



NEW JERSEY PINELANDS COMMISSION

MONTHLY MANAGEMENT REPORT



A red-spotted purple butterfly puddling on a gravel road in the Pinelands, as photographed in May

MAY 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in May.
- **Policy & Implementation (P&I) Committee:** The Committee meeting originally scheduled for May 30, 2025 was canceled.

1.1B RULEMAKING

- **Rule Package #1 (Black Run Watershed; Application Fees; Expiration of Completeness Documents and old Waivers; Regional Growth Area Density and Pinelands Development Credit Program):** At its April 11, 2025 meeting, the Commission voted to authorize formal proposal of these amendments to the Pinelands Comprehensive Management Plan (CMP). The rule proposal was submitted to the Office of Administrative Law on May 5, 2025 for publication in the New Jersey Register on June 16, 2025.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 11 Open Public Records Act (OPRA) requests were received in May. Four were provided with responsive material, five were advised that there was no responsive material, one was advised to schedule a file review and one will be responded to in June.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in May.

1.2 LEGAL AND LEGISLATIVE AFFAIRS

1.2A LITIGATION

- **In Re Challenge of Clayton Sand Company to December 4, 2023 Amendments to N.J.A.C. 7:50-1.1 et seq., A-001476-23** – Clayton Sand Company filed a Notice of Appeal of the amendments to the Water Management Rules at N.J.A.C. 7:50-6.86(d)2 of the Pinelands CMP (i.e. the Kirkwood-Cohansey rules). The appeal challenges the rule adoption as procedurally and substantively defective. Briefing of this appeal concluded on February 14, 2025 with the filing of Clayton’s reply to the Pinelands Preservation Alliance’s brief. As of the end of May, we are awaiting the Appellate Division’s decision as to whether oral argument is necessary or if they will decide the matter solely on the briefs.
- **Hovsons, Inc. et.al. v. Babbit, et. al., Civil Action No. 00-3943 (MLC/TJB)** – In 2024, Hovsons, Inc. filed a motion with the Federal Court seeking to enforce the terms of the 2004 settlement agreement between Hovsons, the New Jersey Department of Environmental

Protection (NJDEP), the Pinelands Preservation Alliance (PPA) and the Commission related to development of the Heritage Minerals tract in Manchester Township. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024 and April 9, 2025. The NJDEP and Hovsons continue to try to resolve this matter.

- **Southampton Twp., N.J., Letter of Interpretation #2256, Block 1903, Lots 40 & 40.01 - OAL Docket No. EPC-17684-2024S** - This is an appeal of a Letter of Interpretation (LOI) regarding a wetlands boundary determination for Block 1903, Lots 40 and 40.01 in Southampton Township. The matter has been placed on the inactive list, pending resolution of the Chancery matter.
- **Artistic Materials, Inc. and Michael J. Finnegan, Southampton Township (App. No. 1997-0010.002)**: This litigation involves a parcel in the Pinelands Agricultural Production Area that is subject to a Pinelands Development Credit (PDC) deed restriction. On January 2, 2025, the Attorney General’s office filed a complaint in Superior Court on behalf of the Commission and the NJDEP. The two agencies are jointly seeking: (1) declaratory judgement finding that the current industrial and commercial use of the property and wetlands disturbances violate the PDC deed restriction and the CMP; (2) an order enforcing the PDC deed restriction and the CMP, specifically requiring the defendants to immediately cease non-agricultural industrial and commercial activity on the parcel and to restore the property in accordance with the PDC deed restriction and the CMP; (3) an order compelling the defendants to restore wetlands on the parcel in compliance with the Freshwater Wetlands Protection Act and pay civil penalties; and (4) an order compelling the defendants to remove the stockpiled solid waste and properly dispose of it in accordance with the Solid Waste Management Act and pay civil penalties. The defendants filed their answer on February 12, 2025. A Case Management Conference was conducted on May 27, 2025.

1.2B LEGISLATION

Virtually, all legislative action is taking place in the budget committees of the Senate and Assembly Committees as the FY2026 Budget is being prepared.

A summary of legislation specific to the Pinelands Area or Commission is provided below. A summary of other pending legislation potentially related to the Pinelands is attached at the end of the document (Attachment 1).

Pinelands Specific Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A4162/S2424	Calabrese, Hall Smith, McKeon	Establishes various programs in the NJDEP concerning management of publicly owned forested land; appropriates \$60 million.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 4/8/24.

			Senate Bill - Reintroduced, Referred to Senate Environment and Energy Committee on 1/29/24.
A5431/S4257	Fantasia/Testa, Bucco	Establishes Forest Fire Preparedness Commission in NJDEP. The new Commission would be comprised of 20 members, including a member of the Pinelands Commission.	Assembly Bill – Introduced, referred to the Assembly Public Safety and Preparedness Committee on 3/10/2025. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee on 3/17/2025.
A5689	Inganamort, Fantasia and Simonsen	Establishes minimum acreage goal and schedule for prescribed burns in the Pinelands Area and Statewide	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/15/25

1.2C INTERGOVERNMENTAL AGREEMENTS

- Pemberton Township:** This Memorandum of Agreement (MOA) between the Township and the Commission authorizes a deviation from CMP wetlands and wetlands buffer standards to accommodate surfacing of an existing trail at Pemberton Lake for accessibility purposes. The Commission approved execution of this MOA at its January 12, 2024 meeting. Work commenced on the proposed trail improvements in mid-April and is ongoing.
- Stafford Township:** An MOA between the Township and the Commission was executed in November 2024, authorizing paving of an existing trail located in required wetlands buffer areas around Forecastle Lake for accessibility purposes. In accordance with that MOA, the Township was required to revegetate two existing cleared areas in Forecastle Lake Park with native tree species. The required revegetation activities occurred in April. The Township advised that the landscaping company



Above: Workers graded the trails at the Pemberton Lake Wildlife Management Area in May.

retained by the Township will be monitoring and watering the trees during the summer season and that work on the accessible trail improvements would start in June.

- **Evesham Township:** The Township is proposing an MOA that would accommodate surfacing of an existing trail and parking improvements within wetlands and wetlands buffers in the Black Run Preserve. The MOA also proposes to address a number of outstanding violations in the Preserve, where development was undertaken without application to, or approval by, the Commission. Staff met with Township representatives in mid-January 2025 to discuss the status of grant funding associated with the trail project. On March 24, 2025, Evesham Township submitted a revised threatened and endangered species (T&E) survey protocol for the proposed accessible trail and associated parking areas. Additionally, the Township indicated that it had reduced the size of the proposed accessible trail. Commission staff sent a letter to the Township in early May providing comments on the revised T&E survey protocol and guidance on additional survey work that should be undertaken at the Preserve.

1.3 HUMAN RESOURCES

- **Employee Recognition Program:** Planning is underway for the upcoming Employee Recognition Breakfast, which will honor staff members who have reached significant milestones with the Commission. The event is scheduled to take place on June 26, 2025.
- **Training:** Staff attended the following training sessions: GoToWebinar- Retirement Planning for PERS Members – Local Government Employees; GoToWebinar – Pension Resources for the Employer
- **Evaluations:** The self-evaluation phase is currently in progress within the new electronic evaluation system. Final evaluations are due at the end of June 2025.

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** Staff attended the monthly IAC meeting, where updates were shared on various IAC workgroups. Updates were also given on the 2025 Extreme Heat Awareness Week from Monday June 2nd to Friday June 6th. The Commission assisted with outreach by promoting the event on its social media sites.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	7	37

Drafted or Introduced	10	21
Total ¹	13	42
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	4	23
No Issue Finding	1	14
Total	5	37
Finding Letters Issued³	4	29

Notable Activity:

- Jackson Township:** On June 4, 2025, Commission staff informed Jackson Township that its 2023 Master Plan Amendment and Ordinances 30-23, 31-23, and 2025-16 raised no substantial issues with respect to the standards of the CMP.

Commission staff have worked closely with the Township since late 2023 to address inconsistencies between Ordinance 30-23 and the CMP. The Township’s master plan amendment and Ordinances 30-23 and 31-23 stemmed from a federal consent decree and private legal settlements. However, the Pinelands Commission was not a party to those legal matters.

Within the Pinelands Area, the amendments affected lands in the Township’s Regional Growth Area, Pinelands Villages, and Rural Development Area. They addressed the permitting of houses of worship, primary and secondary schools, institutions of higher learning, and accessory uses thereto, such as religious bathing facilities, dormitories, and faculty and student residences. Staff raised concerns regarding the overall intensity of development being permitted in these areas, as well as potential implications for the Pinelands Development Credit (PDC) Program in the Regional Growth Area.

Ordinance 2025-16 was adopted to address those concerns. It clarified area and bulk standards for nonresidential uses, and established requirements to ensure sufficient land area for septic-based development to meet CMP water quality standards. In the Rural Development Area, these standards apply to all nonresidential uses regardless of whether they are served by septic or sewer. The ordinance also clarified that accessory dormitories and residences must conform to the CMP definition of “accessory structure or use” and removed dormitories, student

¹The total accounts for unique master plans and ordinances received (i.e., it does not double count drafted, introduced, or adopted submissions for the same ordinance).

² Ordinances and Master Plans that are found to raise substantial issues with respect to the standards of the CMP require formal review and approval by the full Commission.

³ A single finding letter can pertain to multiple master plans/ordinances from the same municipality.

residences, and faculty residences as conditionally permitted uses in the Pinelands Area.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	14	66
Surveys Required	0	6
Surveys Reviewed	6	13
Certificates of Appropriateness Required	1	1

Notable Activity:

- Fenwick Manor Rehabilitation:** In May, the Commission signed a contract with Connolly & Hickey Historical Architects to proceed with the work required to ensure the long-term stability and use of Fenwick Manor as one of the Commission’s principal office buildings.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated	0	97.00
PDCs Severed	83.25	125.25
Acres Protected	3,051.79	4,000.34
PDCs Extinguished	0	1.36
Acres Protected	0	176.27
PDCs Sold	14.00	31.00
Average Sales Price per PDC	\$92,643	\$91,242
Average Sales Price per right	\$23,161	\$22,810
PDCs Redeemed	2.25	9.00

Notable Activity:

- Severances:** In May, the PDC Bank processed the severance of 83.25 PDCs, resulting in the permanent protection of 3,051.9 acres in Washington Township’s Special Agricultural Production Area.
- Allocations:** No allocations occurred in May.

- **Sales:** The PDC Bank processed three sales transactions in May; all involved sales prices of between \$23,000 - \$25,000 per right.
- **Redemptions:** In May, PDCs were redeemed for five projects. A total of 1.25 PDCs (five rights) were redeemed for development of a solar energy facility on an old resource extraction site in the Preservation Area District in Tabernacle Township. The remaining 1.0 PDCs were redeemed for development of single-family detached homes in Chesilhurst Borough, Egg Harbor Township and Winslow Township.

3.4 SPECIAL PROJECTS

- **Toms River Watershed Plan:** Staff participated in a stakeholder meeting discussing the final draft plan. Coordinators reviewed the locations and results of water quality monitoring, the array of actions that could be used to address water quality impairments, and the selection of implementation projects from a list of potential projects. The goal of the plan is to select projects that will address identified surface water quality problems such as high sedimentation, nutrients, or bacteria levels. Demonstration and large scale projects are listed in the plan. Some of those projects are located in the Pinelands Area or in the Pinelands National Reserve. Examples of projects include upgrading existing septic systems to alternate design systems, restoring degraded streambanks, or adding stormwater treatment green infrastructure. Funding for the projects is limited and will likely cover only a portion of one demonstration project. The project that might be funded was not decided at the meeting.
- **Pinelands Infrastructure Trust Fund (PITF):** Coordination with the NJDEP and the NJ I-Bank continued in May to update rules related to PITF project funding. Staff offered changes to the latest draft of rules related to allowable costs on water supply and wastewater projects that are eligible for PITF.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	3	16
Certificates of Filing	28	95
Public Development Reports	2	14
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	0	7
Non-PDC Letters of Interpretation	1	3

MOA Consistency Determinations	9	26
Review of Agency Determinations	84	327

4.2 NOTABLE APPLICATIONS

- Warehouse, Hamilton Township (Applicant: SunCap Property Group, App. No 1982-2997.007):** This application proposes the development of a 652,060-square-foot warehouse on a 256-acre parcel. The development is proposed on the portion of the former Atlantic City Racetrack parcel that contains former horse stables. The parcel is located in a Pinelands Regional Growth Area. The application was filed with the Pinelands Commission on January 14, 2025. By letter dated March 20, 2025, the Commission staff advised of the information necessary to complete the application. Additional information was submitted to the Commission on multiple dates in April of 2025. By letter dated May 30, 2025, the Commission staff identified the remaining information necessary to complete the application.
- Communications Tower, Manchester Township (Applicant: Manchester Township, App. No. 2021-0084.002):** This application proposes a 170-foot-high communications tower for the Manchester Township Police Department on a vacant 1.0-acre parcel. The application also proposes 650 linear feet of road improvements within the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, a five-car parking lot, three commercial carrier equipment pads, one equipment shelter, and one generator pad. The proposed development is located in the Pinelands Town of Whiting. The Commission received the required application fee on April 7, 2025 and the required Pinelands Commission application form on May 12, 2025. The proposed development is located in the immediate vicinity of numerous sightings of a threatened and endangered (T&E) animal. The Commission also received a letter from the Manchester Township Police Chief requesting that the Commission staff consider a modified approach to a two season T&E survey based upon the public safety communication emergency created by the existing failing Township communication system. The Commission staff issued a letter on May 16, 2025, identifying the information required to complete the application, including a two season T&E animal species survey. In an effort to address the Police Chief's concerns, the Commission staff's May 16, 2025 letter identified an alternative approach to address both the Township's emergency communication needs and the Commission's regulations. The Commission staff letter indicated that the Township may wish to consider limiting the proposed development to only a communications tower, one equipment shelter, one generator and the minimum forest clearing on the lot necessary to accommodate same. By limiting the proposed development to this alternative approach, consistency with the T&E animal species protection regulations could be addressed by completing a modified one-season T&E species survey. A subsequent application would then need to be completed with the Commission for the proposed 650 linear feet of road improvement within the unimproved Jefferson Avenue right-of-way, 120 linear feet of onsite driveway, a five-car parking lot and three commercial carrier equipment pads. By email dated May 22, 2025, the applicant expressed interest in the alternative approach and requested a meeting. The Commission staff responded by email dated May 22, 2025 requesting a sketch of the alternative approach to ensure a productive meeting. The Commission staff is awaiting receipt of that sketch.

- **Woodbine Solar Energy Facility and Landfill Capping, Borough of Woodbine (App. No. 1986-0257.002 & App. No. 1986-0257.003):** On January 27, 2022, the Commission staff issued a Certificate of Filing for the proposed development of a solar energy facility on a closed, but not capped, municipal landfill located on a 115-acre parcel. The parcel is located in the Pinelands Town of Woodbine. On May 12, 2023, the Commission approved the soil capping of the closed municipal landfill. On March 13, 2025, the Commission received notice that the Cape May County Department of Planning approved the proposed solar facility. On April 11, 2025, the Commission received notice that the Woodbine Consolidated Land Use Board granted final site plan approval for the proposed solar facility on April 10, 2024. On May 1, 2025, the Commission issued a letter indicating that the two approvals raised a substantial issue with the current stormwater management regulations of the Woodbine land use ordinance and the Pinelands Comprehensive Management Plan (CMP). That letter scheduled a public hearing for June 4, 2025 to review the substantial issue.
- **Traffic Circle, Shamong Township (Applicant: Burlington County, App. No. 2001-0430.005):** This application proposes the construction of a roundabout (traffic circle) to replace an existing four-way intersection created by County Route 541 (Stokes Road) and County Route 648 (Willow Grove Road). On May 15, 2025, the Commission received the required application fee to review the application. The intersection is located in a Pinelands Village. The Commission has received numerous written public comments, including an email from the Shamong Township Mayor, in opposition to the proposed roundabout. The Commission staff responded in writing to the public commenters indicating that the application would be reviewed for its consistency with all Commission regulations including stormwater management, wetlands protection, threatened and endangered plant and animal species protection and archaeological resources. The Commission staff response also indicated that the Commission's regulations do not address required or preferred roadway intersection design. For this application, the roadway intersection design is the responsibility of Burlington County. The application is currently under review.
- **Residential Development, Evesham Township (Applicant: Devel, LLC, App. No. 1989-0719.040):** On March 26, 2025, the Commission received the required application fee for a wetlands delineation Letter of Interpretation for approximately 800 acres located in southern Evesham Township. The acreage is located in a Pinelands Rural Development Area. The application also requested a review of certain T&E animal surveys. The submission included a conceptual development plan depicting approximately 270 proposed single family dwellings. Upon confirmation that the wetland delineation has been flagged in the field, the Commission staff will conduct a site inspection. The Commission staff is currently reviewing the submitted T&E animal surveys.
- **Landfill Soil Cap, Regional Growth Area, Hamilton Township (Applicant: Hamilton Township, App. No. 1984- 1306.002):** This application proposes a soil cap on a closed, municipal landfill. The landfill is located on a 38-acre parcel located in a Pinelands Regional Growth Area and within the Hamilton Township Industrial Park. After capping, the installation of an approximately 20-acre solar energy facility is proposed. A T&E animal species survey completed for the application identified the presence of a threatened animal species on the parcel. By letter dated July 15, 2024, the Commission staff advised the applicant that either additional T&E species survey work or revisions to the proposed site layout were required to demonstrate consistency with the T&E animal species protection standard. The Commission staff letter suggested the

provision of forested corridors around the perimeter of the parcel, outside of the limits of the actual proposed landfill cap and solar facility, to address the T&E species issue. By letter dated August 1, 2024, the applicant advised that the Commission staff's suggested approach was not practical and would jeopardize the landfill capping and proposed solar facility. On December 16, 2024, the Mayor, Township Administrator, Township Attorney, Township Community Development Director and the applicant attended a meeting with the Commission staff. At that January 2025 meeting, the Commission staff discussed the various options available to the applicant to advance the application. The Commission staff reiterated its suggestion to provide forested corridors outside of the limits of the actual proposed landfill cap and solar facility to address the T&E species issue. On January 7, 2025, the applicant submitted proposed revisions to the site layout providing forested corridors around the perimeter of the parcel. By letter dated January 8, 2025, the Commission staff advised that the proposed revisions to the site layout addressed the previously identified T&E animal species protection standard. On January 17, 2025, the applicant submitted a fully revised site plan. On April 28, 2025, the applicant submitted the public notices required due to the revised development footprint. The revised application was subject to final public comment at the Commission's May 9, 2025 Commission meeting. On May 22, 2025, the Commission staff issued a Report of an Application for Public Development recommending approval of the application. It is anticipated that the application will be reviewed and voted on at the Commission's June 13, 2025 monthly meeting.

- **Elevated Roadway (Bridge), Plumsted Township (Applicant: Ocean County, App. No. 1991-1149.072):** On August 1, 2024, the Commission received an application for the construction of an elevated roadway (bridge) for Ocean County Route 539. The purpose of the elevated roadway is to allow military vehicles to pass under the proposed bridge. This will mitigate the traffic safety risk associated with military vehicles crossing County Route 539 to access portions of Joint Base McGuire-Dix-Lakehurst (JB MDL) training areas. By email dated August 27, 2024, the Commission staff provided comments regarding a proposed T&E snake species survey for the proposed development. On March 17, 2025, the Commission received a letter from the JB MDL Commander advising that the construction area falls entirely within the jurisdiction of the JB MDL. The Commander's letter further indicated that because the proposed development directly benefits the military's mission and the construction area is entirely within the jurisdiction of JB MDL, Pinelands Commission approval is not required. The CMP contains a provision indicating that if the Commander of a military installation determines that compliance with the CMP is incompatible with an installation's mission, safety or national defense requirements, the Commander shall notify the Commission. Upon receipt of that notification, the CMP further provides that compliance with any provision of the CMP is waived. By letter dated April 7, 2025, the Commission staff responded to the Commander's letter, advising that the application form submitted to the Commission by the Ocean County Engineering Department for the construction of the bridge indicated that the Route 539 right-of-way is owned by Ocean County. The Commission staff letter also indicated that the above-described CMP waiver provision would not apply to development being undertaken by Ocean County on lands owned by Ocean County, even if the project was for the benefit of JB MDL. Lastly, the Commission staff letter requested written verification of the ownership of the relevant portion of the Ocean County Route 539 right-of-way. By email dated April 11, 2025, Ocean County responded that, in this area, Ocean County Route 539 is located within an easement on lands owned by JB MDL and that the County will be submitting information to document that fact. The County's email also requested a meeting to discuss the proposed bridge. On May 8, 2025, the Commission staff met with representatives of Ocean County. At that meeting, the

representatives of the County provided an update on the proposed development and indicated that the JB MDL would be submitting documentation addressing the easement.

- **Forestry, Lacey and Ocean Townships (Applicant: Ocean County, App. No. 1983-4180.005):** This application proposes 2,290 acres of forestry on a 12,614-acre parcel known as the Ocean County Forked River Mountain Wilderness Area. The parcel is located in the Pinelands Preservation Area District and a Pinelands Forest Area. On February 21, 2025, the Commission staff issued a letter identifying the information necessary to complete the application. On March 21, 2025, the Commission staff met with the applicant's representatives to review the requirements of the Commission's February 21, 2025 letter. By letter dated March 11, 2025, Ocean County provided the required notice to property owners located within 200 feet of the proposed forestry. The public notice provides the opportunity for the public to comment to the Commission on the application. The Commission has received numerous written questions from the public regarding the application. On April 2, 2025, the applicant submitted a revised forestry plan. On April 9, 2025, three Commission staff members, including the Commission's Executive Director, conducted a site inspection of the areas proposed for forestry with representatives of Ocean County and the New Jersey Forest Fire Service. On April 10, 2025 and May 27, 2025, the County submitted additional documentation related to the required public notices. The submitted information is currently under review.
- **Improvements to an Existing Agricultural Access Driveway, Agricultural Production Area, Pemberton Township (App. No. 1983-9180.004):** On February 7, 2024, the Commission staff received a report that an existing driveway providing access to an existing agricultural operation was being improved and widened. On February 21, 2024, the Commission staff issued a letter to the property owner indicating that any widening of the existing driveway would be inconsistent with the wetlands protection standards contained in the Pemberton Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also indicated that although the CMP provides that improvements to a driveway exclusively for agricultural purposes do not require application to the Commission, the proposed driveway improvements must still meet the wetlands protection standards of the Township land use ordinance and the CMP. The February 21, 2024 Commission staff letter also inquired as to the source of the fill/soil material that was brought to the parcel for the purpose of improving the driveway. The Township land use ordinance and the CMP prohibit the placement of fill/soil material on a parcel that would result in the degradation of ground or surface water quality. The Commission staff letter further advised that if any fill/soil material placed on the parcel contains contaminants that would degrade surface or groundwater, it must be removed from the parcel. By letter dated December 11, 2024, the Commission staff wrote to the property owner seeking clarification of their intent to complete removal of the deposited fill/soil material by December 31, 2024. On January 30, 2025, the Commission received an email from the property owner advising the NJDEP that all "unauthorized fill" had been removed from the parcel and requesting that a site visit be scheduled. By email dated April 2, 2025, the NJDEP advised that a site inspection had been completed and that some fill/soil material remained on the parcel. On April 15, 2025, the Commission staff sent a letter to the property owner advising of the outstanding issues regarding the placement of fill/soil material on the parcel. Those issues include wetlands and wetland buffer encroachments, limitations on proposed clearing of wetlands or the required buffer to wetlands for agricultural purposes and agricultural buildings, potential T&E species issues with any proposed clearing for agriculture and forestry activities that may be occurring on the parcel. The April 15, 2025 letter reiterated that, in those instances when the

Commission's regulations are more restrictive, the Commission's regulations supersede those of other agencies. The Commission staff letter also requested permission to site inspect the parcel. By email dated April 16, 2025, the property owner advised that the majority of the soil/fill material had been removed from the parcel, no forestry is being conducted, no clearing for agriculture has occurred and no agricultural structure or buildings have been constructed on the parcel. In the email, the property owner denied the Commission staff permission to site inspect the parcel. By letter dated May 20, 2025, the Commission staff requested further clarification regarding the status of removal of the fill/soil material from the parcel. That letter also advised the property owner of the Township's and Commission's wetlands regulations and non-degradation water quality regulations that must be met if it is proposed to retain any of the fill/soil material on the parcel.

- **Public Service Infrastructure, Southampton (Applicant: BEMS Southampton Solar Farm, App. No. 1981-1601.009):** On October 19, 2022, the Commission staff issued a Certificate of Filing for the installation of 4,147 linear feet of underground electric conduit within the Leisuretowne residential community. The proposed development is located in a Pinelands Rural Development Area. The proposed electric conduit will connect a solar energy facility developed on the nearby former Big Hill Landfill in Southampton Township to a public utility company's electric line located along an adjacent public road (Big Hill Road). The proposed development included an above-ground equipment "switchgear box" located with a grass portion of a cul-de-sac type island in Leisuretowne. The installation and appearance of the switchgear box generated significant public comment. The Commission staff worked closely with the Township and the applicant to determine whether there were feasible locations to relocate the switchgear box. Such locations were somewhat limited by the extensive presence of wetlands in the area. By letter dated October 20, 2023, the Commission staff provided a specific location where the switchgear box could be located and maintain consistency with wetlands protection standards. On December 10, 2024, the Commission received notice of a Township site plan approval to relocate the switchgear box. The site design was not consistent with the guidance provided in the Commission staff's October 20, 2023 letter. A site inspection confirmed that the switchgear box has already been developed. By letter dated December 23, 2024, the Commission staff scheduled a public hearing to review the substantial issue raised with the wetlands protection standards by the Township's site plan approval. On March 13, 2025, the applicant submitted a plan to the Pinelands Commission depicting the location of the "as built" switchgear box. By letter dated March 21, 2025, the Commission staff advised that the "as built" location of the switchgear box was inconsistent with the wetlands protection standards. The Commission staff letter advised that to resolve the wetlands protection issue, certain changes to the constructed switchgear box were required. Those changes included removal of a stone driveway and parking area associated with the switchgear box. A site meeting was held on May 13, 2025 with the applicant and representatives of the Township. At that site meeting, the Commission staff reviewed the changes that were necessary for the already constructed switchgear box to demonstrate consistency with the wetlands protection standards. At the site meeting, the applicant and the representatives of the Township appeared to be in agreement with the necessary site improvement changes. By letter dated May 13, 2025, the Commission staff itemized the required site improvement changes.

5 SCIENCE

5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In May, staff measured water levels at 43 forest plots and 30 ponds in the Commission network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office. Science staff also downloaded water level data from the seven ponds and one forest plot where continuous water level recorders were installed.

- **Pinelands-wide Water Quality Monitoring:** With help from the Communications staff, Science staff completed the May round of measuring pH and specific conductance at the 37 ponds in the Commission network of long-term monitoring sites. This work is completed annually in April and May to assess trends in these two parameters in ponds over time.

- **Annual Frog and Toad Surveys:** In May, Science Office staff completed nighttime frog and toad vocalization surveys at 22 ponds. These surveys are completed each spring to monitor temporal trends in calling frogs and toads in Pinelands ponds.

- **Rare Snake Monitoring:** In May, staff wrapped up checking snake corrals for emerged snakes. A total of 26 pine snakes, corn snakes, black racers, black rat snakes, green snakes, and milk snakes were collected and processed this month. Staff surgically implanted transmitters in 10 of these snakes for the purpose of finding additional nest, hibernacula, and shed sites. Staff also continue to maintain and service passive integrated transponder (PIT) tag readers at several pine



Above: Pine Barrens tree frogs were calling at several ponds during nighttime vocalization surveys in late May.



Above: Radio tracking snakes can lead to unusual sights, such as this pair of pine snakes mating.

snake hibernacula that have been studied for decades.

5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff continued to analyze snake capture data that were collected as part of a four-year drift fence study. Portions of the final report were drafted.

- **King Snake Study:** Science staff continued with data analysis. The request for a one-year, no-cost extension of the project period remains under review by the U.S. Environmental Protection Agency.



Above: Gravid (pregnant) snakes, such as this newly discovered female corn snake, begin arriving at nesting areas in May.

- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for snake fungal disease. Snakes that emerged in corralled hibernacula were collected and swabbed for fungal disease analysis.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Snakes that emerged in corralled hibernacula were collected and swabbed for adenovirus analysis.
- **Box Turtle Study:** In May, all box turtles were radio tracked. Staff collected temperature data loggers that were placed next to turtles at overwinter burrows. By comparing air temperatures at the burrow surface with temperatures collected by iButtons glued to the turtle carapace, staff can pinpoint when turtles exit overwinter burrows. Five new turtles were discovered and added to the number of radio tracked individuals. GPS data loggers were affixed to over a dozen females to test the effectiveness of these units to pinpoint nesting locations. Two box turtles were found dead on roads, underscoring the vulnerability of turtles and other wildlife to vehicle traffic.
- **Other:** Staff participated in surveys and a meeting to rank wildlife conservation priorities as part of the State Wildlife Action plan initiative. Staff also led a Rutgers University Field Techniques class.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 55 inquiries from the public in May, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in May.
- **Social Media:** In May, staff shared 277 photos and five videos on the Commission’s Instagram site and 111 tweets and retweets on X. In late May, staff launched a new [Pinelands Commission account on Bluesky](#). During the month, the Commission’s photos were featured on SimplyBirdShots, SimplyNJshots, SimplyWildlifeShots, SimplyFlowerShots, Visit South Jersey, and NJshooterz on Instagram.
- **Press Release:** On May 27, 2025, staff prepared and issued a press release to announce the lineup for the 9th annual Pinelands Summer Short Course. The event has been promoted heavily on social media during the past few weeks.



Above: Staff shared 277 photos on Instagram in May, including this photo of red-bellied turtle in the Pinelands.



Above: Staff shared 111 tweets and retweets on its X site in May, including this photo of native turkeybeard flowering in the Pinelands.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Pinelands Summer Short Course:** Throughout May, staff finalized plans for the 9th annual Pinelands Summer Short Course, which will be held at Stockton University’s Kramer Hall on July 18, 2025. Registration for the event officially opened in late May. The event features 11

educational presentations and four field trips.

- **Education Programs:** A member of the Communications Office staff delivered 12 Pinelands presentations in May, educating a total of 430 people. He also planned and guided four field trips/hikes and attended a local municipal Green Fair.
- **Commission-led Training:** Throughout May, Commission staff continued to promote and garner registrations for a two-hour training session that staff members will provide for various municipal staff in the Pinelands. This year's training session is set for June 11, 2025. Commission staff will deliver a presentation and provide a demonstration on the use of the Interactive Pinelands Property Map and how it can be used to answer frequently asked questions about the land development process in the Pinelands. Attendees are eligible to receive one (1) technical hour towards Rutgers' Planning/Zoning certificates (Planning/Zoning Board Secretary, Zoning Official, Land Use Administrators). As of May 28, 2025, nearly 80 people have registered to attend.

7 INFORMATION SYSTEMS

- **Pinelands Commission Information System Upgrades:** The Pinelands Commission Information System (PCIS) is the internal system of record for all applications to the Pinelands and associated transactions. Staff continued to work through the list of high priority tasks identified by the Regulatory Programs office. In May, existing reports used in application review and OPRA requests were improved and migrated to the new PC Web portal.
- **Geographic Information Systems (GIS):** In May, staff participated in the New Jersey Geospatial Forum monthly meeting, at which topics included the shared concerns of migrating to new ESRI ArcGIS software versions as the Commission adopts 11.5, online portals, and licensing models. Staff focused on the final testing of ESRI software using the Zscaler remote access product. Staff worked to develop a GIS Zoning App to integrate with the new Local Conformance and Zoning system under development.
- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Staff continued to migrate remote workers to Zscaler Private Access tools with a goal of having all remote staff on the platform by mid-June and fully phase out GoToMyPC. Staff worked directly with Zscaler support on issues preventing PCIS from finalizing documents, sending email, and accessing legacy documents stored in the FileNet system. These issues were resolved to enable all Pinelands systems to work smoothly in the remote Zscaler environment.
- **Local Conformance and Zoning system:** Development of the new system continued in May. The Agricultural Production Area, Forest Area, Infill Development Area, Preservation Area District, Rural Development Area, and Special Agricultural Production Area were all migrated from the legacy system to the new one. In addition, staff modernized the database structure of the Zoning system to support planned improvements.

- **Pinelands Development Credit Bank:** Throughout May, staff worked on training and knowledge transfer for the PDC Bank annual report while also focusing on documentation and automation. Staff revamped the methodology for reporting PDC allocations data.
- **Employee Performance Evaluation System:** The new online system is now in place and being used for the full evaluation cycle, including final annual evaluations. In May, staff made minor adjustments to the system based upon user feedback after completion of interim evaluations.
- **Technology Enhancements:** Staff’s lower cost estimate for the upgrade of the Active Directory was accepted by the New Jersey Office of Information Technology (NJOIT) and the purchase was able to be put through in the current fiscal year. Using the results from an internal technology audit, staff identified the need for new laptops and desktops to replace systems that were outdated and out of warranty. Requisitions were generated and the new computers will be ordered before the end of FY25. Staff participated in the statewide Artificial Intelligence (AI) Taskforce kickoff meeting to learn of ways that other agencies are already utilizing AI to streamline workflows and improve efficiency. Staff signed up for further demonstrations and training to see how this technology may be used to benefit the Commission.

8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** May 2025, Net Total: \$50,062.737; Fiscal Year to Date Total: \$943,719.27. This equates to 125.83% of the Fiscal Year 2025 anticipated fee revenue of \$750,000. The net total for May includes 24 online application payments totaling \$45,806.25.

Attachment 1:

Pinelands Related Legislation

<u>Bill No.(s)</u>	<u>Prime Sponsor(s)</u>	<u>Synopsis</u>	<u>Current Status</u>
A575/ S2751	Stanley, Karabinchak Conaway/ Greenstein	Directs DEP to develop guidelines concerning State and local government purchase of goods from recycled materials	Assembly Bill: Passed by the Assembly on 9/26/24. Received in Senate, Referred to Senate Environment and Energy Committee on 9/30/24 Senate Bill: Introduced, referred to Senate Environmental and Energy Committee on 2/15/24

A682/S699	Kean/Singer, Burzichelli	Establishes a program, in NJDEP, for acquisition of development easements on privately-owned woodlands.	Assembly Bill -Reintroduced and Referred to Assembly Environment Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill –Reported from the Senate Environment and Energy Committee as substitute and referred to the Senate Budget and Appropriations Committee. Reported from the Senate Committee on 3/17/25. Passed Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Environment, Natural Resources and Solid Waste Committee.
A1253/S2859	Sauickie/ Greenstein	Prohibits planting of non-native species in landscaping at State parks and forests; establishes grant program to support use of native plants at local parks and forests; appropriates \$250,000.	Reintroduced, Referred to Assembly Environment, natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, referred to Senate Environment and Energy Committee on 3/4/24
A1219/S2979	Sauickie/ Tiver	Requires NJ Clean Energy Program incentives to be made available to commercial farms	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to the Senate Environment and Energy Committee
A1300	Sauickie	Provides CBT (Corporate Business Tax) credit for construction or retrofitting of warehouses to meet certain green building standards.	Reintroduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 1/9/24.
A1301	Sauickie	Requires State Planning Commission to adopt model buffer ordinances detailing different regulatory options for siting	Reintroduced, Referred to Assembly Community Development and Women’s Affairs Committee on 1/9/24.

		warehouses; allows conforming updates to municipal master plans and zoning ordinances.	
A1302	Sauickie	Requires certain warehouses to obtain air pollution control permits from NJDEP.	Reintroduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24.
A1303/ S1074	Sauickie/ Greenstein	Requires NJDEP to evaluate cumulative impact of stormwater when reviewing applications associated with warehouses and other high-density development projects.	Reintroduced, and Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill introduced and referred to Environment and Energy Committee on 1/9/24.
A2792/ S1160/ S2347	Greenwald, Wimberly/ Timberlake/ Singleton	Concerns development and use of accessory dwelling units	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 1/9/24. Committee Substitute introduced on 2/10/25, but not reported out of committee. Senate Bill – Reported from the Senate Community and Urban Affairs Committee, as a Substitute on 2/15/25. Replaced by Senate Floor Substitute on 2/25/25.
A3070/ S2690	Guardian/ Cruz-Perez, Corrado	Requires State entities to recycle certain materials and provide recycling bins	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 1/9/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/12/24.
A3645/ S2425	Calabrese/ McKeon, Smith	Establishes a low carbon transportation fuel standard program in NJDEP	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 2/12/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 1/29/24.

A3784/ S2455	McCoy/ Bucco	Makes \$100 million in federal funds available to NJDEP for grants to local governments for drinking water, wastewater and stormwater infrastructure projects	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 2/5/24.
A3820/ S609	Fantasia/ Tiver	Excludes farmland from definition of “redevelopment area” and “rehabilitation area” in local Redevelopment and Housing Law	Assembly Bill – Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 1/9/24.
A3831	Sauickie	Expands definition of “qualifying land” for purposes of determining where a rural microenterprise may be permitted on a preserved farm	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/22/24.
A3833	Sauickie	Requires the Office of Planning Advocacy to publish certain information concerning warehouses over 100,000 sq. ft. on its website	Introduced, Referred to Assembly Commerce, Economic Growth and Agriculture Committee on 2/22/24.
A3914/ S3268	Katz/ Steinhardt	Permits agriculture-related events on preserved farmland	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee on 2/27/24. Senate Bill – Introduced, Referred to Senate Economic Growth Committee on 5/16/24

<p>A3951/ S2594</p>	<p>Fantasia/ Bucco, Smith</p>	<p>Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects</p>	<p>Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 3/4/24. Reported from Assembly Committee as Substitute on 3/10/25. Recommitted to Assembly Appropriations Committee on 3/20/25 and reported out of Committee same day. Substituted by S2594 on 3/24/25.</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 3/4/24, Senate Amendment (Voice), Passed by Senate and Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on 5/20/24. Reported out of Assembly Committee on 3/10/25. Recommitted to Assembly Appropriations Committee and reported out of same on 3/20/25. Substituted for A-3951 and passed in Assembly on 3/24/25. Approved by Governor 4/22/25.</p>
<p>A4117/ S2857</p>	<p>Calabrese, Conway/ Greenstein, Smith</p>	<p>Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property</p>	<p>Assembly Bill – Proposed for Introduction on 4/4/24.</p> <p>Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee</p>
<p>A4137/ S1029</p>	<p>Calabrese, Conway, Atkins/ Greenstein, Smith</p>	<p>Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council</p>	<p>Assembly Bill – Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24.</p> <p>Senate Bill – Reported from Senate Environment and Energy Committee as a Substitute on 1/14/25, Second Reading. Senate Amendment on 2/25/25. Passed by Senate on 3/24/2025 and received in the Assembly and referred to the Assembly Commerce, Economic Development and Agriculture Committee.</p>

A4145/ S3065	Lopez/ McKeon, Smith	Excludes environmentally sensitive and flood-prone lands from designation as vacant or available lands for affordable housing construction	Assembly Bill – Introduced, Referred to Assembly Housing Committee on 4/4/24 Senate Bill – Reported from Senate Environment and Energy Committee with Amendments, Second Reading on 5/13/24
A4200/ S3078	Azzariti Jr., Kanitra/ Schepisi	Prohibits collecting of certain costs associated with offshore wind projects from ratepayers	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 4/11/24
A4223/ S3114	Sampson/ Cruz-Perez	Establishes certification program for zoning officers and land use board administrators	Assembly Bill – Introduced, Referred to Assembly State and Local Government Committee on 5/2/24 Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 4/15/24
A4260	Inganamort, Kanitra, Peterson	Prohibits NJDEP from requiring certain municipalities to adopt ordinance that controls tree removal and replacement	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources and Solid Waste Committee on 5/2/24
A4370/ S2347	Lopez /Singleton, Timberlake	Concerns development of accessory dwelling units and related municipal land use regulations	Assembly Bill – Combined with A2792/2489 on 2/10/25 Senate Bill – Reported from Senate Community and Urban Affairs Committee, Second Reading on 2/15/24. Senate Substitute on 2/25/25.
A4383/ S3364	Moen/ Polistina	Directs NJDEP to develop motor vehicle driving maps for State Forests	Assembly Bill – Introduced, Referred to Assembly Tourism, Gaming and Arts Committee on 5/16/24 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/3/24

A4789	Sauickie	Requires public utilities to develop vegetation management plans	Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/19/24
A4791/ S3728	Sauickie/ Henry	Requires municipal planning boards and zoning boards of adjustment to incorporate recommendations from certain local environmental commissions on applications for development	Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to Senate Environment and Energy Committee on 10/7/24
A4847/ S3715	Fantasia/ Space	Requires establishment and implementation of wildlife management plans for open space and farmland, and authorizes use of constitutionally dedicated CBT revenues to finance activities undertaken pursuant to such plans	Assembly Bill: Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee Senate Bill: Introduced, Referred to the Senate Environment and Energy Committee on 10/7/24
A4850	Danielsen	Prohibits procurement of single use plastic beverage containers by State and local government entities	Introduced, Referred to the Assembly Environment, Natural Resources and Solid Waste Committee
A4862/ S1593	Freiman/ Zwicker	The "New Jersey Town Center Microgrid Pilot Program Act"	Assembly Bill: Introduced, Referred to Assembly Telecommunications and Utilities Committee on 9/23/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 1/9/24

A5222/ S3737	Collazos- Gill/Zwicker	Revises requirements for certain greenhouse gas emissions monitoring and reporting activities.	Assembly Bill – Introduced, Referred to Assembly Environment, Natural Resources, and Solid Waste Committee on January 27, 2025 Senate Bill - Reported from Senate Environment and Energy Committee with Amendments, 2nd Reading. to Senate Budget and Appropriations Committee on January 14, 2025
A5047/ S3840	Burzichelli/ DeAngelo, Egan, Bailey, Simmons	Requires certain large developments, to be used as retail facility or warehouse, to be designed and constructed to accommodate load associated with solar panels	Assembly Bill: Introduced, Referred to the Assembly Commerce, Economic Development and Agriculture Committee on 11/14/24 Senate Bill: Introduced, Referred to Senate Community and Urban Affairs Committee on 10/24/24
A5267/ S4289	DeAngelo, Bailey, Egan/Smith, Burzichelli	Requires BPU to procure and incentivize transmission-scale energy storage	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/ 25. Reported out of Assembly Committee with amendments and referred to the Assembly Appropriations Committee on 3/20/25. Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 3/24/25
S2816/ A5302	Smith, McKeon/ DeAngelo, Kane	Requires electric public utilities to submit to BPU and implement electric infrastructure improvement plans	Assembly Bill - Introduced, Referred to Assembly Telecommunications and Utilities Committee on 2/10/25 Senate Bill – Reported from Senate Committee on 3/4/24, Second Reading. Passed by the Senate on 5/20/24. Received in Assembly, and Referred to the Assembly Telecommunications and Utilities Committee on 5/20/24
S3308/ A4513	Scutari/ Speight	Requires electric public utilities to implement certain improvements to the interconnection process for certain grid supply solar facilities	Assembly Bill – Introduced, Referred to Assembly Telecommunications and Utilities Committee on 10/28/24. Reported out of Committee with Amendments on 12/19/24. Substituted by S3308 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee. Reported from Committee on 6/20/24. Passed by Senate

			on 10/28/24. Received in Senate, Second Reading on Concurrence on 12/19/24. Passed Senate and Both Houses on 12/19/24. Signed by Governor on 1/20/2025 - P.L. 2025, c.7
S3464	Smith, Greenstein	Requires electric public utilities to upgrade certain portions of electric transmission and distribution system with advanced conductors	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24
S3480	Zwicker	Permits municipalities to adopt more stringent site improvement standards for stormwater management related to residential developments	Senate Bill – Introduced, Referred to Senate Community and Urban Affairs Committee on 6/20/24
A4926/ S3618	Calabrese, Clinton/ Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”; appropriates \$90,000	Assembly Bill – Introduced, Referred to Assembly Commerce, Economic Development and Agriculture Committee 10/21/24 Senate Bill - Introduced, Referred to Senate Environment and Energy Committee on 9/19/24; Passed by Senate on 10/28/24. Received in Assembly and referred to Assembly Commerce, Economic Development and Agriculture Committee. Transferred to the Assembly Transportation and Independent Authorities Committee on 3/10/25 and reported out of committee with amendments and referred back to the Assembly Commerce, Economic Development and Agriculture Committee.
S3656/ A5504	Testa, Polistina/ McCellan	Requires regional representation for members of BPU	Senate Bill - Introduced, Referred to the Senate Economic Growth Committee on 9/26/24

			Assembly Bill – Introduced, Referred to the Assembly Telecommunications and Utilities Committee
S4423	Smith, Scutaru	Authorizes BPU to provide site approval for small modular reactors; authorizes operators of small modular reactors to store spent nuclear fuel on-site	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 5/19/25. Reported from Committee, Second Reading on 5/22/25