



NEW JERSEY PINELANDS COMMISSION

MONTHLY REPORT



A native spicebush swallowtail caterpillar at the Pinelands Commission's headquarters in late September

SEPTEMBER 2025

1 EXECUTIVE OFFICE

1.1 EXECUTIVE DIRECTOR

1.1A COMMITTEE MEETINGS

- **Personnel & Budget (P&B) Committee:** The Committee did not meet in September. The Committee's October 21, 2025 meeting was canceled.
- **Policy & Implementation (P&I) Committee:** At its September 26, 2025 meeting, the Committee discussed the response to comments submitted during the open public comment period for Rule Package #1 and recommended the rule for adoption by the full Commission. The Committee also heard a presentation summarizing the data collected by the Science office on long-term water monitoring. Finally, Land Use Programs staff provided an update on the status of Affordable Housing plans in Pinelands municipalities.

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):** There were 490 written and oral commenters to the rule proposal by the end of the comment period on August 15, 2025. Staff provided recommended responses to comments, a draft adoption notice, and a draft resolution for discussion with the P&I Committee at its meeting in September. No change to the proposed rule is recommended by staff after consideration of the submitted comments. Staff anticipate discussion of the P&I Committee's recommendation for adoption with the full Commission at its October meeting, with anticipated publication of the rule adoption in the New Jersey Register in early 2026. In addition, staff is evaluating internal processes and forms in preparation for rule implementation.

1.1C OPEN PUBLIC RECORDS ACT

- A total of 13 Open Public Records Act (OPRA) requests were received in September. Six were sent responsive material, one was advised to schedule a file review, one was advised that there was no responsive material, three were advised that the requests were overly broad and did not contain the specificity required by OPRA and two will be responded to in October.

1.1D PINELANDS MUNICIPAL COUNCIL

- The Pinelands Municipal Council did not meet in September.

1.1E OTHER

- On September 3, 2025, the Executive Director attended a Special UNESCO (United Nations Educational, Scientific and Cultural Organization) Partners meeting to discuss future challenges and efforts in light of the United States' pending withdrawal from UNESCO.
- Gaetano "Guy" Matro was appointed by Camden County and sworn in as the newest Commission member on September 12, 2025. Staff conducted an orientation session for Commissioner Matro on September 24, 2025.



Above: Gaetano "Guy" Matro took the oath of office as a member of the Pinelands Commission during the agency's meeting on September 12, 2025. DAG Jason T. Stypinski administered the oath.

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. On July 10, 2025, Winslow Township filed a motion to supplement the record. Opposition to the Township's Motion was filed on behalf of the Commission on July 18, 2025. The Court issued an Order denying Winslow's motion on July 28, 2025. Oral argument has been scheduled for October 29, 2025.
- **Hovsons, Inc. et.al. v. Babbitt, 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. The tract is located in the Pinelands National Reserve, outside the Pinelands Area. Mediation sessions occurred on September 5, 2024, September 10, 2024, December 12, 2024, April 9, 2025, July 8, 2025 and July 25, 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 involving Artistic Materials (see below).
- **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 New Jersey Department of Environmental Protection (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. Discovery has been served by both parties and responses exchanged. After the Court ordered that the parties engage in mediation, a mediator was retained and the first mediation session is expected to occur in mid-October.

1.2B LEGISLATION

The Legislature remains in Summer recess. A return date has not yet been announced.

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.
<u>A4926/S3618</u>	Calabrese, Tully, Haider/Smith, Greenstein	Directs DEP and DOT to establish “Wildlife Corridor Action Plan”	Approved P.L.2025. c.77 on 6/30/25.
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.
<u>A5689/S4578</u>	Inganamort, Michael/ Space, Parker	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 Senate Bill – Introduced, Referred to Senate Environment and Energy Committee 6/5/2025
<u>A5878/S4654</u>	Inganamort, Schnall/ Bucco, Scutari	Provides for publication of required legal notice on government Internet websites and through certain online news publications.	Approved P.L.2025, c.72 on 6/30/25.

1.2C INTERGOVERNMENTAL AGREEMENTS

- Evesham Township:** The Township is proposing a Memorandum of Agreement (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 approved 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. Evesham Township submitted a revised T&E protocol on July 2, 2025. Staff reviewed the revised protocol and issued an incomplete letter on August 11, 2025, providing additional revisions that need to be made to the T&E protocol. Staff also spoke with the Township to discuss continuing concerns with the T&E protocol and reiterate the Commission's commitment to working with the Township to complete the MOA process.

- **South Jersey Transportation Authority (SJTA):** Future development at the Atlantic City International Airport is the subject of a 2004 MOA between the Commission and SJTA. An amendment to that MOA was executed in 2019. Both the MOA and the 2019 Amendment allow deviations from the CMP's threatened and endangered species protection standards. Additional development is now being proposed on the Airport property, necessitating discussion of another MOA Amendment. At the Executive Director's request, a meeting was held on July 7, 2025 with SJTA and Federal Aviation Administration (FAA) staff to discuss the proposed project and anticipated timeline. Subsequently, SJTA requested a meeting with the Commission Chair and Executive Director as the first step in consideration of an amendment to the MOA. That meeting was held on July 21, 2025. Staff is awaiting SJTA's submission of a concept plan and related information about the project, including proposed offsetting measures that might be incorporated in the MOA Amendment. As of the end of September, this information had not been received.
- **Stafford Township:** This MOA between the Township and the Commission authorizes a deviation from CMP wetlands protection standards to accommodate paving of an existing trail around Forecastle Lake for accessibility purposes. The MOA was approved by the Commission on September 13, 2024, signed by the Township on October 15, 2024 and executed by the Executive Director on November 14, 2024. On September 9, 2025, the Township submitted the final plans for the paved trail and the reforestation required as the offset for the MOA. On September 24, 2025, Commission staff issued a Determination of Consistency with Memorandum of Agreement letter to Stafford Township, finding that the development depicted on the final plans was consistent with the requirements of the MOA. All obligations under the MOA have been satisfied and this matter has been completed.

1.3 HUMAN RESOURCES

- **Recruitment:** In September, recruitment continued for a Research Scientist in the Science Office. Resumes are currently under review.
- **Employee Benefits:** Preparations for the upcoming Open Enrollment period are underway. Open Enrollment will begin on October 1, 2025, and ends October 31, 2025.
- **Personnel Policy Book:** The process of updating the Commission's Personnel Policies is ongoing, with revisions continuing. A meeting was held to discuss proposed changes and guide the next steps in the update process.
- **Training:** HR staff attended the GoToWebinar "Social Security Benefits for Members of PERS, TPAF, PFRS, SPRS, JRS, ABP, and DCRP".

2 INTERAGENCY COORDINATION

- **Interagency Council on Climate Resilience (IAC):** In September, staff attended the monthly IAC meeting, which was open to all state-agency heads. IAC staff provided updates on finalized publications, activities completed so far during 2025, and forthcoming reports. Commission staff will be contributing updates for inclusion in the 2025 IAC Annual Report, scheduled for release in early 2026. The meeting also featured a presentation by the NJDEP's Chief Economist on the Economic Risks of Climate Change in New Jersey.
- **Native Pinelands Plant Seed Mix:** In September, staff continued to compile lists of native plant seed mixes that are in use by various entities as part of the agency's ongoing project to develop native plant seed mixes for use in the Pinelands. Staff will review the various species to determine whether they are native to the Pinelands.

3 LAND USE PROGRAMS

3.1 CONFORMANCE ACTIVITY

	Monthly Total	Calendar Year to Date
Master Plans/Ordinances Received		
Adopted	13	112
Drafted or Introduced	4	46
Total ¹	14	113
Substantial Issue Finding ²	0	0
No Substantial Issue Finding	6	65
No Issue Finding	9	30
Total	15	95
Finding Letters Issued³	11	75

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.

Notable Activity:

4th Round of Affordable Housing: On September 23, staff met with representatives from Fair Share Housing Center (FSHC) to discuss the status of Fourth Round Affordable Housing Plans in the Pinelands. Commission staff outlined its review process for these plans, shared progress to date, highlighted areas of concern identified in submitted plans, and discussed anticipated next steps. FSHC staff provided a general update on challenges submitted to the Affordable Housing Dispute Resolution Program (AHDRP), the judicial program established to resolve disputes under the Fair Housing Act, including those involving municipal housing plans. Challenges to fourth round municipal plans were required to be filed with AHDRP by August 31, 2025.

3.2 CULTURAL RESOURCE ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Applications Reviewed	11	114
Surveys Required	0	9
Surveys Reviewed	3	25
Certificates of Appropriateness Required	0	3

Notable Activity:

- **Fenwick Manor Rehabilitation:** On September 22nd, Connolly and Hickey performed a site visit to take additional measurements needed to complete the initial design plans for the building's rehabilitation. We expect to receive the initial design documents in October. The New Jersey Historic Trust reviewed the four pre-qualification packets received last month, concurring that all four construction contractors are qualified to complete the work. The four contractors are now approved to receive our request for proposals once the Commission is ready to hire.

3.3 PINELANDS DEVELOPMENT CREDIT (PDC) PROGRAM

Activity	Monthly Total	Calendar Year to Date
PDCs Allocated ⁴	3.86	106.61
PDCs Severed ⁵	0	126.00
Acres Protected	0	4,033.27
PDCs Extinguished ⁶	0	1.36
Acres Protected	0	176.27
PDCs Sold	2.25	36.00
Average Sales Price per PDC	\$95,111	\$91,667
Average Sales Price per right	\$23,778	\$22,917
PDCs Redeemed ⁷	13.50	38.00

Notable Activity:

- **Allocations:** In the Preservation Area District of Woodland Township, 2.11 PDCs (8 rights) were allocated to four parcels totaling almost 100 acres, and in the Preservation Area District of Tabernacle Township, 1.75 PDCs (7 rights) were allocated to a 71.84-acre parcel.

Redemptions: In September, PDCs were redeemed in association with four residential projects in the Regional Growth Area, two in Egg Harbor Township and two in Monroe Township.

3.4 SPECIAL PROJECTS

- **Pinelands Conservation Fund (PCF) Land Acquisition Program:** In September, staff received one requested allocation from the PCF for a land acquisition project in Evesham Township. Staff will review the project with the P&I Committee in October.
- **Zoning System:** The rebuild of the Commission's internal Zoning System was completed in September. The system tracks approximately 600 Commission-certified municipal zoning districts and redevelopment areas, including data on permitted uses, minimum lot size requirements, and Pinelands Development Credit (PDC) requirements. Select staff members participated in beta testing at the beginning of the month and provided feedback, which was

⁴ **PDC Allocations** are official calculations done by the Commission to determine the number of PDCs to which a parcel of land is entitled. The allocation is identified in a Letter of Interpretation.

⁵ **Severance** is the act of formally separating PDCs from a parcel of land. This occurs after recordation of a deed restriction that permanently preserves the parcel and is documented through issuance of one or more PDC Certificates.

⁶ PDCs are considered **extinguished** when the State purchases a parcel of land to which PDCs have been allocated by the Commission.

⁷ **Redemption** occurs when the owner of one or more PDC Certificates designates them for use in association with a specific development application. The signature of the municipality in which the development project is located is required. Once redeemed, the PDCs can not be sold or reused.

incorporated prior to full staff rollout and training. The new browser-based interface replaces a platform originally designed in the late 1990s and includes enhanced information related to PDC requirements, density transfer, and clustering provisions. In the coming months, staff will be developing a public-facing version of the system, with release anticipated in spring 2026.

4 REGULATORY PROGRAMS

4.1 APPLICATION ACTIVITY

Activity	Monthly Total	Calendar Year to Date
Pre-Application Conferences	1	33
Certificates of Filing	25	172
Public Development Reports	4	26
Forestry Certificates of Filing	0	4
PDC Letters of Interpretation	5	15
Non-PDC Letters of Interpretation	0	3
MOA Consistency Determinations	2	33
Review of Agency Determinations	84	564

4.2 NOTABLE APPLICATIONS

- Residential Development, Evesham Township (Applicant: Devel, App. No. 1989-0719.040):** On March 26, 2025, the Commission received the required application fee to site inspect and confirm a wetlands delineation for approximately 800 acres located in southern Evesham Township. The acreage is located in a Pinelands Rural Development Area. At a July 2, 2025 meeting with the Executive Director, the property owner indicated that she did not intend to pursue development of the parcel and was engaged in discussions about potential land preservation with New Jersey Department of Environmental Protection (NJDEP), Green Acres Program and a non-profit conservation organization. Confirmation of the submitted wetlands mapping would inform the NJDEP, Green Acres Program appraisal process. The staff conducted three site inspections in July and August to verify the accuracy of the submitted wetlands mapping. On September 11, 2025, the applicant submitted revised wetlands mapping. By letter dated September 22, 2025, the staff advised that the submitted wetlands mapping accurately delineated all wetlands that could be affected by proposed development on the parcel.
- Recreational Vehicle Storage Facility, Winslow Township (Applicant: Alkery Partners, App. No. 2024-0090.001):** This application proposes the development of a recreational storage facility on

a 56-acre parcel. The proposed development includes 10 buildings containing 154,250 square feet for vehicle storage and 321 outdoor vehicle storage spaces. The parcel is located in a Pinelands Regional Growth Area and contains land in two municipal zoning districts: the PC-2 (Major Commercial) and PR-4 (High Density Residential) zones. In order to determine the PDC obligation associated with development of a nonresidential use in the PR-4 zone, the staff requested detailed information regarding the acreage of the parcel in each zone and the location of the proposed development. On August 19, 2025, the applicant submitted the requested information, indicating that the proposed commercial development will be located on 46.86 acres of land in the PR-4 (High Density Residential) zone. The acquisition and redemption of 12.50 PDCs is therefore required, based on the parcel size and the project's elimination of residential development potential and PDC opportunities.

- **Solar Energy Facility, Maurice River Township (Applicant: Maurice River Township, App. No. 1984-1326.019):** On July 21, 2025, a member of the Commission staff spoke with the Mayor of the Township and separately to the Township Engineer regarding an approximately 54 acre Township owned parcel that contains a closed, but uncapped, former Township landfill. The parcel is located in a Pinelands Rural Development Area. The Mayor expressed interest in deed restricting the 54 acres for offsite groundwater quality (septic dilution) purposes to allow for more intensive development serviced by onsite septic systems on other parcels in the Township. The Mayor also inquired about the feasibility of developing a solar energy facility on the parcel. By letter dated August 15, 2025, the Mayor posed several follow up questions and requested confirmation of certain information regarding capping of the existing landfill and the proposed development of a 30-acre solar energy facility on the parcel. By letter dated September 12, 2025, the staff advised that the first step would be the completion of an evaluation of the existing landfill and a determination regarding the required type of cap (e.g. permeable or impermeable). Thereafter, an application for the actual capping of the landfill must be completed with the Commission. The staff's September 12, 2025 letter also advised that CMP regulations would limit a solar facility on the parcel to approximately 15.5 acres, with options identified if the Township wished to pursue development of a larger facility. Lastly, the letter confirmed the staff's prior conversation with the Mayor that any area of the parcel that is physically occupied by a solar energy facility could not be deed restricted for groundwater quality (septic dilution) purposes to allow for an increase in the intensity of proposed development serviced by a septic system on another parcel.
- **Lake Herbiciding, Town of Hammonton (Applicant: Town of Hammonton, App. No. 1989-0573.006):** The staff previously approved this application for herbiciding of approximately 55 acres of 73-acre Hammonton Lake. The Lake is located in the Pinelands Town of Hammonton. In accordance with a 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control, the Commission staff advised NJDEP that, provided the conditions specified in a staff June 12, 2024 memorandum were imposed by NJDEP on any Bureau of Pesticide Control permit, the proposed herbiciding would be consistent with the CMP. One condition was that two designated "conservation areas" in the Lake, containing a total of approximately 12 acres, not be subject of herbiciding in order to protect three identified threatened and endangered (T&E) aquatic plant species. Another condition was that a follow up T&E survey be completed

evaluating the impact, if any, of the herbiciding on the “conservation areas.” Thereafter, the Lake was treated with herbicide during the summer of 2024. On September 26, 2025, the follow up T&E survey was submitted to the Commission and is under review. Of note, the survey identified a fourth T&E plant species in Hammonton Lake. The staff is hopeful that the Hammonton Lake T&E survey will provide information that can be used in the review of other applications that require determination of a required buffer between a known critical population of an aquatic T&E plant species and an area proposed to be subject of herbiciding.

- **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, in the immediate vicinity of numerous sightings of a T&E animal species. The 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 public safety concerns expressed by the Township’s Police Chief, the staff’s May 16, 2025 letter identified an alternative approach to address both the Township’s emergency communication needs and the CMP. The 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 that development. 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, the five-car parking lot and three commercial carrier equipment pads. On June 18, 2025, the applicant submitted a sketch depicting the proposed limits of the proposed improvements/disturbance. By email dated June 23, 2025, the staff indicated general agreement with the proposal and subsequently provided additional guidance regarding location of a proposed access road. On July 11, 2025, the applicant submitted a revised conceptual site plan. By email dated July 30, 2025, the staff advised of certain revisions that were necessary to the plan to limit the extent of disturbance on the parcel. By email dated August 1, 2025, the applicant advised that the extent of proposed forest clearing was necessitated by construction considerations. On July 22, 2025, the applicant submitted a modified one season T&E animal species survey. By letter dated September 8, 2025, the staff advised that the current extent of proposed clearing exceeds that which justifies a modified one-season T&E species survey. On September 9, 2025, the applicant submitted a revised plan reducing the extent of proposed clearing. The revised plan is currently under review.
- **Lake Herbiciding, Waterford Township (Applicant: Camden County, App. No. 1986-1304.005):** This application proposes the herbiciding of 19.5-acre Atco Lake. The Lake is located in a Pinelands Regional Growth Area. The application is being processed in accordance with the

Commission's 1991 Memorandum of Agreement with the NJDEP, Bureau of Pesticide Control. On February 26, 2025, the Pinelands Commission received notice from the NJDEP, Bureau of Pesticide Control of an application for an Aquatic Pesticide General permit to treat Atco Lake. By letter dated August 16, 2024, the staff had advised Camden County of the information required to demonstrate that the proposed herbiciding of Atco Lake was consistent with the CMP regulations, including the T&E plant species protection standard. On June 18, 2025, the applicant submitted information responding to the staff's August 16, 2024 letter. The staff sent a letter on July 9, 2025 indicating that the submitted information confirmed the presence of a T&E plant species in the Lake and requested that the applicant address how the proposed herbiciding would be consistent with the CMP T&E plant species protection standard. On August 1, 2025, the applicant submitted a T&E species survey protocol specifying how the survey would be conducted. On August 4, 2025, the applicant submitted additional information regarding the application. By letter dated August 14, 2025, the staff advised the applicant of its agreement with the proposed T&E survey protocol. On September 18, 2025, the applicant submitted a T&E plant species survey. The survey identified the presence of a T&E plant species in the lake. By letter dated September 29, 2025, the staff requested information addressing how the identified T&E plant species would be protected.

- 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 contained 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 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 staff identified the remaining information necessary to complete the application. On June 5, 2025, the applicant submitted additional stormwater management information. By email dated June 19, 2025, the applicant sought guidance on a wetlands issue. By email dated June 24, 2025, the staff provided a response to the submitted stormwater management information. A meeting was held with representatives of the applicant and the Township on July 10, 2025 to further discuss the application. On July 11, 2025 and July 18, 2025, the applicant submitted additional information to the Commission regarding the application. The staff issued a letter on July 30, 2025 specifying the information necessary to complete the application. On August 12, 2025 and August 28, 2025, the applicant submitted additional information. On September 15, 2025, the Commission staff issued a Certificate of Filing for the proposed development. The applicant will now be proceeding to the Township Planning Board to seek approval of the proposed development.
- Residential Development, Pemberton Township (Applicant: Equity Enterprises, App. No. 1981-0640.001):** This application proposes 578 dwelling units on an approximately 700-acre parcel. Approximately 340 acres of the parcel are located in a Pinelands Regional Growth Area, and the balance of the parcel is located in a Pinelands Forest Area. A Certificate of Filing for this application was issued on June 27, 2005. On July 7, 2007, the applicant received a 12-year Township General Development Plan approval. On December 6, 2018, the Township approved a

General Development Plan approval extension until June 7, 2027. Both Township approvals, somewhat equivalent to a municipal preliminary approval, raise seven substantial issues with the minimum standards of the CMP. At the applicant's request, both Township approvals remain pending with the Commission before being transferred to the New Jersey Office of Administrative Law (NJOAL) for a hearing. On December 5, 2024, the Township Planning Board voted to deny phase one of this application, which proposed 89 units.

On December 12, 2024, the applicant submitted the results of a fall 2024 T&E snake survey. In a December 12, 2024 email, the applicant's attorney requested a meeting with the staff to address the seven substantial issues raised by the above-mentioned Township General Development Plan approval and extension of that approval until June 7, 2027. By letter dated February 27, 2025, the Commission staff advised the applicant of its agreement with the negative results of a submitted threatened bird species survey for a 46-acre portion of the parcel that included phase 1 of the development and a threatened snake species survey for the overall development. By letter dated March 27, 2025, the Commission staff responded to the applicant's request and provided guidance on 10 specific questions regarding the application. At the staff's request, the applicant submitted a \$5,000 escrow in recognition of the considerable staff time spent researching the applicant's numerous issues and questions regarding the over 20-year history of this application with the Commission. On April 9, 2025, Commission staff met with the applicant and the applicant's representatives to discuss the issues that need resolution. The applicant advised that they were in discussions with the State of New Jersey and a conservation organization for the possible sale of the parcel. On June 20, 2025, the applicant submitted a revised General Development Plan to the Commission to address the previously identified substantial issues. The staff sent an August 21, 2025 letter to the applicant detailing the still outstanding issues. By email dated September 8, 2025, the applicant submitted information responding to the outstanding issues identified in the staff's August 21, 2025 letter and requested a meeting. By email dated September 9, 2025, the applicant advised the staff that the NJDEP, Green Acres Program would be making an offer to purchase the parcel in October of 2025 and requested that the meeting be deferred until November 2025. A meeting has been scheduled with the applicant for November 6, 2025.

- **Residential Development, Barnegat Township (Applicant: Walters Development Company, App. No. 1990-0788.157):** This application proposes 108 single family dwellings within a relatively undeveloped section of Ocean Acres, an existing residential development. The Ocean Acres development is located in a Pinelands Regional Growth Area and is located in both Stafford and Barnegat Townships. The portion of Ocean Acres located in Barnegat Township consists of approximately 2,000 residential lots that were subdivided and sold prior to the 1981 effective date of the CMP. To address both permitted residential density and T&E species protection, the Commission entered into two legally binding Agreements and certified several Township rezonings. A 2004 Agreement entered into by the developer (Mark Madison LLC), Barnegat Township and the Pinelands Commission provided for development of some of the lots in Ocean Acres and protection of other lots to address T&E species and wetland protection standards. The 2004 Agreement provided protection from undertaking additional T&E species survey work in Ocean Acres until September 2009 and longer if there were no changes to

environmental conditions. A pre-application conference for the final section of proposed development was held with the Commission staff on September 19, 2023. At the applicant's request, an additional meeting was held on September 24, 2024 to discuss stormwater management and T&E species survey requirements. On February 12, 2025, the applicant submitted a T&E animal species protocol for a proposed survey to be undertaken in the spring of 2025. By letter dated March 3, 2025, the staff requested submission of the application fee required to review the submitted T&E survey protocol. On July 21, 2025, a report providing the results of a spring 2025 T&E species survey was submitted to the Commission. On August 11, 2025, the required application fee to review the T&E survey report was submitted. By letter dated September 5, 2025, the staff conveyed its agreement with the results of the spring 2025 survey and advised the applicant of the need to conduct additional T&E survey work during the fall of 2025.

4.3 OTHER ITEMS OF INTEREST

- **Meeting with Egg Harbor City Officials:** On September 17, 2025, the staff met with representatives of Egg Harbor City to discuss two projects proposing recreational improvements, the status of a three lot subdivision in downtown Egg Harbor City that the Commission had approved in 2025, a potential revised redevelopment plan for the Egg Harbor North Residential Development and the capping of the Antwerp Ave Landfill and the potential for a solar energy facility on the capped landfill. A separate meeting to discuss CMP stormwater management regulations requiring nitrogen removal was also scheduled for early October.
- **Meeting with NJDEP:** On September 25, 2025, the staff met with representatives of the NJDEP to discuss the elimination of an invasive fish species (Snakehead) that had recently been discovered in a lake within the Pinelands Area.

4.3 OFF-ROAD VEHICLE EVENT APPROVALS

- **Application # 2005-0459.042**
Meteor Motorcycle Club
Approval Issued: 9/4/2025
Event Name: Fall Brawl Hare Scramble
Event Date: September 27 and 28, 2025
Municipality: Maurice River Township
Lands Utilized: Ormond Farms located on Hesstown Road
Route Length: 12 miles

5 SCIENCE

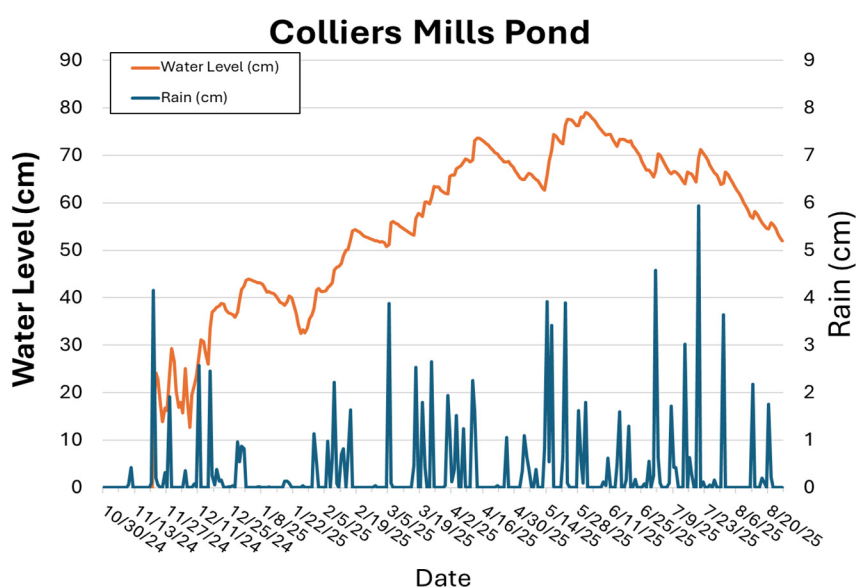
5.1 ENVIRONMENTAL MONITORING

- **Water Level Monitoring:** In September, staff measured water levels at 33 forest plots and 30 ponds in the Commission's network of long-term monitoring sites. This work is completed each month with assistance from the Communications Office.

Staff presented an overview of the long-term water level monitoring program at the September Policy and Implementation Committee meeting. The discussion included methods and preliminary analyses of ground and surface water level data collected at wells and ponds that have been studied for up to 38 years. While most of these measurements are taken manually, continuous data loggers, first installed in 2010, have improved the Commission's ability to track monthly trends at select ponds distributed throughout the Pinelands. Solar powered weather stations, which can be monitored in real time, track the relationship of rain events to surface water levels, as seen in the figure below.



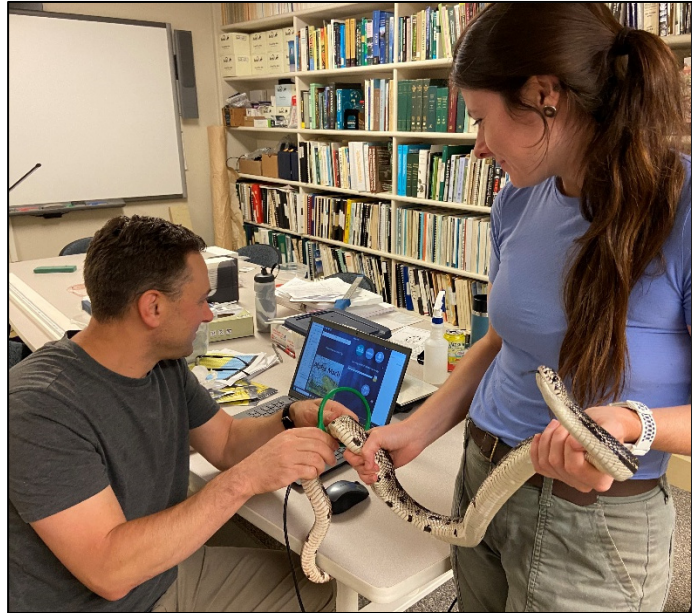
Above: A Commission Staff Scientist maintaining a weather station deployed at Button Pond in Peaslee Wildlife Management Area.



Above: This figure displays precipitation events (in blue) and the corresponding surface water level (in orange), measured by the weather station at Colliers Mills Pond in Colliers Mills Wildlife Management Area. The station was installed in October 2024.

- **Rare Snake Monitoring:** The final two clutches of eggs that the science staff incubated throughout the summer months hatched in early September. This added six additional corn snakes and seven pine snakes to last month's tally for a total of 141 hatchlings: 60 corn snakes, 73 pine snakes, and 8 king snakes. Following measurement, swabbing for snake fungal disease (SFD), and receiving a passive integrated transponder (PIT) tag for future identification, all hatchlings were released at the nesting areas where they were originally located.

The team completed the final surgeries of the year in September, including two transmitter implants (one corn and one pine snake), and three transmitter removals (two corn and one milk snake). Most larger snakes that were implanted with transmitters in 2025 also received an implanted temperature logger, which automatically monitors body temperature. Temperature data can be downloaded from the logger externally using a specialized scanner. Staff scientists retrieved data from a subset of our tracked individuals when they were in the lab for SFD swabbing. After the snakes with temperature loggers enter their hibernacula for the winter, staff will place iButtons at the hibernacula to monitor the air temperature to determine when these snakes emerge in the spring.



Above: Staff scientists download data from an internal temperature logger, implanted within a very cooperative pine snake.

Radio-tracking showed that snakes are beginning to move back to brumation areas to spend the winter, as expected with falling temperatures. Staff also captured three rough green snakes, a northern black racer, an eastern hognose hatchling to weigh, measure, PIT tag, and swab for SFD. During routine field work at



Above: A female timber rattlesnake found giving birth to her live young.

various study sites, six timber rattlesnakes were observed, one of which was in the process of giving birth.

5.2 LONG TERM STUDIES

- **Drift Fence Study:** Science staff continue to analyze snake capture data that were collected as part of a four-year drift fence study and draft portions of the final report.
- **King Snake Study:** Science staff continued with data analysis and drafting the final report. The request for a one-year, no-cost extension of the project period was approved by the U.S. Environmental Protection Agency.
- **Snake Fungal Disease Monitoring:** Science staff continue to collaborate with Virginia Tech researchers to sample snakes for snake fungal disease. In September, the team swabbed 41 snakes of 6 species for the study. To train the Virginia Tech researchers on how to implant radio transmitters in snakes, one of the researchers traveled to the Commission in September to observe staff complete a transmitter implantation. More training visits will occur in 2026.
- **Adenovirus Study:** Science staff continue to collaborate with Rutgers University researchers to sample Pinelands snakes for adenovirus. Swabs are collected from adult snakes for contribution to this study.
- **Box Turtle Study:** iButtons, which record shell temperature, and radio transmitters were replaced for 37 box turtles. Staff scientists collected toenail clips from 14 more box turtles, yielding a total of 41 samples, for use in research being done by the University of Maine to combat illegal turtle trafficking. The variation in diet between wild and captive turtles results in different ratios of stable carbon and nitrogen isotopes in their body tissues.



Above: A tracked pine snake on the move from his summer range towards his hibernacula area where he will brumate for the winter.



Above: A radio tracked turtle displays its new transmitter (right) and iButton (left). These devices enable the science staff to collect habitat and temperature data from box turtles.

The University of Maine researchers are using this information to build a model to assist in the accurate identification of wild-caught compared to captive-bred individuals. The Pinelands samples will be sent to the University of Maine this fall.

6 COMMUNICATIONS

6.1 COMMUNICATIONS & PUBLICATIONS

- **Inquiries/Correspondence:** The Communications Office received and responded to approximately 53 inquiries from the public in September, including phone calls, e-mails, and media inquiries.
- **Website:** Commission staff made routine edits to the website in September.
- **Press Release:** The Commission issued a press release to announce the swearing in of new Commissioner Gaetano “Guy” Matro on September 12, 2025.
- **Social Media:** In September, staff shared 259 photos and one video on the Commission’s Instagram site, 142 tweets and retweets on X, and 120 posts on Bluesky. The Commission’s content (photos and videos) garnered more than 142,00 views on Instagram (while adding 87 followers for the month) and 1,362 views (for a watch time of 186 hours) on YouTube in September. Six of the Commission’s photos were featured on other sites on Instagram in September.
- **2026 Pinelands National Reserve Wall Calendar:** In September, staff continued to compile and categorize hundreds of photos for potential use in the 2026 calendar, which will highlight the importance of water in the Pinelands. Staff also started to review and edit the draft grids that



Above: The Commission shared 259 photos in September, including this photo of an uncommon western cattle egret foraging in the Pinelands National Reserve.



Above: The Commission shared 142 tweets on X in September, including this macro photo of native spatulate-leaved sundews in the Pinelands.

show various holidays and dates of significance.

6.2 EVENTS, OUTREACH & INTERPRETIVE PROGRAMS

- **Education Programs:** Joel Mott, Principal Public Programs Specialist for the Commission, delivered a presentation on Pinelands Flora and Fauna to the Homestead Garden Club in Bordentown, NJ, on September 5th and guided six hikes through an upland Pinelands area at Pinelands Regional High School as part of the annual Bog Bash education event on September 12, 2025.



Above: Presenter Ty “Dancing Wolf” Ellis (shown here) and Lia “Watching Sparrow” Gould field questions and discussed initiatives that highlight the vibrant efforts of the Lenape people to preserve, revitalize, and celebrate their rich cultural heritage for future generations during a presentation at the Commission’s headquarters on September 4, 2025.

- **Pinelands Speaker Series:** More than 40 people attended the second Pinelands Speaker Series program, which was held at the Commission’s headquarters on September 4, 2025 and included a presentation and discussion about Lenape culture. More than 10 people have registered for the third Speaker Series program, which will be held on October 2, 2025, and will include an outdoor paint along program at the Commission’s headquarters.



Above: In late September, the Commission ordered the printing of 16 interpretive signs that will be installed at the agency’s headquarters. The signs were designed by the NJDEP, which granted permission for the Commission to print and install the signs. The signs will raise awareness and appreciation of plants at the Commission’s office.

- **Interpretive Signage:** In late September, the Commission ordered the printing of 16 signs that will be installed at the agency’s headquarters to raise awareness and appreciation of the trees and other plants located onsite. The signs, which measure 12” by 9”, were designed by the NJDEP and can be seen at various parks and forests. The NJDEP granted the Commission permission to print and display the signs, which will be installed in various locations near the Richard J. Sullivan Center and Fenwick Manor farmhouse. The

Commission plans to install additional signage in future phases of the project, along with adding new native plants.

- **World Water Monitoring Challenge:** The Commission will hold its annual World Water Monitoring Challenge at Batsto Lake on October 24, 2025.
- **Barnegat Bay Partnership:** Joel Mott participated in the Barnegat Bay Partnership's Advisory Committee meeting on September 9, 2025 and chaired the Partnership's Communication and Education Committee on September 24, 2025.
- **Pinelands Merchandise:** Commission staff registered \$306.20 in sales in September. All proceeds from sales go to the Kathleen M. Lynch-van de Sande Fund. The fund was established in memory of Ms. Lynch-van de Sande, a Pinelands Commission Environmental Specialist who died in a car accident in June 1989. Sales and donations will support the planting of native Pinelands plants and projects that raise awareness about native Pinelands plants. Throughout September, staff researched new items that could be offered for sale, and the Commission will likely design and purchase new merchandise in October.

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 provided daily desktop support for users as needed, including password changes, printer support, and system support when necessary. Regulatory Programs staff provided feedback on the new web-based Septic Dilution model and appropriate patches were made. A tablet computer and rugged case were purchased for Regulatory Programs staff to support field visits. In addition, licenses for Bluebeam REVU software were also purchased for Regulatory Programs staff to provide additional tools for application review.
- **Geographic Information Systems (GIS):** Staff collected feedback from the survey distributed last month to help prioritize new feature development. Staff participated in the New Jersey Geospatial Forum monthly meeting details were shared regarding changes to the annual GIS license subscription renewals. Staff reviewed data related to the PDC Bank system and Zoning system in support of the new system upgrades being released.
- **Cybersecurity:** Information Systems staff participated in the monthly call hosted by the New Jersey Cybersecurity & Communications Integration Cell (NJCCIC). Details about elevated threats from national and international events were shared to help agencies best protect all their data and systems. Staff concluded work with Zscaler support and the Office of Information Technology (OIT) related to the Edmunds accounting software via the Zscaler portal. Additional changes were made to the cloud configuration running Edmunds to provide the best possible performance given the limitations of the technology.
- **Technology Enhancements:** In September, staff continued configuring new desktops and laptops to replace outdated workstations. A meeting was held with the Office of Information Technology (OIT) to plan next the steps for the installation of new Active Directory servers at the

Pinelands and a project plan was established. The first step will be rack installation and Operating System installation to be conducted by staff, at which time, representatives of OIT networking will assist in onboarding the new servers with the state network.

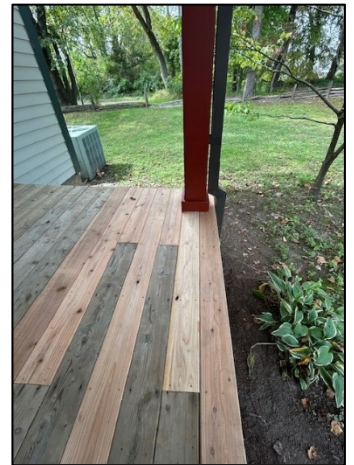
8 BUSINESS OFFICE

8.1 FINANCIAL MANAGEMENT

- **Application Fees:** September 2025, Net Total: \$44,015.47; Fiscal Year to Date Total: \$224,974.76. This equates to 26.47% of the Fiscal Year 2026 anticipated fee revenue of \$850,000. The net total for September includes 23 online application payments totaling \$27,169.90.

8.2 FACILITIES MANAGEMENT

- **Deck repairs at the RJS building:** Boards needed replacing due to weathering and age. Staff powerwashed the deck and replaced the boards.



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 warehouses; allows conforming updates to municipal master plans and zoning ordinances.	Reintroduced, Referred to Assembly Community Development and Women's Affairs Committee on 1/9/24.
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
A3951/ S2594	Fantasia/ Bucco, Smith	Appropriates \$28,670,924 in 2003 and 1992 bond monies for loans for dam restoration and repair projects and inland waters projects	Approved by Governor on 4/22/25 (P.L.2025, c.44).
A4117/ S2857	Calabrese, Conway/ Greenstein, Smith	Provides corporation business tax credit to taxpayers that develop qualified native pollinator habitat on undeveloped property	Assembly Bill – Proposed for Introduction on 4/4/24. Senate Bill – Introduced on 3/4/24, Referred to Senate Environment and Energy Committee
A4137/ S1029	Calabrese, Conway, Atkins/ Greenstein, Smith	Prohibits sale, distribution, import, export or propagation of certain invasive species without permit from Department of Agriculture; Establishes NJ Invasive Species Council	Assembly Bill – Introduced, Referred to Commerce, Economic Development and Agriculture Committee on 4/4/24. 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.

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 on 9/23/2024
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	Approved 8/22/2025 (P.L.2025, c.136).
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	Signed by Governor on 1/20/2025 - P.L. 2025, c.7
S3464	Smith, Greenstein	Requires electric public utilities to upgrade certain	Senate Bill – Introduced, Referred to Senate Environment and Energy Committee on 6/20/24

		portions of electric transmission and distribution system with advanced conductors	
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
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. Passed by the Senate on 6/30/25. Received in Assembly on 7/24/25 and referred to Telecommunications and Utilities Committee.