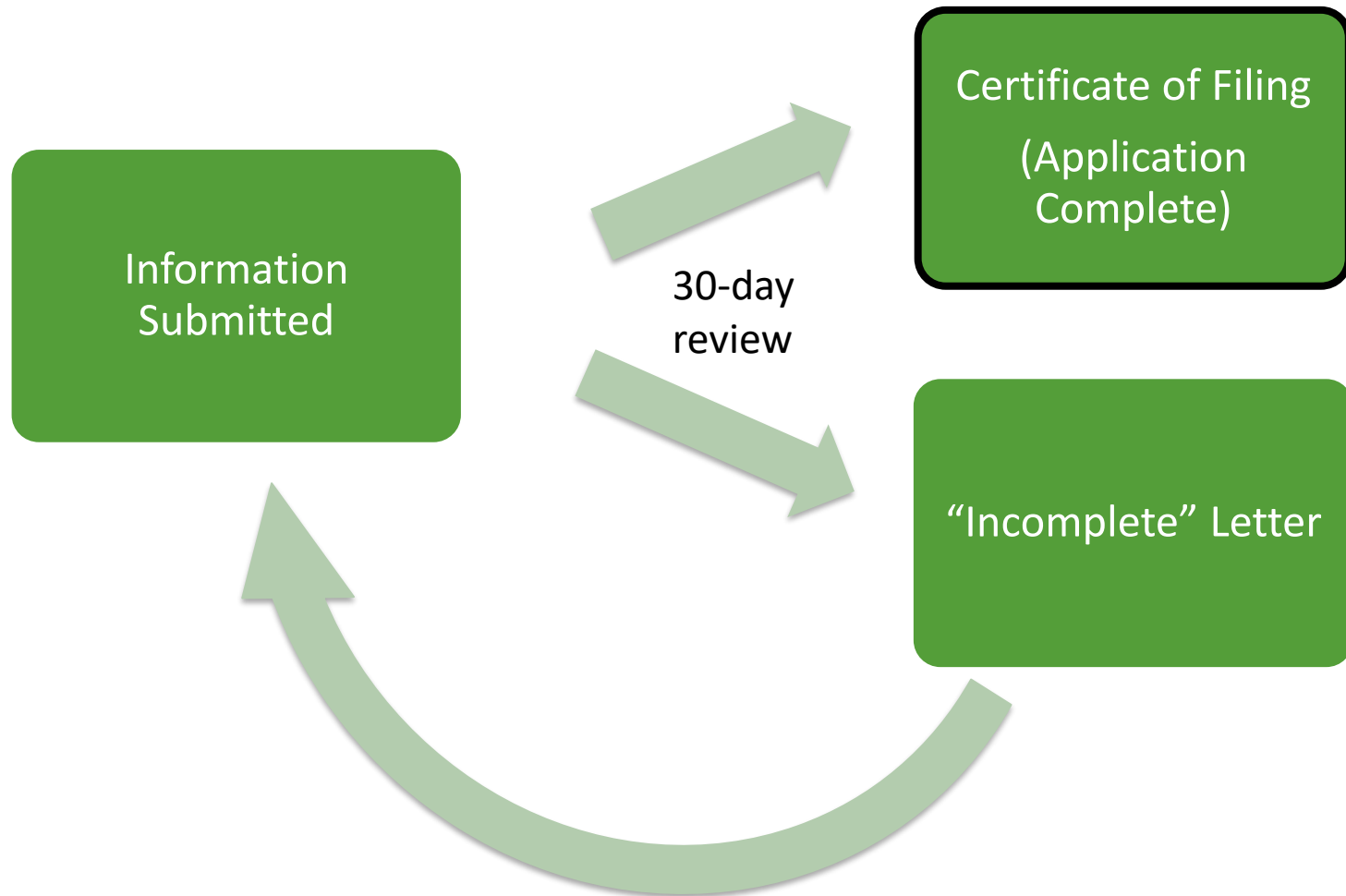
Examples of additional information that may be required:

- Site Plan
- Wetlands Delineation
- Wetlands Buffer Model
- Threatened & Endangered Species Survey Results
- Stormwater Management Plan & Calculations



How do I apply?

What is the private development application process?



How do I apply?

Where do I find Commission forms?

Step 1

Go to Commission Website



Step 2

Click on Applications>Guidance



Step 3

Download necessary form(s)

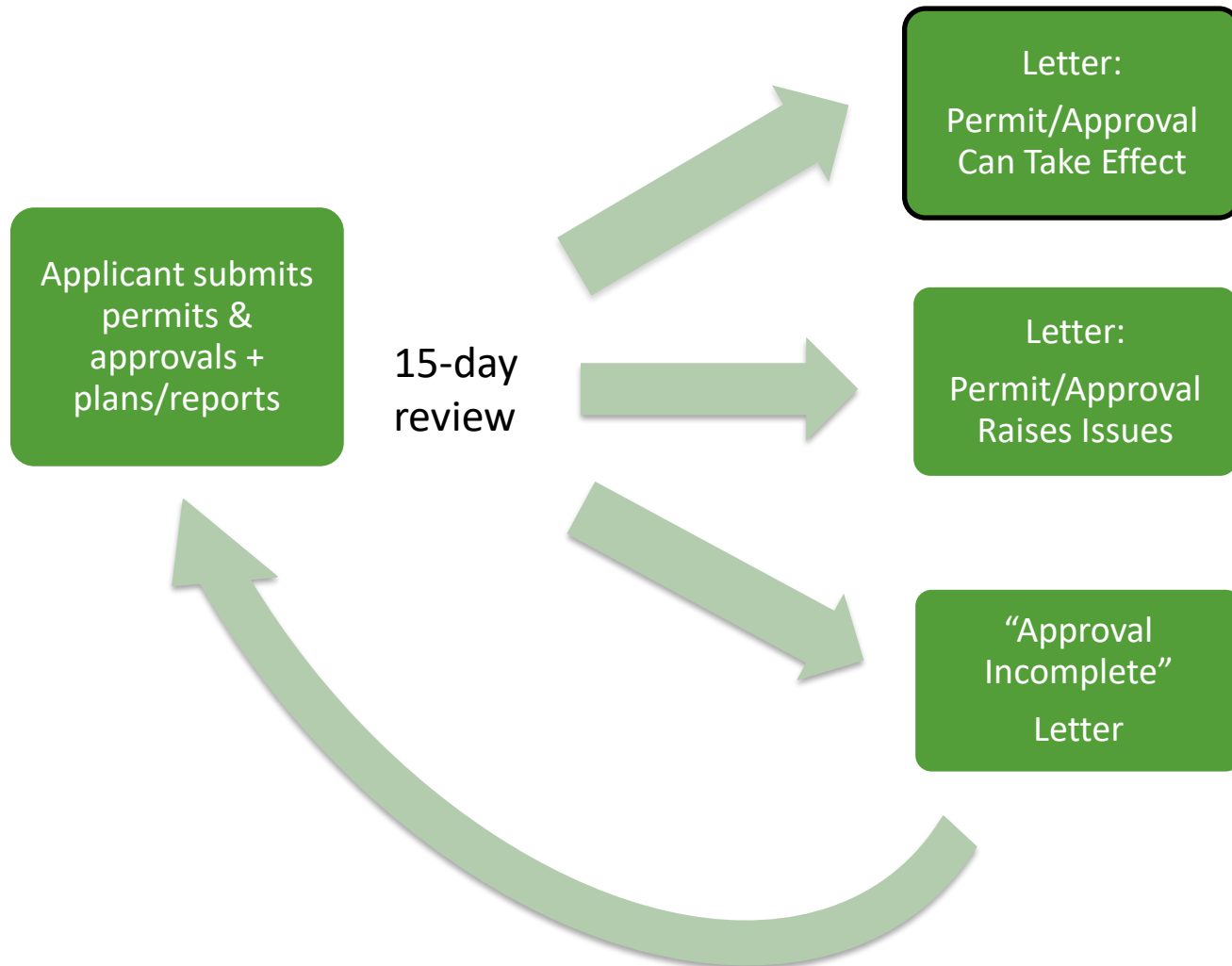
How do I apply?

 Philip D. Murphy <i>Governor</i> Tahesha L. Way <i>Lt. Governor</i>	<p>New Jersey Pinelands Commission PO Box 359 New Lisbon, NJ 08064 (609) 894-7300</p>	 Laura E. Matos <i>Chair</i> Susan R. Grogan <i>Executive Director</i>
<h2>CERTIFICATE OF FILING</h2>		
<p>Application #: 2025-0024.001 Applicant:</p>		
<p>Municipality: Egg Harbor Township Block 5901, Lot 1 Regional Growth Area, RG-1 Zoning District: 4.37 acres</p>		
<p><u>Proposed Development</u> Single family dwelling</p>		
<p><u>Plan(s) Subject of Certificate of Filing</u> Site Plan, consisting of 1 sheet, prepared by Duffy, Dolcy, McManus, & Roesch, dated 04/30/2025 and last revised 05/15/2025.</p>		
 _____ for Charles M. Horner, P.P. Director of Regulatory Programs		<p>May 29, 2025 _____ Date</p>
<p><i>Page 1 of 2</i></p>		

- Transferrable & Does Not Currently Expire
- Does not protect “grandfather” from changes to land use, zoning & environmental standards

How do I apply?

What do I if I have a Certificate of Filing?



How do I apply?



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

June 3, 2025

NOTIFICATION OF REVIEW OF LOCAL AGENCY APPROVAL(S)

DETERMINATION: CONSISTENT – APPROVAL(S) MAY TAKE EFFECT

APPLICATION #	2006-0052.001
Agency Approval(s) Reviewed	Septic System Permit for Block 5301, Lot 6 issued on 5/23/2025 by the Gloucester County Health Department
Applicant	
Parcel	Block 4601, Lot 2 Block 5301, Lot 6 Monroe Township Forest Area, FD-10 Zoning District: 10 acres
Proposed Development	Single family dwelling
Plans reviewed	Septic Plan, consisting of 1 sheet, prepared by Kates Schneider Engineering, LLC, dated 2/25/2025 and last revised 5/15/2025

CONDITIONS FOR DEVELOPMENT:

1. The applicant has deed restricted a 5.83 acre portion of Block 5301, Lot 6 in order to meet the threatened and endangered species protection standards. All development must be located in accordance with this deed restriction and the above referenced plan.
2. The applicant has deed restricted a 3.25 acre portion of Block 4601, Lot 2 as part of the density transfer program.
3. Each septic system shall be located where the seasonal high water table is at least five feet below the natural ground surface.
4. All development, including clearing and land disturbance, shall be located at least 300 feet from wetlands.
5. The proposed dwelling must meet the stormwater management requirements of the municipal land use ordinance and the Pinelands Comprehensive Management Plan. These requirements include that the proposed drywells must retain and infiltrate on the parcel the runoff generated from the total roof area of the proposed dwelling by a 10-year, 24-hour storm. A minimum separation of at least two feet is required between the elevation of the lowest point of infiltration in the proposed drywells and the seasonal high

What does this letter mean?

How do I apply?



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

May 9, 2025

What does this letter mean?

Re: Application # 2023-0210.001
Block 1119, Lot 3
Egg Harbor Township

A Commission public hearing is necessary to review the substantial issue raised by the construction permit to be issued by the Egg Harbor Township Construction Official for the proposed development of a single family dwelling on the above referenced 0.22 acre parcel.

The Public Hearing has been scheduled for:

Thursday, June 12, 2025
2:00PM
New Jersey Pinelands Commission
Springfield Road
New Lisbon, New Jersey 08064

The issue to be reviewed at the public hearing is:

1. Whether the proposed development is consistent with the residential density requirements in the RG-4 zoning district as set forth in Egg Harbor Township's certified land use ordinance and with the overall residential density requirements in this portion of the Pinelands Regional Growth Area as set forth in N.J.A.C. 7:50-5.28(a).

Specifically, this issue is raised because the Commission has not received documentation from the Pinelands Development Credit (PDC) Bank that the requisite 0.25 PDCs have been purchased and submitted to the PDC Bank for redemption. This was required by the June 27, 2024 Certificate of Filing issued for this application.

Copies of the cited regulations can be viewed on the Commission's website (www.nj.gov/pinelands).

If you wish to resolve the issue(s) necessitating the public hearing so that the scheduled hearing will not be necessary, please submit a written request to adjourn the hearing prior to the hearing date. The hearing will then be rescheduled. If the issue(s) is resolved before the hearing date, the public hearing

How do I apply?

Streamlined Email Permitting Program



PHILIP D. MURPHY
Governor
TAHESHA L. WAY
Lt. Governor

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



LAURA E. MATOS
Chair
SUSAN R. GROGAN
Executive Director

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

Pinelands Commission Response to Permit to be Issued

Date: 5/5/2025

Pinelands Application Number: 1996-5847.001

Applicant:

Municipality: Stafford Township

Block: 44.142

Lot: 9

Type of Permit: Construction Permit

Proposed Development Subject of Permit: Single family dwelling

Commission Response to Permit:

OK TO ISSUE PERMIT

Conditions: Please see attached 5/5/2025 letter.

From: Kenneth S. Carter *KSC*
Environmental Specialist I

Note to municipal and county officials: This is an alternative to our "faxed agency approval received form". This form is intended to be an interagency communication and not intended to be provided to applicants or agents.

How do I apply?

Where do I buy PDCs?

- If PDCs required, Certificate of Filing and/or Letter Raising Issue with Permit/Approval will note need for PDCs
- PDCs purchase and redemption not required until end of process (prior to recordation of subdivision and/or construction permit)

For more information:

Contact pdcbank@pinelands.nj.gov or visit www.nj.gov/pdcbank

How do I apply?



State of New Jersey
Pinelands Development Credit Bank
P.O. Box 359
New Lisbon, NJ 08064 (609) 894-7300
PDCBank@pinelands.nj.gov

No.
Date Issued: 05/02/2025

Pinelands Development Credit Certificate

Pursuant to the Pinelands Development Credit Bank Act (N.J.S.A. 13:18A-30 et seq.)
and the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1.1 et seq.)

This certifies: _____ hereby owns

Williamstown NJ, 08094

_____ 0.25 _____ Pinelands Development Credits (1 right)

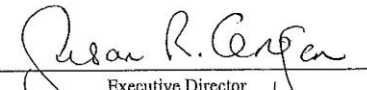
A restriction on the Deed to Block(s) _____ 2295 _____ Lot(s) _____ 3, 4, 5, 6 _____

situated in the Municipality of _____ Lacey Township _____

is recorded in Book _____ 5145 _____ Page _____ 673 _____

at the Ocean County Clerk's Office.

Owner's Signature



Executive Director
Pinelands Development Credit Bank

LOI No. 628

How do I apply?

SALE, CONVEYANCE OR TRANSFER OF PINELANDS DEVELOPMENT CREDITS

Within ten (10) business days the person acquiring a PDC, or any interest therein, shall deliver to the PDC Bank this original Certificate, properly completed.

Upon receipt, new certificate(s) will be issued in the name of the person, or persons, who have secured an interest in the PDCs.

1. GRANTEE (BUYER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. GRANTOR (SELLER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

SIGNATURE: _____

3. NUMBER OF PDCs SOLD, CONVEYED OR

TRANSFERRED: _____

4. DATE OF TRANSACTION: _____

5. INTEREST SECURED *: _____

6. CONSIDERATION (SALES PRICE): \$ _____

7. ATTACH WRITTEN EVIDENCE OF THE TRANSACTION.

(e.g. Contract of Sale, Bill of Sale)

* Percentage of Face Value of Certificate

PINELANDS DEVELOPMENT CREDITS PLEGDED AS SECURITY

When PDCs are pledged as security for loans, the lending institution shall return this Certificate to the PDC Bank properly completed, within ten (10) business days.

Upon receipt, certificate(s) reflecting the encumbrance will be re-issued.

1. OWNER (BORROWER)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. LENDING INSTITUTION

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

TITLE: _____

3. AMOUNT OF LOAN: _____

4. TERM OF LOAN: _____

5. DATE OF LOAN: _____

6. NUMBER OF PDCs PLEDGED AS COLLATERAL _____

7. ATTACH WRITTEN EVIDENCE OF THE TRANSACTION.

NOTE: When PDCs are released as security, the PDC Bank will again re-issue a certificate upon notification by the owner and lender.

REDEMPTION OF PINELANDS DEVELOPMENT CREDITS

When PDCs are redeemed, the person redeeming the PDCs shall return this Certificate to the PDC Bank, properly completed, within ten (10) business days. Only the individual or corporation whose name appears on the front of this Certificate may redeem the PDCs.

1. OWNER (PERSON REDEEMING)

NAME (PRINT): _____

CORPORATE NAME, IF ANY (PRINT): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

SIGNATURE: _____

2. PROPERTY ON WHICH PDCs WERE REDEEMED:

MUNICIPALITY: _____

BLOCK#: _____ LOT#: _____

(Use separate sheet of paper if necessary)

3. NUMBER OF PDCs REDEEMED: _____

4. PINELANDS COMMISSION APPLICATION NUMBER: _____

5. DATE OF MUNICIPAL APPROVAL: _____

6. MUNICIPAL REPRESENTATIVE:

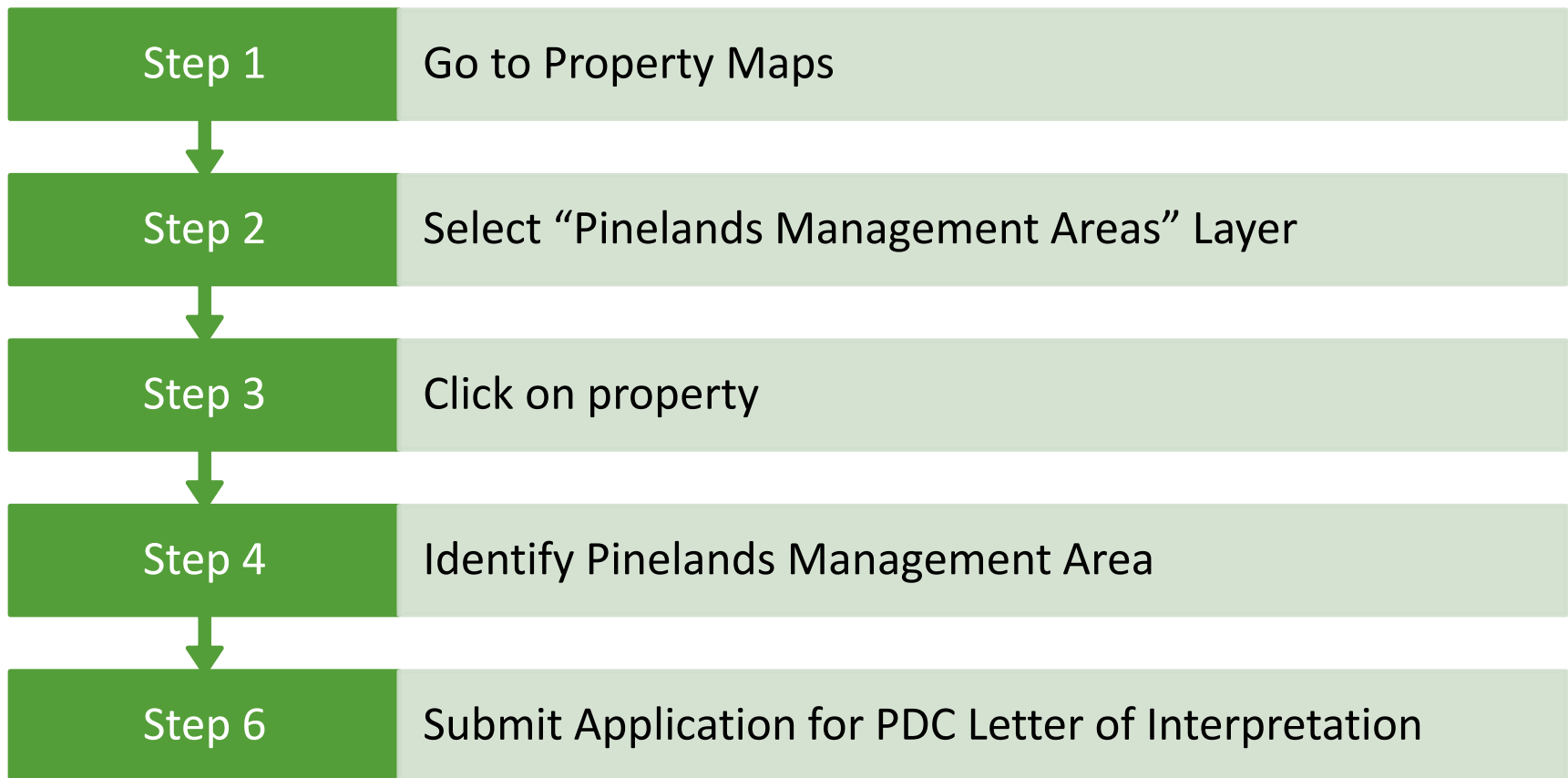
NAME: _____

TITLE: _____

SIGNATURE: _____

How do I apply?

Does my property qualify for PDCs?



Note: Only properties in Preservation, Special Agricultural or Agricultural Areas qualify for PDCs

Pinelands FAQ



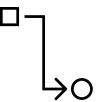
Is my property in the Pinelands Area?



Do I need to apply?



Will my proposal meet standards?



How do I apply?



How do I report a violation?

How do I report a violation?

- The Commission has no direct enforcement authority.
- Pinelands rules are contained in the local land use ordinance.



How do I report a violation?

Is my neighbor's tree clearing a violation?

Clearing Violations	
Non-residential Uses	Clearing greater than 1,500 square feet
Residential Uses	Clearing beyond necessary for a single family dwelling or accessory use (shed, pool, etc.)
Non-residential & Residential Uses	Clearing in wetlands and wetland buffers (regardless of size)
Agricultural Uses	Clearing in wetlands and wetland buffers for non-berry or non-native species

How do I report a violation?

To report a violation:

Submit a report in writing to the municipality and copy appinfo@pinelands.nj.gov.

- The municipality should investigate and issue a violation letter to the property owner and copy the Commission.
- Commission staff will provide support to the municipality through:
 - Site Inspections
 - Commission Violation Letters
 - Expert witness testimony in municipal court

Questions?



Contact our Regulatory Programs Staff at appinfo@pinelands.nj.gov.