

Chapter - Pinelands

The pinelands area of New Jersey consists of approximately one million acres of environmentally and ecologically sensitive land stretching across Ocean, Burlington, Atlantic, Cape May and Cumberland counties. Within this area are pine forests, swamps and other unique natural features, including an aquifer that contains billions of gallons of pristine groundwater.

In 1978, the federal government moved to protect the Pinelands area through the adoption of section 502 of the National Parks and Recreation Act. Section 502 provided for the establishment of a planning entity to control all types of development within the Pinelands National Reserve, and appropriated funds for the acquisition of land within the Reserve. In 1979, the New Jersey Legislature adopted the "Pinelands Protection Act" to implement the provisions of the federal law. The Act established the Pinelands Commission, which is responsible for the regulation of development in the defined pinelands area. See *Application of John Madin/Lordland Development*, 201 N.J. Super. 105 (App. Div. 1985). Since its establishment, the Commission has mapped the pinelands area, adopted a comprehensive management plan, and enacted guidelines for state, county and municipal governments to follow in conforming to the plan.

The comprehensive management plan adopted by the Pinelands Commission provides for the issuance by the Commission of "development credits," or transferable development rights, to landowners willing to restrict future use of their property through the imposition of conservation easements. These credits may in turn be sold to landowners and developers who wish to make more intensive use of other property for development. See *Matlack v. Burlington County Freeholder Board*, 191 N.J. Super. 239, 242-44 (Law Div. 1983), *aff'd*, 194 N.J. Super. 359 (App. Div.), *certif. denied*, 99 N.J. 191 (1984). In 1985, the legislature adopted the Pinelands Development Credit Bank Act. This legislation established a system for financing the transfer of pinelands development credits, and the extension of guarantees of the value of the credits. L.1985, c.310. The legislative time limitation on the guarantees has been extended several times, most recently in 1994. See L.1994, c.141, sec. 1 (C.13:18A-48)(extending the guarantee period to December 31, 1997).

This chapter includes the Pinelands Protection Act, as amended, and the Pinelands Development Credit Bank Act, revised as separate subchapters within this chapter.

Subchapter: Pinelands Protection

PP-1. Legislative findings and declarations

The Legislature hereby finds and declares that the pinelands area comprises pine-oak forests, cedar swamps, and extensive surface and ground water resources of high quality which provide a unique habitat for a wide diversity of rare, threatened and endangered plant and animal species and contains many other significant and unique natural, ecological, agricultural, scenic, cultural and recreational resources; that the continued viability of such area and resources is threatened by pressures for residential, commercial and industrial development; that the protection of such area and resources is in the interests of the people of this State and of the Nation; that such protection will require the coordinated efforts of all relevant municipal, county, State and Federal agencies; that the Congress and President of the United States have demonstrated a recognition of these facts through the enactment of section 502 of the "National Parks and Recreation Act of 1978" (PL 95-625); and, that it is now necessary to implement the afore-cited Federal Act and insure the realization of pinelands protection through the establishment of a regional planning and management commission empowered to prepare and oversee the implementation of a comprehensive management plan for the pinelands area.

The Legislature further finds and declares that a certain portion of the pinelands area is especially vulnerable to the environmental degradation of surface and ground waters which would be occasioned by the improper development or use thereof; that the degradation of such waters would result in a severe adverse impact upon the entire pinelands area; that it is necessary to designate this portion as a preservation area, wherein more

stringent restrictions on the development and use of land should be utilized and public acquisition of land or interests therein should be concentrated; and, that in order to facilitate such acquisition, and otherwise to effectuate the provisions of this [subchapter] and the Federal Act, it is further necessary to establish certain notice requirements and procedures for the purchase of land or interests therein in such area.

The Legislature further finds and declares that the current pace of random and uncoordinated development and construction in the pinelands area poses an immediate threat to the resources thereof, especially to the survival of rare, threatened and endangered plant and animal species and the habitat thereof, and to the maintenance of the existing high quality of surface and ground waters; that such development and construction increase the risk and extent of destruction of life and property which could be caused by the natural cycle of forest fires in this unique area; and, that, in order to effectuate the purposes and provisions of this [subchapter] and the Federal Act, it is necessary to impose certain interim limitations upon the local approval of applications for development in the preservation area, and upon certain State and local approvals in the pinelands area, all as hereinafter provided.

Source: 13:18A-2¹

COMMENT

No change.

PP-2. Definitions

As used in this [subchapter]:

"Agricultural or horticultural purposes" or "agricultural or horticultural use" means any production of plants or animals useful to man, including but not limited to: forages or sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, and including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; aquatic organisms as part of aquaculture; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or any land devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agency of the Federal Government;

¹ 13:18A-2. Legislative findings and declarations

The Legislature hereby finds and declares that the pinelands area comprises pine-oak forests, cedar swamps, and extensive surface and ground water resources of high quality which provide a unique habitat for a wide diversity of rare, threatened and endangered plant and animal species and contains many other significant and unique natural, ecological, agricultural, scenic, cultural and recreational resources; that the continued viability of such area and resources is threatened by pressures for residential, commercial and industrial development; that the protection of such area and resources is in the interests of the people of this State and of the Nation; that such protection will require the coordinated efforts of all relevant municipal, county, State and Federal agencies; that the Congress and President of the United States have demonstrated a recognition of these facts through the enactment of section 502 of the "National Parks and Recreation Act of 1978" (PL 95-625); and, that it is now necessary to implement the afore-cited Federal Act and insure the realization of pinelands protection through the establishment of a regional planning and management commission empowered to prepare and oversee the implementation of a comprehensive management plan for the pinelands area.

The Legislature further finds and declares that a certain portion of the pinelands area is especially vulnerable to the environmental degradation of surface and ground waters which would be occasioned by the improper development or use thereof; that the degradation of such waters would result in a severe adverse impact upon the entire pinelands area; that it is necessary to designate this portion as a preservation area, wherein more stringent restrictions on the development and use of land should be utilized and public acquisition of land or interests therein should be concentrated; and, that in order to facilitate such acquisition, and otherwise to effectuate the provisions of this act and the Federal Act, it is further necessary to establish certain notice requirements and procedures for the purchase of land or interests therein in such area.

The Legislature further finds and declares that the current pace of random and uncoordinated development and construction in the pinelands area poses an immediate threat to the resources thereof, especially to the survival of rare, threatened and endangered plant and animal species and the habitat thereof, and to the maintenance of the existing high quality of surface and ground waters; that such development and construction increase the risk and extent of destruction of life and property which could be caused by the natural cycle of forest fires in this unique area; and, that, in order to effectuate the purposes and provisions of this act and the Federal Act, it is necessary to impose certain interim limitations upon the local approval of applications for development in the preservation area, and upon certain State and local approvals in the pinelands area, all as hereinafter provided.

L.1979, c. 111, §2, eff. June 28, 1979.

"Application for development" means the application form and all accompanying documents required by municipal ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or other permit as provided in the "Municipal Land Use Law," P.L.1975, c. 291 (C. 40:55D-1 et seq.), for any use, development or construction other than the improvement, expansion or reconstruction of any single-family dwelling unit or appurtenance thereto, or the improvement, expansion, construction or reconstruction of any structure used exclusively for agricultural or horticultural purposes;

"Aquaculture" means the propagation, rearing, and subsequent harvesting of aquatic organisms in controlled or selected environments, and the subsequent processing, packaging and marketing and shall include but need not be limited to, activities to intervene in the rearing process to increase production such as stocking, feeding, transplanting and providing for protection from predators. "Aquaculture" shall not include the construction of facilities and appurtenant structures that might otherwise be regulated pursuant to any other State or federal law or regulation;

"Aquatic organism " means and includes, but need not be limited to, finfish, mollusks, crustaceans, and aquatic plants which are the property of a person engaged in aquaculture.

"Commission" means the Pinelands Commission created by [section PP-3 of this subchapter];

"Comprehensive management plan" means the plan prepared and adopted by the commission pursuant to [section 7 of this subchapter];

"Council" means the Pinelands Municipal Council created by [section PP-6 of this subchapter];

"Federal Act" means section 502 of the "National Parks and Recreation Act of 1978" (PL 95-625);

"Major development" means any division or subdivision of land into five or more parcels; any construction or expansion of any housing development of five or more dwelling units; any construction or expansion of any commercial or industrial use or structure on a site of more than 3 acres; or any grading, clearing or disturbance of any area in excess of 5,000 square feet for other than agricultural or horticultural purposes;

"Pinelands area" means that area so designated by [subsection a. of section PP-11 of this subchapter];

"Pinelands National Reserve" means the approximately 1,000,000 acre area so designated by the Federal Act and generally depicted on the map entitled "Pinelands National Reserve Boundary Map" numbered NPS/80,011A and dated September, 1978;

"Preservation area" means that portion of the pinelands area so designated by [subsection b. of section PP-11 of this subchapter];

"Protection area" means that portion of the pinelands area not included within the preservation area.

Source: 13:18A-3²

² **13:18A-3 Definitions.**

As used in this act:

a. "Agricultural or horticultural purposes" or "agricultural or horticultural use" means any production of plants or animals useful to man, including but not limited to: forages or sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, and including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; aquatic organisms as part of aquaculture; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or any land devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agency of the Federal Government;

b. "Application for development" means the application form and all accompanying documents required by municipal ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or other permit as provided in the "Municipal Land Use Law," P.L.1975, c. 291 (C. 40:55D-1 et seq.), for any use, development or construction other than the improvement, expansion or reconstruction of any single-family dwelling unit or appurtenance thereto, or the improvement, expansion, construction or reconstruction of any structure used exclusively for agricultural or horticultural purposes;

c. "Commission" means the Pinelands Commission created by section 4 of this act;

COMMENT

The subsection designations have been eliminated, to facilitate placement of any subsequently-added definitions in correct alphabetical order.

PP-3. Pinelands commission, establishment

a. There is hereby established a public body corporate and politic, with corporate succession, to be known as the "Pinelands Commission." The commission shall constitute a political subdivision of the State established as an instrumentality exercising public and essential governmental functions, and the exercise by the commission of the powers and duties conferred by this [subchapter] and by the Federal Act shall be deemed and held to be an essential governmental function of the State. For the purpose of complying with the provisions of Article V, Section IV, paragraph 1 of the New Jersey Constitution, the commission is hereby allocated within the Department of Environmental Protection, but, notwithstanding this allocation, the commission shall be independent of any supervision or control by such department or by the commissioner or any officer or employee of the department.

b. In addition to the powers and duties herein provided, the Pinelands Commission shall constitute the planning entity authorized in the Federal Act and shall exercise all the powers and duties necessary to effectuate the purposes and provisions of that Act.

c. Any action taken prior to June 28, 1979 by the planning entity established pursuant to the Federal Act shall continue with full force and effect as an action of the commission established under this [subchapter].

Source: 13:18A-4³

COMMENT

"Act" changed to "subchapter"; "said," "thereof" and "hereunder" replaced. The reference in subsection c. to "the effective date of this act" changed to the actual date, i.e., June 28, 1979.

- d. "Comprehensive management plan" means the plan prepared and adopted by the commission pursuant to section 7 of this act;
- e. "Council" means the Pinelands Municipal Council created by section 6.1 of this act;
- f. "Federal Act" means section 502 of the "National Parks and Recreation Act of 1978" (Pub.L. 95-625);
- g. "Major development" means any division or subdivision of land into five or more parcels; any construction or expansion of any housing development of five or more dwelling units; any construction or expansion of any commercial or industrial use or structure on a site of more than three acres; or any grading, clearing or disturbance of any area in excess of 5,000 square feet for other than agricultural or horticultural purposes;
- h. "Pinelands area" means that area so designated by subsection a. of section 10 of this act;
- i. "Pinelands National Reserve" means the approximately 1,000,000 acre area so designated by the Federal Act and generally depicted on the map entitled "Pinelands National Reserve Boundary Map" numbered NPS/80,011A and dated September, 1978;
- j. "Preservation area" means that portion of the pinelands area so designated by subsection b. of section 10 of this act;
- k. "Protection area" means that portion of the pinelands area not included within the preservation area;
- l. "Aquaculture" means the propagation, rearing, and subsequent harvesting of aquatic organisms in controlled or selected environments, and the subsequent processing, packaging and marketing and shall include but need not be limited to, activities to intervene in the rearing process to increase production such as stocking, feeding, transplanting and providing for protection from predators. "Aquaculture" shall not include the construction of facilities and appurtenant structures that might otherwise be regulated pursuant to any other State or federal law or regulation;
- m. "Aquatic organism" means and includes, but need not be limited to, finfish, mollusks, crustaceans, and aquatic plants which are the property of a person engaged in aquaculture.

L.1979,c.111,s.3; amended 1997, c.236, s.35

³
13:18A-4. Pinelands commission; establishment; allocation within department of environmental protection

a. There is hereby established a public body corporate and politic, with corporate succession, to be known as the "Pinelands Commission." The commission shall constitute a political subdivision of the State established as an instrumentality exercising public and essential governmental functions, and the exercise by the commission of the powers and duties conferred by this act and by the Federal Act shall be deemed and held to be an essential governmental function of the State. For the purpose of complying with the provisions of Article V, Section IV, paragraph 1 of the New Jersey Constitution, the commission is hereby allocated within the Department of Environmental Protection, but, notwithstanding said allocation, the commission shall be independent of any supervision or control by such department or by the commissioner or any officer or employee thereof.

b. In addition to the powers and duties herein provided, the Pinelands Commission shall constitute the planning entity authorized in the Federal Act and shall exercise all the powers and duties as may be necessary in order to effectuate the purposes and provisions thereof.

c. Any action taken prior to the effective date of this act by the planning entity established pursuant to the Federal Act shall continue with full force and effect as an action of the commission established hereunder.

L.1979, c. 111, §4, eff. June 28, 1979.

PP-4. Pinelands Commission members

a. The commission shall consist of 15 members to be appointed and qualified as follows:

(1) Seven residents of the State, appointed by the Governor, with the advice and consent of the Senate, except as otherwise provided in this [subchapter];

(2) Seven residents of the State, one resident each of the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean, appointed by the board of chosen freeholders of each such county; provided, however, that in any county operating under the county executive plan or county supervisor plan pursuant to the provisions of the "Optional County Charter Law," P.L.1972, c. 154 (C. 40:41A-1 et seq.), such appointment shall be made by the county executive or the county supervisor, as the case may be;

(3) One member to be appointed by the Secretary of the United States Department of the Interior.

b. Commission members shall serve for terms of 3 years. Of the first members appointed by the Governor, two shall serve 3 year terms, two shall serve 2 year terms and three shall serve 1 year terms; and provided further, however, that of the first members appointed by the respective counties, such members appointed from Atlantic and Burlington counties shall serve 1 year terms, such members appointed from Camden and Cape May counties shall serve 2 year terms, and such members appointed from Cumberland, Gloucester and Ocean counties shall serve 3 year terms. Each member shall serve for the term of the member's appointment and until a successor has been appointed and qualified. Any vacancy shall be filled in the same manner as the original appointment for the unexpired term only. The membership of the entire commission shall include residents of the pinelands area who represent economic activities, such as agriculture, in the area, as well as residents of the State who represent conservation interests.

c. Any member of the commission may be removed by the appointing authority, for cause, after a public hearing.

d. Each member of the commission, before taking office, shall take and subscribe an oath to perform the duties of office faithfully, impartially, and justly to the best of the member's ability. A record of the oaths of the commission members shall be filed in the Office of the Secretary of State.

e. The members of the commission shall serve without compensation, but the commission may, within the limits of funds appropriated or otherwise made available for such purposes, reimburse its members for necessary expenses incurred in the discharge of their official duties.

f. The powers of the commission shall be vested in the members, and a majority of the total authorized membership of the commission shall be required to exercise its powers at any meeting. No alternate or designee of any commission member shall exercise any power to vote on any matter pending before the commission.

g. The Governor shall designate one of the members of the commission as chairman. The commission shall appoint an executive director, who shall be the chief administrative officer. The executive director shall serve at the pleasure of the commission, and shall be a person qualified by training and experience to perform the duties of the office.

h. A true copy of the minutes of every meeting of the commission shall be prepared and immediately delivered to the Governor. No action taken at a meeting by the commission shall have force or effect until 10 days, exclusive of Saturdays, Sundays and public holidays, after such copy of the minutes shall have been so delivered. No action taken with respect to the adoption of the comprehensive management plan, or any portion of the plan, shall have force or effect until 30 days, exclusive of Saturdays, Sundays and public holidays, after a copy of the minutes shall have been delivered to the Governor.

If, in the 10-day period, or 30-day period, as the case may be, the Governor returns the minutes with a veto of any action taken by the commission, that action shall be null and void and of no force and effect.

Source: 13:18A-5⁴

COMMENT

In subsection a., "Herein" replaced with "of this chapter." The last paragraph of subsection a., referring to appointments made to the Commission prior to the effective date of the Pinelands Protection Act, have been eliminated as no longer necessary. Various changes in subsections b. through h. to eliminate gender references. Throughout, use of archaic terms such as "thereof" eliminated, and unnecessary use of "such" eliminated. Provisos included as narrative clauses (i.e., "provided, however") made into separate sentences.

PP-5. Powers

The Pinelands Commission shall have the following powers:

- a. To adopt and from time to time amend and repeal suitable by-laws for the management of its affairs;
- b. To adopt and use an official seal and alter the seal at its pleasure;
- c. To maintain an office at such place or places in the pinelands area as it may designate;
- d. To sue and be sued in its own name;
- e. To appoint, retain and employ, without regard to the provisions of Title 11A of the New Jersey Statutes but within the limits of funds appropriated or otherwise made available for such purposes, any officers,

⁴ 13:18A-5. Members; appointment; qualifications; terms of office; vacancies; removal; oath; reimbursement of expenses; vote necessary; chairman; executive director; veto by Governor

a. The commission shall consist of 15 members to be appointed and qualified as follows:

- (1) Seven residents of the State, appointed by the Governor, with the advice and consent of the Senate, except as otherwise provided herein;
- (2) Seven residents of the State, one resident each of the counties of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean, appointed by the board of chosen freeholders of each such county; provided, however, that in any county operating under the county executive plan or county supervisor plan pursuant to the provisions of the "Optional County Charter Law," P.L.1972, c. 154 (C. 40:41A-1 et seq.), such appointment shall be made by the county executive or the county supervisor, as the case may be;
- (3) One member to be appointed by the Secretary of the United States Department of the Interior.

Any appointments made prior to the effective date of this act by the Governor or by any of the respective counties to the planning entity established pursuant to the Federal Act shall be considered appointments made to the commission, and no such gubernatorial appointment shall be subject to the advice and consent of the Senate.

b. Commission members shall serve for terms of 3 years; provided, however, that Of the first members appointed by the Governor, two shall serve 3 year terms, two shall serve 2 year terms and three shall serve 1 year terms; and provided further, however, that of the first members appointed by the respective counties, such members appointed from Atlantic and Burlington counties shall serve 1 year terms, such members appointed from Camden and Cape May counties shall serve 2 year terms, and such members appointed from Cumberland, Gloucester and Ocean counties shall serve 3 year terms. Each member shall serve for the term of his appointment and until his successor shall have been appointed and qualified. Any vacancy shall be filled in the same manner as the original appointment for the unexpired term only. The membership of the entire commission shall include residents of the pinelands area who represent economic activities, such as agriculture, in the area, as well as residents of the State who represent conservation interests.

c. Any member of the commission may be removed by the appointing authority, for cause, after a public hearing.

d. Each member of the commission, before entering upon his duties, shall take and subscribe an oath to perform the duties of his office faithfully, impartially, and justly to the best of his ability. A record of such oaths shall be filed in the Office of the Secretary of State.

e. The members of the commission shall serve without compensation, but the commission may, within the limits or funds appropriated or otherwise made available for such purposes, reimburse its members for necessary expenses incurred in the discharge of their official duties.

f. The powers of the commission shall be vested in the members thereof in office, and a majority of the total authorized membership of the commission shall be required to exercise its powers at any meeting thereof. No alternate or designee of any commission member shall exercise any power to vote on any matter pending before the commission.

g. The Governor shall designate one of the members of the commission as chairman. The commission shall appoint an executive director, who shall be the chief administrative officer thereof. The executive director shall serve at the pleasure of the commission, and shall be a person qualified by training and experience to perform the duties of his office.

h. A true copy of the minutes of every meeting of the commission shall be prepared and forthwith delivered to the Governor. No action taken at such meeting by the commission shall have force or effect until 10 days, exclusive of Saturdays, Sundays and public holidays, after such copy of the minutes shall have been so delivered; provided, however, that no action taken with respect to the adoption of the comprehensive management plan, or any portion thereof, shall have force or effect until 30 days, exclusive of Saturdays, Sundays and public holidays, after such copy of the minutes shall have been so delivered.

If, in said 10-day period, or 30-day period, as the case may be, the Governor returns such copy of the minutes with a veto of any action taken by the commission at such meeting, such action shall be null and void and of no force and effect.

L.1979, c. 111, §5, eff. June 28, 1979. Amended by L.1980, c. 65, §1, eff. July 10, 1980.

agents, employees and experts that it may require, and to determine the qualifications, terms of office, duties, services and compensation therefor;

f. To apply for, receive, and accept, from any Federal, State, or other public or private source, grants or loans for, or in aid of, the commission's authorized purposes;

g. To enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient, or desirable for the purposes of the commission or to carry out any power expressly given in this subchapter;

h. To conduct examinations and investigations, to hear testimony, taken under oath at public or private hearings, on any material matter, and to require attendance of witnesses and the production of books and papers;

i. To prepare and transmit to the Commissioner of Environmental Protection any recommendations for water quality standards for surface and ground waters in the pinelands area, or in tributaries and watersheds that the commission deems appropriate;

j. To adopt, amend or repeal any regulations necessary to implement the provisions of this subchapter;

k. To appoint advisory boards, commissions, or panels to assist in its activities;

l. To identify any lands in which the public acquisition of a fee simple or lesser interest therein is necessary or desirable in order to insure the preservation thereof, or to provide sites for public recreation, as well as any lands the beneficial use of which are so adversely affected by the restrictions imposed pursuant to this [subchapter] as to require a guarantee of just compensation therefor, and to transmit such identifications to the affected local governments, the Commissioner of Environmental Protection and to the Secretary of the United States Department of Interior;

m. To call to its assistance and avail itself of the services of any employees of any State, county or municipal department, board, commission or agency that may be required and made available for such purposes.

Source: 13:18A-6⁵

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13:18A-6. Powers

The Pinelands Commission shall have the following powers:

- a. To adopt and from time to time amend and repeal suitable by-laws for the management of its affairs;
- b. To adopt and use an official seal and alter the same at its pleasure;
- c. To maintain an office at such place or places in the pinelands area as it may designate;
- d. To sue and be sued in its own name;
- e. To appoint, retain and employ, without regard to the provisions of Title 11 of the Revised Statutes 1 but within the limits of funds appropriated or otherwise made available for such purposes, such officers, agents, employees and experts as it may require, and to determine the qualifications, terms of office, duties, services and compensation therefor;
- f. To apply for, receive, and accept, from any Federal, State, or other public or private source, grants or loans for, or in aid of, the commission's authorized purposes;
- g. To enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient, or desirable for the purposes of the commission or to carry out any power expressly given in this act;
- h. To conduct examinations and investigations, to hear testimony, taken under oath at public or private hearings, on any material matter, and to require attendance of witnesses and the production of books and papers;
- i. To prepare and transmit to the Commissioner of Environmental Protection such recommendations for water quality standards for surface and ground waters in the pinelands area, or in tributaries and watersheds thereof, as the commission deems appropriate;
- j. To prepare, promulgate, adopt, amend or repeal, pursuant to the provisions of the "Administrative Procedure Act," P.L.1968, c. 410 (C. 52:14B-1 et seq.), such rules and regulations as are necessary in order to implement the provisions of this act;
- k. To appoint advisory boards, commissions, or panels to assist in its activities;
- l. To identify any lands in which the public acquisition of a fee simple or lesser interest therein is necessary or desirable in order to insure the preservation thereof, or to provide sites for public recreation, as well as any lands the beneficial use of which are so adversely affected by the restrictions imposed pursuant to this act as to require a guarantee of just compensation therefor, and to transmit such identifications to the affected local governments, the Commissioner of Environmental Protection and to the Secretary of the United States Department of Interior;
- m. To call to its assistance and avail itself of the services of such employees of any State, county or municipal department, board, commission or agency as may be required and made available for such purposes.

COMMENT

In subsection e., the cross-reference to repealed Title 11 of the Revised Statutes has been changed to the current Title 11A of the New Jersey Statutes. In subsection j., the cross-reference to the Administrative Procedure Act has been eliminated as unnecessary. Unnecessary use of "such" and other archaic terms eliminated.

PP-6. Pinelands Municipal Council established

a. There is hereby established a Pinelands Municipal Council, the membership of which shall consist of the mayor, or the mayor's designee, of each municipality located, in whole or in part, within the pinelands area.

b. (1) Fifteen members of the council shall constitute a quorum for the transaction of council business. Action may be taken and motions and resolutions adopted by the council at any meeting by the affirmative vote of a majority of those members of the council in attendance.

(2) The council shall draft and adopt bylaws to govern the proceedings of the council.

c. (1) The council shall meet at the call of the chairperson of the council or upon the concurrence of a majority of the full membership of the council.

(2) Notice of the agenda for each meeting shall be mailed by the chairperson to all members of the council at least seven calendar days in advance of the date of the meeting .

d. The council shall appoint a chairperson from among its members and any other officers as may be necessary until such time as elections may be held as provided pursuant to [section PP-7].

e. (1) Members of the council shall serve without compensation. Each member shall serve only as long as the member is the mayor or the designee of the mayor of the municipality represented by that member. The council may, within the limits of funds appropriated or otherwise made available for such purposes, reimburse its members for necessary expenses incurred in the discharge of their official duties.

(2) The council may, within the limits of funds appropriated or otherwise made available for such purposes, appoint such staff or hire such experts as it may require.

f. The commission shall submit to the council, for review, prior to final commission action thereon, the comprehensive management plan, and any revisions thereto, including the minimum standards for the adoption of municipal and county plans and ordinances concerning the development and use of land in the pinelands area. The commission may also submit to the council any other matter that the commission deems advisable.

g. The council shall review all matters submitted to it by the commission and shall state its position to the commission and to all members of the council within 60 days of submission.

h. The council may make recommendations to the commission on any matters it deems advisable whether or not the matter was submitted to the council by the commission. The council shall mail to all members of the council any recommendations made to the commission at the time that the recommendations are submitted to the commission. Members of the council may provide comments to the commission regarding the recommendations.

Source: 13:18A-7⁶

L.1979, c. 111, §6, eff. June 28, 1979.

⁶**13:18A-7. Pinelands Municipal Council established**

a. There is hereby established a Pinelands Municipal Council, the membership of which shall consist of the mayor, or his designee, of each municipality located, in whole or in part, within the pinelands area.

b. (1) Fifteen members of the council shall constitute a quorum for the transaction of council business. Action may be taken and motions and resolutions adopted by the council at any meeting thereof by the affirmative vote of a majority of those members of the council in attendance.

(2) The council shall draft and adopt bylaws to govern the proceedings of the council.

c. (1) The council shall meet at the call of the chairperson of the council or upon the concurrence of a majority of the full membership of the council.

(2) Notice of the agenda for each meeting shall be mailed by the chairperson to all members of the council at least seven calendar days in advance of the date of the meeting .

COMMENT

Unnecessary use of "such" eliminated, and changes made to eliminate gender references.

PP-7. Election of officers by council

The council shall annually elect from among its members a chairperson, vice-chairperson, secretary, and treasurer. The term of office for each of those offices shall be one year, commencing April 1st and extending to March 31st of the following year. If for any reason an officer of the council is no longer a member of the council as defined pursuant to [subsection a. of section PP-6], the officer shall be deemed to have resigned from the office as of the date of loss of membership and the office shall be deemed vacant. In the event of a vacancy in the office of the chairperson, the vice-chairperson shall assume the duties of the office of chairperson until the next annual election as provided in subsection b. of this section. An incumbent officer shall be eligible for reelection to the same or a different office, if nominated.

b. Elections for the offices of chairperson, vice-chairperson, secretary, and treasurer of the council shall be conducted each year in the following manner:

(1) Between January 15th and January 25th, the chairperson of the council shall notify by mail all members of the council that they may submit nominations for the various offices on the council. Nominations shall be accepted if received at the address specified on the notice by February 10th.

(2) Ballots shall be prepared listing the nominations submitted for the various offices and shall be mailed to all members of the council by February 15th. Members of the council shall submit their marked ballots by mail to the address specified on the ballot. Only ballots postmarked by March 1st shall be accepted. The ballots shall be counted, and the results of the election announced, at a meeting of the council held not later than March 10th. For each office, the nominee on the ballot receiving the most votes after all properly submitted marked ballots have been counted shall be declared the winner.

(3) Notwithstanding the provisions of paragraphs (1) and (2) of this subsection to the contrary, the election of officers first held pursuant to the requirements of this section shall be conducted on behalf of the council, and the ballots counted and results of the election announced, by the Secretary of State; thereafter, each such annual election shall be conducted by the council through its officers as prescribed in this section.

Source: 13:18A-7.1⁷

d. The council shall appoint a chairperson from among its members and such other officers as may be necessary until such time as elections may be held therefor as provided pursuant to section 2 of P.L.1995, c.272 (C.13:18A-7.1).

e. (1) Members of the council shall serve without compensation, and each member shall serve only as long as he is the mayor or the designee of the mayor of the municipality he represents. The council may, within the limits of funds appropriated or otherwise made available for such purposes, reimburse its members for necessary expenses incurred in the discharge of their official duties.

(2) The council may, within the limits of funds appropriated or otherwise made available for such purposes, appoint such staff or hire such experts as it may require.

f. The commission shall submit to the council, for review, prior to final commission action thereon, the comprehensive management plan, and any revisions thereto, including the minimum standards for the adoption of municipal and county plans and ordinances concerning the development and use of land in the pinelands area. The commission may also submit to the council any other matter that the commission deems advisable.

g. The council shall review all matters submitted to it by the commission and shall state its position to the commission and to all members of the council within 60 days of the submission thereof.

h. The council may make recommendations to the commission on any matters it deems advisable whether or not the matter was submitted to the council by the commission. The council shall mail to all members of the council any recommendations made to the commission at the time that the recommendations are submitted to the commission. Members of the council may provide comments to the commission regarding the recommendations.

L.1979,c.111, §6.1; amended 1995,c.272, §1.

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13:18A-7.1. Election of officers by council

2. a. The council shall annually elect from among its members a chairperson, vice-chairperson, secretary, and treasurer. The term of office for each of those offices shall be one year, commencing April 1st and extending to March 31st of the following year. If for any reason an officer of the council is no longer a member of the council as defined pursuant to subsection a. of section 6.1 of P.L.1979, c.111 (C.13:18A-7), the officer shall be

COMMENT

No change.

PP-8. Comprehensive management plan

The commission shall, after public hearings held in the pinelands area and in other areas of the State at places of its choosing, prepare and adopt a comprehensive management plan for the pinelands area. The plan shall be periodically revised and updated after public hearings. The plan shall include:

a. A resource assessment which:

(1) Determines the amount and type of human development and activity which the ecosystem of the pinelands area can sustain while still maintaining its overall ecological values, with special reference to ground and surface water supply and quality; natural hazards, including fire; endangered, unique, and unusual plants and animals and biotic communities; ecological factors relating to the protection and enhancement of blueberry, cranberry and other agricultural production or activity; air quality; and other appropriate considerations affecting the ecological integrity of the pinelands area;

(2) Includes an assessment of scenic, aesthetic, cultural, open space, and outdoor recreation resources of the area, together with a determination of overall policies required to maintain and enhance such resources; and

(3) Utilizes soil resources information from the National Co-operative Soil Survey and the soil conservation districts in the pinelands area.

b. A map showing the detailed boundary of the Pinelands National Reserve. The map shall delineate:

(1) Major areas within the boundary which are of critical ecological importance;

(2) Major areas and resources adjacent to the boundary that have significance to the ecological integrity of the Pinelands National Reserve; and

(3) Areas of scenic, open space, cultural, and recreational significance.

c. The map prepared pursuant to [subsection c. of section PP-11 of this subchapter].

d. A land use capability map and a comprehensive statement of policies for planning and managing the development and use of land in the pinelands area. The policies shall:

(1) Consider and detail the application of a variety of land and water protection and management techniques, including but not limited to, zoning and regulation derived from State and local police powers, development and use standards, permit systems, acquisition of conservation easements and other interest in land, public access agreements with private landowners, purchase of land for resale or lease-back, fee acquisition of public recreation sites and ecologically sensitive areas, transfer of development rights, dedication of private lands

deemed to have resigned from the office as of the date of loss of membership and the office shall be deemed vacant. In the event of a vacancy in the office of the chairperson, the vice-chairperson shall assume the duties of the office of chairperson until the next annual election as provided in subsection b. of this section. An incumbent officer shall be eligible for reelection to the same or a different office, if nominated.

b. Elections for the offices of chairperson, vice-chairperson, secretary, and treasurer of the council shall be conducted each year in the following manner:

(1) Between January 15th and January 25th, the chairperson of the council shall notify by mail all members of the council that they may submit nominations for the various offices on the council. Nominations shall be accepted if received at the address specified on the notice by February 10th.

(2) Ballots shall be prepared listing the nominations submitted for the various offices and shall be mailed to all members of the council by February 15th. Members of the council shall submit their marked ballots by mail to the address specified on the ballot. Only ballots postmarked by March 1st shall be accepted. The ballots shall be counted, and the results of the election announced, at a meeting of the council held not later than March 10th. For each office, the nominee on the ballot receiving the most votes after all properly submitted marked ballots have been counted shall be declared the winner.

(3) Notwithstanding the provisions of paragraphs (1) and (2) of this subsection to the contrary, the election of officers first held pursuant to the requirements of this section shall be conducted on behalf of the council, and the ballots counted and results of the election announced, by the Secretary of State; thereafter, each such annual election shall be conducted by the council through its officers as prescribed in this section.

L.1995,c.272,§2.

for recreation or conservation purposes and any other appropriate method of land and water protection and management which will help meet the goals and carry out the policies of the management plan;

(2) Include a policy for the use of State and local police power responsibilities to the greatest extent practicable to regulate the use of land and water resources in a manner consistent with the purposes and provisions of this [subchapter] and the Federal Act; and

(3) Recognize existing economic activities within the area and provide for the protection and enhancement of such activities as farming, forestry, proprietary recreational facilities, and those indigenous industries and commercial and residential developments which are consistent with such purposes and provisions.

e. A coordination and consistency component which details the ways in which local, State, and Federal programs and policies may best be coordinated to promote the goals and policies of the management plan, and which details how land, water, and structures managed by governmental or non-governmental entities in the public interest within the pinelands area may be integrated into the management plan.

f. A public use component including a detailed program to inform the public of appropriate uses of the pinelands area.

g. A financial component, together with a cash flow timetable which:

(1) Details the cost of implementing the management plan, including payments in lieu-of-taxes, acquisition of fee simple or other interests in lands for preservation or recreation purposes, compensation guarantees, general administrative costs, and any anticipated extraordinary or continuing costs; and

(2) Details the sources of revenue for covering such costs, including grants, donations, and loans from local, State, and Federal departments and agencies, and from the private sector.

h. A program to provide for the maximum feasible local government and public participation in the management of the pinelands area.

i. A program for State and local governmental implementation of the comprehensive management plan and the various elements of the plan in a manner that will insure the continued, uniform, and consistent protection of the pinelands area in accord with the purposes and provisions of this [subchapter] and the Federal Act, including:

(1) Minimum standards for the adoption, as required in [section PP-12 of this subchapter], of municipal and county plans and ordinances concerning the development and use of land in the pinelands area, including standards for minimum lot sizes and stream setbacks, maximum appropriate population densities, and regulated or prohibited uses for specific portions of the pinelands area; and

(2) Any guidelines for any State or local agencies that may be prepared by the commission pursuant to [section PP-13].

j. In conjunction with existing State programs and planning processes, a plan to implement the provisions of the "Clean Water Act" (P.L. 95-217) and the "Safe Drinking Water Act" (P.L. 93-523) which pertain to the surface and ground water of the Pinelands National Reserve;

k. The report transmitted to the commission by the Department of Environmental Protection pursuant to [section PP-23 of this subchapter].

Source: 13:18A-8⁸

⁸ **13:18A-8. Comprehensive management plan; preparation and adoption; contents**

The commission shall, on or before August 8, 1980, and after public hearings held in the pinelands area and in other areas of the State at places of its choosing, prepare and adopt a comprehensive management plan for the pinelands area. The portion or portions of the comprehensive

COMMENT

The introductory material has been rewritten to eliminate the direction to adopt a plan prior to August 1980, and retain the continuing requirement to maintain and revise the plan. In the remaining subsection, archaic references ("such," "thereof") eliminated. In subsections c. and f., the phrase "including, but not limited to" changed to "including" to eliminate surplusage. In subsection g., the reference to taking action within 5 years of the effective date of the Pinelands Protection Act has been eliminated.

management plan applicable to the preservation area shall be adopted on or before August 8, 1980. The portion or portions of the comprehensive management plan applicable to the protection area shall be adopted on or after November 14, 1980, but in no case later than December 15, 1980, and shall take effect on the thirty-first day following adoption, except as otherwise expressly provided in subsection h. of section 5 of P.L.1979, c. 111 (C. 13:18A-5). Such plan shall be periodically revised and updated, after public hearings, and shall include, but need not necessarily be limited to:

a. A resource assessment which:

(1) Determines the amount and type of human development and activity which the ecosystem of the pinelands area can sustain while still maintaining the overall ecological values thereof, with special reference to ground and surface water supply and quality; natural hazards, including fire; endangered, unique, and unusual plants and animals and biotic communities; ecological factors relating to the protection and enhancement of blueberry, cranberry and other agricultural production or activity; air quality; and other appropriate considerations affecting the ecological integrity of the pinelands area;

(2) Includes an assessment of scenic, aesthetic, cultural, open space, and outdoor recreation resources of the area, together with a determination of overall policies required to maintain and enhance such resources; and

(3) Utilizes soil resources information from the National Co-operative Soil Survey and the soil conservation districts in the pinelands area.

b. A map showing the detailed boundary of the Pinelands National Reserve, such map to delineate:

(1) Major areas within the boundary which are of critical ecological importance;

(2) Major areas and resources adjacent to the boundary that have significance to the ecological integrity of the Pinelands National Reserve; and

(3) Areas of scenic, open space, cultural, and recreational significance.

c. The map prepared pursuant to subsection c. of section 10 of this act.

d. A land use capability map and a comprehensive statement of policies for planning and managing the development and use of land in the pinelands area, which policies shall:

(1) Consider and detail the application of a variety of land and water protection and management techniques, including but not limited to, zoning and regulation derived from State and local police powers, development and use standards, permit systems, acquisition of conservation easements and other interest in land, public access agreements with private landowners, purchase of land for resale or lease-back, fee acquisition of public recreation sites and ecologically sensitive areas, transfer of development rights, dedication of private lands for recreation or conservation purposes and any other appropriate method of land and water protection and management which will help meet the goals and carry out the policies of the management plan;

(2) Include a policy for the use of State and local police power responsibilities to the greatest extent practicable to regulate the use of land and water resources in a manner consistent with the purposes and provisions of this act and the Federal Act; and

(3) Recognize existing economic activities within the area and provide for the protection and enhancement of such activities as farming, forestry, proprietary recreational facilities, and those indigenous industries and commercial and residential developments which are consistent with such purposes and provisions.

e. A coordination and consistency component which details the ways in which local, State, and Federal programs and policies may best be coordinated to promote the goals and policies of the management plan, and which details how land, water, and structures managed by governmental or non-governmental entities in the public interest within the pinelands area may be integrated into the management plan.

f. A public use component including, but not limited to, a detailed program to inform the public of appropriate uses of the pinelands area.

g. A financial component, together with a cash flow timetable which:

(1) Details the cost of implementing the management plan, including, but not limited to, payments in lieu-of-taxes, acquisition, within 5 years of the effective date of this act, of fee simple or other interests in lands for preservation or recreation purposes, compensation guarantees, general administrative costs, and any anticipated extraordinary or continuing costs; and

(2) Details the sources of revenue for covering such costs, including, but not limited to, grants, donations, and loans from local, State, and Federal departments and agencies, and from the private sector.

h. A program to provide for the maximum feasible local government and public participation in the management of the pinelands area.

i. A program for State and local governmental implementation of the comprehensive management plan and the various elements thereof in a manner that will insure the continued, uniform, and consistent protection of the pinelands area in accord with the purposes and provisions of this act and the Federal Act, including:

(1) Minimum standards for the adoption, as required in section 11 of this act, of municipal and county plans and ordinances concerning the development and use of land in the pinelands area, including, but not limited to, standards for minimum lot sizes and stream setbacks, maximum appropriate population densities, and regulated or prohibited uses for specific portions of the pinelands area; and

(2) Such guidelines for any State or local agencies as may be prepared by the commission pursuant to section 12 hereof.

j. In conjunction with existing State programs and planning processes, a plan to implement the provisions of the "Clean Water Act" (P.L. 95-217) and the "Safe Drinking Water Act" (P.L. 93-523) which pertain to the surface and ground water of the Pinelands National Reserve;

k. The report transmitted to the commission by the Department of Environmental Protection pursuant to section 22 of this act. L.1979, c. 111, §7 eff. June 28, 1979. Amended by L.1980, c. 65, §2, eff. July 10, 1980.

PP-9. Goals of comprehensive management plan

a. The goal of the comprehensive management plan with respect to the entire pinelands area shall be to protect, preserve and enhance the significant values of the resources thereof in a manner which is consistent with the purposes and provisions of this [subchapter] and the Federal Act.

b. The goals of the comprehensive management plan with respect to the protection area shall be to:

- (1) Preserve and maintain the essential character of the existing pinelands environment, including the plant and animal species indigenous thereto and the habitat therefor;
- (2) Protect and maintain the quality of surface and ground waters;
- (3) Promote the continuation and expansion of agricultural and horticultural uses;
- (4) Discourage piecemeal and scattered development; and
- (5) Encourage appropriate patterns of compatible residential, commercial and industrial development, in or adjacent to areas already utilized for such purposes, in order to accommodate regional growth influences in an orderly way while protecting the pinelands environment from the individual and cumulative adverse impacts thereof.

c. The goals of the comprehensive management plan with respect to the preservation area shall be to:

- (1) Preserve an extensive and contiguous area of land in its natural state, thereby insuring the continuation of a pinelands environment which contains the unique and significant ecological and other resources representative of the pinelands area;
- (2) Promote compatible agricultural, horticultural and recreational uses, including hunting, fishing and trapping, within the framework of maintaining a pinelands environment;
- (3) Prohibit any construction or development which is incompatible with the preservation of this unique area;
- (4) Provide a sufficient amount of undeveloped land to accommodate specific wilderness management practices, such as selective burning, which are necessary to maintain the special ecology of the preservation area; and
- (5) Protect and preserve the quantity and quality of existing surface and ground waters.

Source: 13:18A-9⁹

⁹**13:18A-9. Goals of comprehensive management plan**

a. The goal of the comprehensive management plan with respect to the entire pinelands area shall be to protect, preserve and enhance the significant values of the resources thereof in a manner which is consistent with the purposes and provisions of this act and the Federal Act.

b. The goals of the comprehensive management plan with respect to the protection area shall be to:

- (1) Preserve and maintain the essential character of the existing pinelands environment, including the plant and animal species indigenous thereto and the habitat therefor;
- (2) Protect and maintain the quality of surface and ground waters;
- (3) Promote the continuation and expansion of agricultural and horticultural uses;
- (4) Discourage piecemeal and scattered development; and
- (5) Encourage appropriate patterns of compatible residential, commercial and industrial development, in or adjacent to areas already utilized for such purposes, in order to accommodate regional growth influences in an orderly way while protecting the pinelands environment from the individual and cumulative adverse impacts thereof.

c. The goals of the comprehensive management plan with respect to the preservation area shall be to:

- (1) Preserve an extensive and contiguous area of land in its natural state, thereby insuring the continuation of a pinelands environment which contains the unique and significant ecological and other resources representative of the pinelands area;
- (2) Promote compatible agricultural, horticultural and recreational uses, including hunting, fishing and trapping, within the framework of maintaining a pinelands environment;
- (3) Prohibit any construction or development which is incompatible with the preservation of this unique area;

COMMENT

“Act” changed to “subchapter.”

PP-10. Preparation of plan

a. During the development of the comprehensive management plan, the commission shall consult with appropriate officials of local governments, including the council, and State or Federal agencies with jurisdiction over lands, waters and natural resources within the pinelands area, with interested professional, scientific, and citizen organizations, and with any citizens advisory committee which may be established by the Governor. The commission shall review all relevant existing information and studies on the pinelands area including, but not limited to, the report of the committee created pursuant to Executive Order 56, issued May 28, 1977.

b. The comprehensive management plan shall be submitted to the Governor and to the Legislature, and to the Secretary of the United States Department of Interior, as provided in the Federal Act.

c. Subsequent to the adoption of the comprehensive management plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the pinelands area shall be approved by any municipality, county or agency thereof, and no State approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of the comprehensive management plan; provided, however, that the commission is hereby authorized to waive strict compliance with the plan or with any element or standard contained in it, upon finding that a waiver is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, is consistent with the purposes and provisions of this chapter and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area; and provided further, that the waiver is consistent with regulations adopted by the commission specifying the standards for determining such extraordinary hardship, compelling public need, consistency and substantial impairment.

Source: 13:18A-10¹⁰

COMMENT

(4) Provide a sufficient amount of undeveloped land to accommodate specific wilderness management practices, such as selective burning, which are necessary to maintain the special ecology of the preservation area; and

(5) Protect and preserve the quantity and quality of existing surface and ground waters.

L.1979, c. 111, §8, eff. June 28, 1979.

¹⁰ **13:18A-10. Consultations; adoption; submission of plan; development, construction or disturbance of land; conformance to plan; waiver; rules and regulations**

a. During the development of the comprehensive management plan, the commission shall consult with appropriate officials of local governments, including the council, and State or Federal agencies with jurisdiction over lands, waters and natural resources within the pinelands area, with interested professional, scientific, and citizen organizations, and with any citizens advisory committee which may be established by the Governor. The commission shall review all relevant existing information and studies on the pinelands area including, but not limited to, the report of the committee created pursuant to Executive Order 56, issued May 28, 1977.

b. Upon the adoption thereof, the comprehensive management plan shall be submitted to the Governor and to the Legislature. The commission shall further submit such plan to the Secretary of the United States Department of Interior, as provided in the Federal Act.

c. Subsequent to the adoption of the comprehensive management plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the pinelands area shall be approved by any municipality, county or agency thereof, and no State approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such comprehensive management plan; provided, however, that the commission is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein, upon finding that such waiver is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, is consistent with the purposes and provisions of this act and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area; and provided further, however, that the commission shall, within 90 days of the effective date of this act, and after public hearing thereon, adopt rules and regulations which specify the standards for determining such extraordinary hardship, compelling public need, consistency and substantial impairment.

L.1979, c. 111, §9, eff. June 28, 1979.

PP-11. Boundaries of pinelands and preservation areas

a. The pinelands area shall consist of all that area within the boundaries described herein:

Beginning at the intersection of the abandoned-right-of-way of the Pennsylvania Railroad and the Garden State Parkway near south Toms River;
thence southerly along the Garden State Parkway to its intersection with the boundary of the Bass River State Forest;
thence southerly, and then westerly, along the Bass River State Forest boundary to its intersection with the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with Atlantic County Alternate Route 559;
thence northwesterly along Atlantic County Alternate Route 559 to its intersection with Atlantic County Route 559 at Gravelly Run;
thence northwesterly along Atlantic County Route 559 to its intersection with U.S. 40 and N.J. Route 50 at Mays Landing;
thence westerly along U.S. 40 and N.J. Route 50 to their intersection with N.J. Route 50;
thence southerly on N.J. Route 50 to its intersection with Buck Hill Road near Buck Hill;
thence westerly along Buck Hill Road (River Road) to its intersection with N.J. Route 49;
thence southeasterly along N.J. Route 49 to its intersection with N.J. Route 50;
thence southeasterly along N.J. Route 50 to its intersection with Cape May County Route 610;
thence southwestwardly along Cape May County Route 610 to its intersection with N.J. Route 47 at Dennisville;
thence northwesterly along N.J. Route 47 to its intersection with the east bank of the Manamuskin River;
thence northerly along the east bank of the Manamuskin River to N.J. Route 49;
thence northwesterly along N.J. Route 49 to its intersection with Cumberland County Route 671;
thence northerly along Cumberland County Route 671 and then Atlantic County Route 671 (both known as Union Road) to Atlantic County Route 557;
thence northwesterly along Atlantic County Route 557 to its intersection with U.S. Route 40;
thence northwesterly along U.S. Route 40 to its intersection with Gloucester County Route 555;
thence northerly along Gloucester County Route 555 to its intersection with U.S. Route 322 and Gloucester County Route 536;
thence easterly along Gloucester County Route 536 (known as New Brooklyn Road) to its intersection with Camden County Route 705 at New Brooklyn Lake;
thence northerly along the western shoreline of New Brooklyn Lake to the east bank of the main stem of the Great Egg Harbor River;
thence northerly along the east bank of the main stem of the Great Egg Harbor River to its intersection with the east bank of Tinkers Branch;
thence northeasterly along the east bank of Tinkers Branch to its intersection with the corporate boundary of Berlin Borough;
thence easterly along the Berlin Borough corporate boundary to its intersection with the boundary of that area designated as the critical area for sewerage purposes pursuant to [the provisions of P.L.1954, c. 199 (C. 58:11-23 et seq.)], as amended, and as implemented by N.J.A.C. 7:9-10.1 et seq.;
thence northerly and then easterly along such critical area boundary to its intersection with the Burlington County-Camden County boundary;
thence northerly along the Burlington County-Camden County boundary to its intersection with N.J. Route 73;
thence northerly along N.J. Route 73 to its intersection with Braddock Mill Road; thence easterly along Braddock Mill Road to its intersection with Tomlinson Mill Road;
thence northeasterly along Tomlinson Mill Road to its intersection with Kettle Run Road;

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thence northerly along Kettle Run Road, then along Willow Corner-Tomlinson Mill Road, to its intersection with South Elmwood Road;
thence easterly, then northerly along South Elmwood Road to its intersection with East Main Street;
thence easterly along East Main Street to its intersection with Marlton Pike;
thence northeasterly along Marlton Pike to its intersection with N.J. Route 70;
thence easterly along N.J. Route 70 to its intersection with U.S. Route 206;
thence northerly along U.S. Route 206 to its intersection with Burlington County Route 530; thence easterly along Burlington County Route 530 to the corporate boundary of Pemberton Borough;
thence southerly, then easterly, then northerly, and then westerly, along the Pemberton Borough corporate boundary to its intersection with Burlington County Route 616;
thence northerly along Burlington County Route 616 to its intersection with Burlington County Route 663;
thence northerly along Burlington County Route 663 to its intersection with the corporate boundary of Springfield Township;
thence easterly along the Springfield Township corporate boundary to its intersection with the boundary of the Fort Dix Military Reservation/McGuire Air Force Base;
thence easterly along the boundary of the Fort Dix Military Reservation/McGuire Air Force Base to its intersection with Ocean County Route 539;
thence northwesterly along Ocean County Route 539 to its intersection with Ocean County Route 528;
thence northeasterly along Ocean County Route 528 to its intersection with Ocean County Route 547;
thence southerly along Ocean County Route 547 to its intersection with Ocean County Route 527;
thence southeasterly along Ocean County Route 527 to its intersection with the Central Railroad of New Jersey tracks;
thence southwestly along the tracks of the Central Railroad of New Jersey to the junction with the abandoned right-of-way of the Pennsylvania Railroad near Whiting;
thence easterly along the abandoned Pennsylvania Railroad right-of-way to its intersection with the Garden State Parkway near South Toms River, at the point of origin.

b. The preservation area shall consist of all that area within the boundaries described herein:

Beginning at the crossing of the Mullica River and the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with Atlantic County Route 624;
thence northwesterly along Atlantic County Route 624 to its intersection with Atlantic County Route 563;
thence northwesterly along Atlantic County Route 563 to its intersection with Elwood-Weekstown Road at Weekstown;
thence westerly along Elwood-Weekstown Road to its intersection with Atlantic County Route 643;
thence northwesterly along Atlantic County Route 643 to an unnamed local road south of Nescochague Lake;
thence westerly along such unnamed local road to its intersection with Atlantic County Route 542;
thence northeasterly along Atlantic County Route 542 to its intersection with the boundary of Wharton State Forest;
thence northwesterly along the Wharton State Forest boundary to its intersection with the Mullica River;
thence westerly along the Mullica River to its intersection with the corporate boundary of Medford Township;
thence northerly along the Medford Township corporate boundary to its intersection with the boundary of that area designated as the critical area for sewerage purposes pursuant to [the provisions of P.L.1954, c. 199 (C. 58:11-23 et seq.)], as amended, and as implemented by N.J.A.C. 7:9-10.1 et seq.;
thence northeasterly along such critical area boundary to its intersection with the boundary of Wharton State Forest;
thence easterly along the Wharton State Forest boundary to its intersection with Medford-Atsion Road, south of Dellette;
thence northerly along Medford-Atsion Road to its intersection with Willow Grove Road; thence northeasterly along Willow Grove Road to its intersection with Stokes Road;

thence southerly along Stokes Road to its intersection with Burnt House Road;
thence northeasterly along Burnt House Road to its intersection with Fork Neck Road;
thence southerly, then easterly along Fork Neck Road to its intersection with Dingtletown Road;
thence northeasterly along Dingtletown Road to its intersection with Hampton Gate-Caranza Road;
thence northwesterly along Hampton Gate-Caranza Road to its intersection with Burlington County
Route 532;
thence easterly on Burlington County Route 532 to its intersection with Patty Bowker Road and Irick's
Causeway Road;
thence northeasterly along Irick's Causeway Road to its intersection with Vincentown-South Park Road;
thence southeasterly along Vincentown-South Park Road to its intersection with Sooy Place Road;
thence easterly along Sooy Place Road to its intersection with the corporate boundary of Woodland
Township;
thence northwesterly, then northeasterly, along the Woodland Township corporate boundary to its
intersection with the boundary of Lebanon State Forest and Burlington County Route 644 at Four Mile Circle;
thence northwesterly, then northeasterly, then southeasterly, along the Lebanon State Forest boundary to
its intersection with N.J. Route 70;
thence northeasterly along N.J. Route 70 to its intersection with the Lebanon State Forest boundary at a
point approximately one-half mile west of the intersection of N.J. Route 70 and Burlington County Route 530;
thence westerly, and then northerly, along the Lebanon State Forest boundary to its intersection with the
boundary of the Fort Dix Military Reservation near South Boundary Road;
thence northwesterly along the Fort Dix Military Reservation boundary to its intersection with Burlington
County Route 667;
thence northerly along Burlington County Route 667 to its intersection with the northern boundary of the
Fort Dix Military Reservation;
thence easterly along the Fort Dix Military Reservation boundary to its intersection with the boundary of
the Colliers Mills Fish and Wildlife Management Area;
thence northerly along the Colliers Mills Fish and Wildlife Management Area boundary to its intersection
with Ocean County Route 528;
thence northeasterly along Ocean County Route 528 to its easternmost intersection with the Colliers Mills
Fish and Wildlife Management Area boundary;
thence southerly along the Colliers Mills Fish and Wildlife Management Area boundary to its intersection
with the boundary of the Lakehurst Naval Air Station;
thence easterly, then southerly, and then westerly along the Lakehurst Naval Air Station boundary to its
intersection with an unnamed local road at the northeastern corner of the boundary of the Manchester Fish and
Wildlife Management Area;
thence southerly along such unnamed local road, then along Beckerville Road, to its intersection with
N.J. Route 70;
thence southwestery along N.J. Route 70 to its intersection with the boundary of the Fort Dix Military
Reservation;
thence southerly, and then northwesterly, along the Fort Dix Military Reservation boundary to its
intersection with the boundary of the Lebanon State Forest;
thence southerly along the Lebanon State Forest Boundary to its intersection with the boundary of the
Pasadena Fish and Wildlife Management Area;
thence southeasterly along the Pasadena Fish and Wildlife Management Area boundary to its intersection
with the northern ridge line of the Cedar Creek Drainage Basin;
thence northeasterly along the northern ridge line of the Cedar Creek Drainage Basin to its intersection
with the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with the southern ridge line of the
Cedar Creek Drainage Basin;

thence southwesterly along the southern ridge line of the Cedar Creek Drainage Basin to its intersection with the boundary of the Greenwood Forest Fish and Wildlife Management Area;
thence southeasterly along the Greenwood Forest Fish and Wildlife Management Area to its intersection with N.J. Route 72;
thence northwesterly along N.J. Route 72 to its intersection with the East Branch of the Oswego River;
thence southerly along the East Branch of the Oswego River to its intersection with Ocean County Route 539;
thence southerly along Ocean County Route 539 to its intersection with the boundary of the Stafford Forge Fish and Wildlife Management Area;
thence southeasterly along the Stafford Forge Fish and Wildlife Management Area to its intersection with the north bank of Governors Branch Creek;
thence easterly along the north bank of Governors Branch Creek to its intersection with the boundary of the Stafford Forge Fish and Wildlife Management Area;
thence easterly along the Stafford Forge Fish and Wildlife Management Area boundary to its intersection with the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with the boundary of Bass River State Forest;
thence southerly, and then westerly, along the Bass River State Forest boundary to its intersection with the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with the east bank of the Bass River;
thence northerly along the east bank of the Bass River to its intersection with the east bank of the East Branch of the Bass River;
thence northerly along the east bank of the East Branch of the Bass River to its intersection with the Atlantic City Electric Company transmission line;
thence westerly, and then southwesterly, along the Atlantic City Electric Company transmission line to its intersection with Burlington County Route 542;
thence easterly along Burlington County Route 524 to its intersection with Burlington County Route 167;
thence southerly along Burlington County Route 167 to its intersection with the Garden State Parkway at exit 50S;
thence southerly along the Garden State Parkway to the crossing of the Mullica River, at the point of origin.

c. The commission shall maintain a detailed map of the Pinelands National Reserve, the pinelands area, the protection area and the preservation area. Such map shall include, but need not be limited to, the location of all major waterways, roads, and publicly-owned lands in such areas, as well as a depiction of the boundaries of every county and municipality which is located in whole or in part within such areas. Any amendments to the map prepared pursuant to P.L.1979, c.111, §10 shall be transmitted to the governing body of every such county and municipality, shall be published in the New Jersey Register and in at least two newspapers circulating within the affected areas, within 150 days of said effective date, and shall be submitted to the Governor and the Legislature as the official State planning maps of the Pinelands National Reserve, the pinelands area, the protection area and the preservation area.

Source: 13:18A-11¹¹

¹¹ **13:18A-11. Boundaries of pinelands and preservation areas; official state planning maps of Pinelands National Reserve, and pinelands, protection and preservation areas**

a. The pinelands area shall consist of all that area within the boundaries described herein:
Beginning at the intersection of the abandoned-right-of-way of the Pennsylvania Railroad and the Garden State Parkway near south Toms River;

thence southerly along the Garden State Parkway to its intersection with the boundary of the Bass River State Forest;
thence southerly, and then westerly, along the Bass River State Forest boundary to its intersection with the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with Atlantic County Alternate Route 559;
thence northwesterly along Atlantic County Alternate Route 559 to its intersection with Atlantic County Route 559 at Gravelly Run;
thence northwesterly along Atlantic County Route 559 to its intersection with U.S. 40 and N.J. Route 50 at Mays Landing;

thence westerly along U.S. 40 and N.J. Route 50 to their intersection with N.J. Route 50;
thence southerly on N.J. Route 50 to its intersection with Buck Hill Road near Buck Hill;
thence westerly along Buck Hill Road (River Road) to its intersection with N.J. Route 49;
thence southeasterly along N.J. Route 49 to its intersection with N.J. Route 50;
thence southeasterly along N.J. Route 50 to its intersection with Cape May County Route 610;
thence southwesterly along Cape May County Route 610 to its intersection with N.J. Route 47 at Dennisville;
thence northwesterly along N.J. Route 47 to its intersection with the east bank of the Manamuskin River;
thence northerly along the east bank of the Manamuskin River to N.J. Route 49;
thence northwesterly along N.J. Route 49 to its intersection with Cumberland County Route 671;
thence northerly along Cumberland County Route 671 and then Atlantic County Route 671 (both known as Union Road) to Atlantic
County Route 557;
thence northwesterly along Atlantic County Route 557 to its intersection with U.S. Route 40;
thence northwesterly along U.S. Route 40 to its intersection with Gloucester County Route 555;
thence northerly along Gloucester County Route 555 to its intersection with U.S. Route 322 and Gloucester County Route 536;
thence easterly along Gloucester County Route 536 (known as New Brooklyn Road) to its intersection with Camden County Route 705 at
New Brooklyn Lake;
thence northerly along the western shoreline of New Brooklyn Lake to the east bank of the main stem of the Great Egg Harbor River;
thence northerly along the east bank of the main stem of the Great Egg Harbor River to its intersection with the east bank of Tinkers
Branch;
thence northeasterly along the east bank of Tinkers Branch to its intersection with the corporate boundary of Berlin Borough;
thence easterly along the Berlin Borough corporate boundary to its intersection with the boundary of that area designated as the critical
area for sewerage purposes pursuant to the provisions of P.L.1954, c. 199 (C. 58:11-23 et seq.), as amended, and as implemented by N.J.A.C.
7:9-10.1 et seq.;
thence northerly and then easterly along such critical area boundary to its intersection with the Burlington County-Camden County
boundary;
thence northerly along the Burlington County-Camden County boundary to its intersection with N.J. Route 73;
thence northerly along N.J. Route 73 to its intersection with Braddock Mill Road; thence easterly along Braddock Mill Road to its
intersection with Tomlinson Mill Road;
thence northeasterly along Tomlinson Mill Road to its intersection with Kettle Run Road;
thence northerly along Kettle Run Road, then along Willow Corner-Tomlinson Mill Road, to its intersection with South Elmwood Road;
thence easterly, then northerly along South Elmwood Road to its intersection with East Main Street; thence easterly along East Main
Street to its intersection with Marlton Pike;
thence northeasterly along Marlton Pike to its intersection with N.J. Route 70;
thence easterly along N.J. Route 70 to its intersection with U.S. Route 206;
thence northerly along U.S. Route 206 to its intersection with Burlington County Route 530; thence easterly along Burlington County
Route 530 to the corporate boundary of Pemberton Borough;
thence southerly, then easterly, then northerly, and then westerly, along the Pemberton Borough corporate boundary to its intersection
with Burlington County Route 616;
thence northerly along Burlington County Route 616 to its intersection with Burlington County Route 663;
thence northerly along Burlington County Route 663 to its intersection with the corporate boundary of Springfield Township;
thence easterly along the Springfield Township corporate boundary to its intersection with the boundary of the Fort Dix Military
Reservation/McGuire Air Force Base;
thence easterly along the boundary of the Fort Dix Military Reservation/McGuire Air Force Base to its intersection with Ocean County
Route 539;
thence northwesterly along Ocean County Route 539 to its intersection with Ocean County Route 528;
thence northeasterly along Ocean County Route 528 to its intersection with Ocean County Route 547;
thence southerly along Ocean County Route 547 to its intersection with Ocean County Route 527;
thence southeasterly along Ocean County Route 527 to its intersection with the Central Railroad of New Jersey tracks;
thence southwesterly along the tracks of the Central Railroad of New Jersey to the junction with the abandoned right-of-way of the
Pennsylvania Railroad near Whiting;
thence easterly along the abandoned Pennsylvania Railroad right-of-way to its intersection with the Garden State Parkway near South
Toms River, at the point of origin.
b. The preservation area shall consist of all that area within the boundaries described herein:
Beginning at the crossing of the Mullica River and the Garden State Parkway;
thence southerly along the Garden State Parkway to its intersection with Atlantic County Route 624;
thence northwesterly along Atlantic County Route 624 to its intersection with Atlantic County Route 563;
thence northwesterly along Atlantic County Route 563 to its intersection with Elwood-Weekstown Road at Weekstown;
thence westerly along Elwood-Weekstown Road to its intersection with Atlantic County Route 643;
thence northwesterly along Atlantic County Route 643 to an unnamed local road south of Nescochague Lake;
thence westerly along such unnamed local road to its intersection with Atlantic County Route 542;
thence northeasterly along Atlantic County Route 542 to its intersection with the boundary of Wharton State Forest;
thence northwesterly along the Wharton State Forest boundary to its intersection with the Mullica River;
thence westerly along the Mullica River to its intersection with the corporate boundary of Medford Township;

thence northerly along the Medford Township corporate boundary to its intersection with the boundary of that area designated as the critical area for sewerage purposes pursuant to the provisions of P.L.1954, c. 199 (C. 58:11-23 et seq.), as amended, and as implemented by N.J.A.C. 7:9-10.1 et seq.;

thence northeasterly along such critical area boundary to its intersection with the boundary of Wharton State Forest;

thence easterly along the Wharton State Forest boundary to its intersection with Medford-Atsion Road, south of Dellette;

thence northerly along Medford-Atsion Road to its intersection with Willow Grove Road; thence northeasterly along Willow Grove Road to its intersection with Stokes Road;

thence southerly along Stokes Road to its intersection with Burnt House Road;

thence northeasterly along Burnt House Road to its intersection with Fork Neck Road;

thence southerly, then easterly along Fork Neck Road to its intersection with Dingtletown Road;

thence northeasterly along Dingtletown Road to its intersection with Hampton Gate-Caranza Road;

thence easterly along Hampton Gate-Caranza Road to its intersection with Burlington County Route 532;

thence easterly on Burlington County Route 532 to its intersection with Patty Bowker Road and Irick's Causeway Road;

thence northeasterly along Irick's Causeway Road to its intersection with Vincentown-South Park Road;

thence southeasterly along Vincentown-South Park Road to its intersection with Sooy Place Road;

thence easterly along Sooy Place Road to its intersection with the corporate boundary of Woodland Township;

thence northwesterly, then northeasterly, along the Woodland Township corporate boundary to its intersection with the boundary of Lebanon State Forest and Burlington County Route 644 at Four Mile Circle;

thence northwesterly, then northeasterly, then southeasterly, along the Lebanon State Forest boundary to its intersection with N.J. Route 70;

thence northeasterly along N.J. Route 70 to its intersection with the Lebanon State Forest boundary at a point approximately one-half mile west of the intersection of N.J. Route 70 and Burlington County Route 530;

thence westerly, and then northerly, along the Lebanon State Forest boundary to its intersection with the boundary of the Fort Dix Military Reservation near South Boundary Road;

thence northwesterly along the Fort Dix Military Reservation boundary to its intersection with Burlington County Route 667;

thence northerly along Burlington County Route 667 to its intersection with the northern boundary of the Fort Dix Military Reservation;

thence easterly along the Fort Dix Military Reservation boundary to its intersection with the boundary of the Colliers Mills Fish and Wildlife Management Area;

thence northerly along the Colliers Mills Fish and Wildlife Management Area boundary to its intersection with Ocean County Route 528;

thence northeasterly along Ocean County Route 528 to its easternmost intersection with the Colliers Mills Fish and Wildlife Management Area boundary;

thence southerly along the Colliers Mills Fish and Wildlife Management Area boundary to its intersection with the boundary of the Lakehurst Naval Air Station;

thence easterly, then southerly, and then westerly along the Lakehurst Naval Air Station boundary to its intersection with an unnamed local road at the northeastern corner of the boundary of the Manchester Fish and Wildlife Management Area;

thence southerly along such unnamed local road, then along Beckerville Road, to its intersection with N.J. Route 70;

thence southwesterly along N.J. Route 70 to its intersection with the boundary of the Fort Dix Military Reservation;

thence southerly, and then northwesterly, along the Fort Dix Military Reservation boundary to its intersection with the boundary of the Lebanon State Forest;

thence southerly along the Lebanon State Forest Boundary to its intersection with the boundary of the Pasadena Fish and Wildlife Management Area;

thence southeasterly along the Pasadena Fish and Wildlife Management Area boundary to its intersection with the northern ridge line of the Cedar Creek Drainage Basin;

thence northeasterly along the northern ridge line of the Cedar Creek Drainage Basin to its intersection with the Garden State Parkway;

thence southerly along the Garden State Parkway to its intersection with the southern ridge line of the Cedar Creek Drainage Basin;

thence southwestwesterly along the southern ridge line of the Cedar Creek Drainage Basin to its intersection with the boundary of the Greenwood Forest Fish and Wildlife Management Area;

thence southeasterly along the Greenwood Forest Fish and Wildlife Management Area to its intersection with N.J. Route 72;

thence northwesterly along N.J. Route 72 to its intersection with the East Branch of the Oswego River;

thence southerly along the East Branch of the Oswego River to its intersection with Ocean County Route 539;

thence southerly along Ocean County Route 539 to its intersection with the boundary of the Stafford Forge Fish and Wildlife Management Area;

thence southeasterly along the Stafford Forge Fish and Wildlife Management Area to its intersection with the north bank of Governors Branch Creek;

thence easterly along the north bank of Governors Branch Creek to its intersection with the boundary of the Stafford Forge Fish and Wildlife Management Area;

thence easterly along the Stafford Forge Fish and Wildlife Management Area boundary to its intersection with the Garden State Parkway;

thence southerly along the Garden State Parkway to its intersection with the boundary of Bass River State Forest;

thence southerly, and then westerly, along the Bass River State Forest boundary to its intersection with the Garden State Parkway;

thence southerly along the Garden State Parkway to its intersection with the east bank of the Bass River;

thence northerly along the east bank of the Bass River to its intersection with the east bank of the East Branch of the Bass River;

thence northerly along the east bank of the East Branch of the Bass River to its intersection with the Atlantic City Electric Company transmission line;

thence westerly, and then southwestwesterly, along the Atlantic City Electric Company transmission line to its intersection with Burlington County Route 542;

thence easterly along Burlington County Route 524 to its intersection with Burlington County Route 167;

thence southerly along Burlington County Route 167 to its intersection with the Garden State Parkway at exit 50S;

COMMENT

No change in subsections a. and b. In subsection c., the reference to preparation of a detailed map of the Pinelands area within one year has been changed to a continuing obligation to maintain the map and the obligation to notify and transmit the original map has been changed to an obligation to notify and transmit any amendments to the map.

PP-12. Master plan revisions

a. The provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, within one year of the date of the adoption of the comprehensive management plan, or any revision of the plan, each county located in whole or in part in the pinelands area shall submit to the commission any revisions of the county master plan that may be necessary to implement the objectives of the comprehensive management plan and conform with the minimum standards contained in the plan. After receiving and reviewing the revisions, as applicable to the development and use of land in the pinelands area, the commission shall approve, reject, or approve with conditions the revised plans, as it deems appropriate, after public hearing, within 60 days of the submission of the plans.

Upon rejecting or conditionally approving any revised plan, the commission shall identify any changes that it deems necessary for commission approval thereof, and the relevant county shall adopt and enforce the plan, as changed.

b. Within one year of the date of the adoption of the comprehensive management plan, or any revision of the plan, each municipality located in whole or in part in the pinelands area shall submit to the commission any revisions of the municipal master plan and local land use ordinances that may be necessary in order to implement the objectives of the comprehensive management plan and conform with the minimum standards contained in the plan. After receiving and reviewing the revisions, as applicable to the development and use of land in the pinelands area, the commission shall approve, reject, or approve with conditions said revised plans and ordinances, as it deems appropriate, after public hearing, within 120 days of the date of their submission. The number of low or moderate income housing units provided for in the revised plan shall not be used by the commission as a criterion for the approval, rejection, or conditional approval of the revised plan.

Upon rejecting or conditionally approving any such revised plan or ordinance, the commission shall identify any changes that it deems necessary for commission approval, and the relevant municipality shall adopt and enforce the plan or ordinance, as changed.

The commission may, as provided in this [subchapter], delegate the review of any municipal master plan or land use ordinance to the planning board of the county in which the municipality is located. Any such delegation shall be made only: (1) upon a finding by the commission that the delegation is consistent with the purposes and provisions of [this subchapter] and the Federal Act; (2) if the commission has approved the master plan for such county; and (3) at the request of the governing body of such county. The results of any such county planning board review shall be transmitted to the commission prior to the commission's review and approval of any such municipal master plan or ordinance.

c. In the event that any county or municipality fails to adopt or enforce an approved revised master plan or implementing land use ordinances, as the case may be, including any condition thereto imposed by the

thence southerly along the Garden State Parkway to the crossing of the Mullica River, at the point of origin.

c. The commission shall, within 120 days of the effective date of this act, prepare a detailed map of the Pinelands National Reserve, the pinelands area, the protection area and the preservation area. Such map shall include, but need not be limited to, the location of all major waterways, roads, and publicly-owned lands in such areas, as well as a depiction of the boundaries of every county and municipality which is located in whole or in part within such areas. Such map shall be transmitted to the governing body of every such county and municipality, shall be published in the New Jersey Register and in at least two newspapers circulating within the affected areas, within 150 days of said effective date, and shall be submitted to the Governor and the Legislature as the official State planning maps of the Pinelands National Reserve, the pinelands area, the protection area and the preservation area.

L.1979, c. 111, §10, eff. June 28, 1979.

commission, the commission shall adopt and enforce such regulations as may be necessary to implement the minimum standards contained in the comprehensive management plan as applicable to any such county or municipality.

d. Any approval of any application for development granted by any municipality, county, or agency in violation of the provisions of this section shall be null and void and of no force and effect at law or equity.

Source: 13:18A-12¹²

COMMENT

Numerous instances of archaic terms "thereof" and "therein" and the like eliminated; unnecessary use of "such" eliminated.

PP-13. Guidelines

In order to assure that the actions, decisions, determinations and rulings of the State, county and municipal governments shall, to the maximum extent practicable and feasible, conform with the comprehensive management plan adopted by the commission pursuant to [section PP-8 of this subchapter], the commission shall prepare, periodically revise and transmit to all State, county or municipal agencies empowered to finance or construct any capital project within the pinelands area, and to all State agencies empowered to grant or deny any approval, certificate, license, consent, or permit for the construction of any structure or the disturbance of land within the pinelands area, guidelines for the location and construction of such capital projects or for the granting of any approval, certificate, license, consent, permit, or financial assistance, as the case may be, that the commission deems necessary and appropriate.

Source: 13:18A-13¹³

¹² 13:18A-12. Master plan revisions

a. The provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, within one year of the date of the adoption of the comprehensive management plan, or any revision thereof, each county located in whole or in part in the pinelands area shall submit to the commission such revisions of the county master plan as may be necessary in order to implement the objectives of the comprehensive management plan and conform with the minimum standards contained therein. After receiving and reviewing such revisions, as applicable to the development and use of land in the pinelands area, the commission shall approve, reject, or approve with conditions said revised plans, as it deems appropriate, after public hearing, within 60 days of the submission thereof.

Upon rejecting or conditionally approving any such revised plan, the commission shall identify such changes therein that it deems necessary for commission approval thereof, and the relevant county shall adopt and enforce such plan, as so changed.

b. Within one year of the date of the adoption of the comprehensive management plan, or any revision thereof, each municipality located in whole or in part in the pinelands area shall submit to the commission such revisions of the municipal master plan and local land use ordinances as may be necessary in order to implement the objectives of the comprehensive management plan and conform with the minimum standards contained therein. After receiving and reviewing such revisions, as applicable to the development and use of land in the pinelands area, the commission shall approve, reject, or approve with conditions said revised plans and ordinances, as it deems appropriate, after public hearing, within 120 days of the date of the submission thereof. The number of low or moderate income housing units provided for in the revised plan shall not be used by the commission as a criterion for the approval, rejection, or conditional approval of the revised plan.

Upon rejecting or conditionally approving any such revised plan or ordinance, the commission shall identify such changes therein that it deems necessary for commission approval thereof, and the relevant municipality shall adopt and enforce such plan or ordinance, as so changed.

The commission may, as herein provided, delegate the review of any municipal master plan or land use ordinance to the planning board of the county wherein such municipality is located. Any such delegation shall be made only: (1) upon a finding by the commission that such delegation is consistent with the purposes and provisions of this act and the Federal Act; (2) if the commission has approved the master plan for such county; and (3) at the request of the governing body of such county. The results of any such county planning board review shall be transmitted to the commission prior to the commission's review and approval of any such municipal master plan or ordinance.

c. In the event that any county or municipality fails to adopt or enforce an approved revised master plan or implementing land use ordinances, as the case may be, including any condition thereto imposed by the commission, the commission shall adopt and enforce such rules and regulations as may be necessary to implement the minimum standards contained in the comprehensive management plan as applicable to any such county or municipality.

d. Any approval of any application for development granted by any municipality, county, or agency thereof in violation of the provisions of this section shall be null and void and of no force and effect at law or equity.

L. 1979, c. 111, §11; amended by L. 1987, c. 267, § 1.

COMMENT

“Therein” and “such ... as” construction eliminated.

PP-14. Approvals, certificates, licenses, consents, permits or financial assistance for construction of structure or disturbance of land; prohibition prior to adoption of plan and revisions; exceptions

a. No application for development in the preservation area shall be approved by any municipality, county, or agency thereof prior to approval, pursuant to [section PP-12 of this subchapter], of the master plan and land use ordinances applicable to any municipality, county, or agency; provided, however, that such an application may be approved prior to adoption and approval if the commission finds that such approval is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, and is consistent with the purposes and provisions of this [subchapter] and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area.

b. Any approval, certificate, license, consent, permit, or financial assistance granted in violation of this section or in violation of L.1979, c.11, §13, shall be null and void and of no force and effect at law or equity.

Source: 13:18A-14¹⁴

¹³ **13:18A-13. Guidelines for location and construction; periodic revision and transmittal to state, county and municipal agencies**

In order to assure that the actions, decisions, determinations and rulings of the State, county and municipal governments shall, to the maximum extent practicable and feasible, conform with the comprehensive management plan adopted by the commission pursuant to section 7 of this act, the commission shall prepare, periodically revise and transmit to all State, county or municipal agencies empowered to finance or construct any capital project within the pinelands area, and to all State agencies empowered to grant or deny any approval, certificate, license, consent, or permit for the construction of any structure or the disturbance of land therein, such guidelines for the location and construction of such capital projects or for the granting of any such approval, certificate, license, consent, permit, or financial assistance, as the case may be, as the commission deems necessary and appropriate.

L.1979, c. 111, §12, eff. June 28, 1979.

¹⁴ **13:18A-14. Approvals, certificates, licenses, consents, permits or financial assistance for construction of structure or disturbance of land; prohibition prior to adoption of plan and revisions; exceptions**

Subsequent to the effective date of this act, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding:

a. No State department, division, commission, authority, council, agency or board shall grant any approval, certificate, license, consent, permit or financial assistance for the construction of any structure or the disturbance of any land within the pinelands area, for other than agricultural or horticultural purposes prior to the adoption of the comprehensive management plan; provided, however, that such grant may be made for such construction or disturbance within the protection area prior to such adoption if the commission finds that such grant is necessary to alleviate extraordinary hardship, or to satisfy a compelling public need, or is consistent with the purposes and provisions of this act and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area; and provided further, however, that such grant may be made for such construction or disturbance within the preservation area if the commission finds that such grant is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, and is consistent with the purposes and provisions of this act and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area.

b. No application for a major development in the protection area shall be approved by any municipality, county or agency thereof, prior to the adoption of the comprehensive management plan; provided, however, that such an application may be approved if the commission finds that such approval is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, or is consistent with the purposes and provisions of this act and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area.

c. No application for development in the preservation area shall be approved by any municipality, county, or agency thereof prior to the adoption of the comprehensive management plan and the approval, pursuant to section 11 of this act, of the master plan and land use ordinances applicable to any such municipality, county, or agency thereof; provided, however, that such an application may be approved prior to such adoption and approval if the commission finds that such approval is necessary to alleviate extraordinary hardship or to satisfy a compelling public need, and is consistent with the purposes and provisions of this act and the Federal Act, and would not result in substantial impairment of the resources of the pinelands area.

d. Any approval, certificate, license, consent, permit, or financial assistance granted in violation of this section shall be null and void and of no force and effect at law or equity.

e. The commission shall, within 90 days of the effective date of this act, and after public hearing thereon, adopt rules and regulations which specify the standards for determining such extraordinary hardship, compelling public need, consistency and substantial impairment for the purposes of this section.

COMMENT

As enacted, this section pertained primarily to approval of development applications during the interim period from the effective date of the legislation in 1979 until the adoption of the comprehensive management plan mandated by the original act. Some of the provisions have continuing validity. Subsection c. is continued as proposed subsection a. It prohibits the approval of development applications by local government entities until their master plan and land use ordinances have been revised and approved by the Pinelands Commission. At this date, at least one municipality still has not conformed its plan and ordinances as originally contemplated. Subsection d., continued here as proposed subsection b., renders null and void any development approval granted without conformity with this section or with the act as originally enacted.

PP-15. Pinelands development applications

The commission may commence a review of any application for development in the pinelands area within 15 days after any final municipal or county approval of the application. Upon determining to exercise such authority, the commission shall transmit, by certified mail, written notice to the person who submitted the application. The commission shall, after a public hearing, approve, reject, or approve with conditions any such application, within 45 days of transmitting the notice. An application shall not be rejected or conditionally approved unless the commission determines that such development does not conform with the comprehensive management plan or the minimum standards contained therein, as applicable to the county or municipality wherein such development is located, or that such development could result in substantial impairment of the resources of the pinelands area. Such approval, rejection or conditional approval shall be binding upon the person who submitted such application, shall supersede any municipal or county approval of any such development, and shall be subject only to judicial review as provided in [section PP-21 of this subchapter].

The number of low or moderate income housing units provided for in the application for development shall not be used as a criterion for the approval or rejection of the application.

Source: 13:18A-15¹⁵

COMMENTS

The introductory qualification (“subsequent to the adoption of the comprehensive management plan”) eliminated; various editorial changes for clarity and to eliminate use of archaic terms (e.g., “thereon” and unnecessary use of “such”). The proviso in the third sentence made into a separate sentence.

f. The executive director is hereby authorized and directed to review all requests or applications for a commission finding pursuant to this section and to make such recommendations thereon to the commission as he shall deem appropriate; provided, however, that the commission shall take final action on all such requests or applications.

g. Nothing in this section shall prohibit the granting of any State, county or municipal approval, certificate, license, consent or permit for the construction of any single family residence upon any existing lot in the protection area, provided that (1) the lot upon which such residence would be constructed was owned, as of February 7, 1979, by the person who would occupy such residence; and (2) that sewage treatment facilities, within the capacity of an existing sewage treatment plant, are available to service such residence, or, where no such facilities are available, that such residence would be constructed upon a lot greater than one acre.

L.1979, c. 111, §13, eff. June 28, 1979.

¹⁵**13:18A-15. Pinelands development applications**

Subsequent to the adoption of the comprehensive management plan, the commission is hereby authorized to commence a review, within 15 days after any final municipal or county approval thereof, of any application for development in the pinelands area. Upon determining to exercise such authority, the commission shall transmit, by certified mail, written notice thereof to the person who submitted such application. The commission shall, after public hearing thereon, approve, reject, or approve with conditions any such application within 45 days of transmitting such notice; provided, however, that such application shall not be rejected or conditionally approved unless the commission determines that such development does not conform with the comprehensive management plan or the minimum standards contained therein, as applicable to the county or municipality wherein such development is located, or that such development could result in substantial impairment of the resources of the pinelands area. Such approval, rejection or conditional approval shall be binding upon the person who submitted such application, shall supersede any municipal or county approval of any such development, and shall be subject only to judicial review as provided in section 19 of this act.

The number of low or moderate income housing units provided for in the application for development shall not be used as a criterion for the approval or rejection of the application.

L. 1979, c. 111, §14; amended by L. 1987, c. 267, |2.

PP-16. Grants to municipalities and counties

The commission may make grants to municipalities and counties for any revision of local master plans or implementing ordinances which is designed to bring such plans and ordinances into conformance with the comprehensive management plan prepared by the commission. The commission may make grants from any State, Federal or other funds which may be appropriated or otherwise made available to it for such purpose.

Source: 13:18A-16¹⁶

COMMENT

The phrase “is hereby authorized to” changed to “may”; use of “thereto” and “such” eliminated.

PP-17. Rural economic development

a. The Legislature finds and declares that the Pinelands comprehensive management plan and its accompanying land use regulations place a number of restrictions on opportunities for economic development in portions of the region in which growth is restricted and which are largely devoted to conservation and agriculture; that within these areas, there is potential for limited development that may be undertaken in a manner that does not detract from ecological protection goals; and that certain types of economic development can be identified that are compatible with the environmentally sensitive and rural character of the region.

The Legislature further finds and declares that small villages exist in non-growth portions of the region that include areas zoned for commercial and other uses but are isolated in the rural municipalities and lack the staff and resources for planning and economic development; that economic development of a certain type, such as ecotourism, retail sales and services, recreation, and light manufacturing, may be viable alternatives for these areas; and that in order to promote opportunities for these areas, it is necessary to create a program to research and test viable economic development opportunities and to design implementation strategies to bring development to these areas compatible with the ecologically sensitive nature of the region.

b. The Pinelands Commission shall develop a pilot program to assist rural Pinelands municipalities in non-growth regions in the Pinelands area in identifying economic development opportunities that complement regional requirements for resource protection and in attracting such development to the area. The pilot program shall be developed by the Pinelands Commission, together with several rural municipalities within non-growth areas in the Pinelands area chosen by the commission, to enable similarly situated municipalities to match local conditions with compatible economic development opportunities. The commission shall choose municipalities to participate in the program based on the extent to which: the entire municipality or large portions thereof are located in an environmentally sensitive area; limited sites are available for development; sewer service is unavailable in most of the municipality; large portions of the municipality are owned by the State; and no local resources are available for economic development planning.

The Pinelands Commission shall establish a partnership with each municipality participating in the program. The municipality shall be given technical and other assistance in developing a local economic development entity. Each local economic development entity shall, together with the commission, perform a community assessment to determine community interests and opportunities for development, and to identify sites for development that are compatible with resource protection and that take into account constraints on the scale of allowable development. The commission, together with the local economic development entities shall develop

¹⁶ **13:18A-16. Grants to municipalities and counties for revisions**

The commission is hereby authorized to make grants to municipalities and counties for any revision of local master plans or the implementing ordinances thereto which is designed to bring such plans and ordinances into conformance with the comprehensive management plan prepared by the commission. The commission may make such grants from any State, Federal or other funds which may be appropriated or otherwise made available to it for such purpose.

L.1979, c. 111, §15, eff. June 28, 1979.

strategies for attracting development and shall develop promotional materials for that purpose, and shall develop links with county and regional economic development entities. The commission shall develop strategies for the expedited review of development applications and permits for such projects.

c. Not later than two years after the effective date of this act, the Pinelands Commission shall prepare and submit a report to the Governor and the Legislature describing the pilot program developed pursuant to this act, evaluating its effectiveness, detailing the expenditure of the funds appropriated pursuant to section 4 of P.L.1997, c.233 and discussing its applicability to other regions of the State. The commission shall also make the report available, upon request, to any municipality in the State.

Source: 13:18A-56¹⁷; 13:18A-57¹⁸; 13:18A-58¹⁹

COMMENT

The source sections have been combined into a single section.

PP-18. Conflict of interest

a. No member, officer, employee, or agent of the commission shall take any official action on any matter in which that person has a direct or indirect financial interest. The ownership of, or tenancy in, one's own private residence shall not be considered a financial interest for the purposes of this section. Nothing in this section shall be construed to prohibit any member, officer, employee or agent from participating in the preparation and approval of the comprehensive management plan;

b. Any commission action taken or approval granted in violation of this section is voidable;

¹⁷ **13:18A-56 Findings, declarations relative to economic development in the Pinelands.**

The Legislature finds and declares that the Pinelands comprehensive management plan and its accompanying land use regulations place a number of restrictions on opportunities for economic development in portions of the region in which growth is restricted and which are largely devoted to conservation and agriculture; that within these areas, there is potential for limited development that may be undertaken in a manner that does not detract from ecological protection goals; and that certain types of economic development can be identified that are compatible with the environmentally sensitive and rural character of the region.

The Legislature further finds and declares that small villages exist in non-growth portions of the region that include areas zoned for commercial and other uses but are isolated in the rural municipalities and lack the staff and resources for planning and economic development; that economic development of a certain type, such as ecotourism, retail sales and services, recreation, and light manufacturing, may be viable alternatives for these areas; and that in order to promote opportunities for these areas, it is necessary to create a program to research and test viable economic development opportunities and to design implementation strategies to bring development to these areas compatible with the ecologically sensitive nature of the region.

L.1997,c.233,s.1.

¹⁸ **13:18A-57 Pilot program developed by Pinelands Commission.**

a. The Pinelands Commission shall develop a pilot program to assist rural Pinelands municipalities in non-growth regions in the Pinelands area in identifying economic development opportunities that complement regional requirements for resource protection and in attracting such development to the area. The pilot program shall be developed by the Pinelands Commission, together with several rural municipalities within non-growth areas in the Pinelands area chosen by the commission, to enable similarly situated municipalities to match local conditions with compatible economic development opportunities. The commission shall choose municipalities to participate in the program based on the extent to which: the entire municipality or large portions thereof are located in an environmentally sensitive area; limited sites are available for development; sewer service is unavailable in most of the municipality; large portions of the municipality are owned by the State; and no local resources are available for economic development planning.

b. The Pinelands Commission shall establish a partnership with each municipality participating in the program. The municipality shall be given technical and other assistance in developing a local economic development entity. Each local economic development entity shall, together with the commission, perform a community assessment to determine community interests and opportunities for development, and to identify sites for development that are compatible with resource protection and that take into account constraints on the scale of allowable development. The commission, together with the local economic development entities shall develop strategies for attracting development and shall develop promotional materials for that purpose, and shall develop links with county and regional economic development entities. The commission shall develop strategies for the expedited review of development applications and permits for such projects.

L.1997,c.233,s.2.

¹⁹ **13:18A-58 Report by Pinelands Commission to Governor, Legislature.**

Not later than two years after the effective date of this act, the Pinelands Commission shall prepare and submit a report to the Governor and the Legislature describing the pilot program developed pursuant to this act, evaluating its effectiveness, detailing the expenditure of the funds appropriated pursuant to section 4 of P.L.1997, c.233 and discussing its applicability to other regions of the State. The commission shall also make the report available, upon request, to any municipality in the State.

L.1997,c.233,s.3.

c. Any person who willfully violates any provision of this section shall forfeit office or employment and shall be guilty of a crime of the fourth degree.

Source: 13:18A-17²⁰

COMMENT

In subsection a., numerous changes to eliminate gender references. The two provisions in subsection a. made into separate sentences. In subsection c., the reference to a violation of the provisions of the section constituting a misdemeanor has been changed to a crime of the fourth degree. See New Jersey Statutes 2C:43-1, subsection b: "...a crime defined by any statute of this State other than this code and designated as a misdemeanor shall constitute for the purpose of sentence a crime of the fourth degree."

PP-19. Annual audit

The State Auditor shall conduct an annual audit of the commission's activities pursuant to [the provisions of chapter 24 of Title 52 of the Revised Statutes].

Source: 13:18A-18²¹

COMMENT

No change.

PP-20. Annual report

On or before March 31 in each year the commission shall make an annual report of its activities for the preceding calendar year to the Governor, the Legislature and to the Secretary of the United States Department of Interior. Each annual report shall set forth a complete operating and financial statement covering its operations during the year.

Source: 13:18A-19²²

COMMENT

"Each such report" changed to "Each annual report."

²⁰ **13:18A-17. Conflict of interest of member, officer, employee or agent of commission; violations; action voidable; penalties**

a. No member, officer, employee, or agent of the commission shall take any official action on any matter in which he has a direct or indirect financial interest; provided, however, that the ownership of, or tenancy in, one's own private residence shall not be considered a financial interest for the purposes of this section; and provided further, however, that nothing in this section shall be construed so as to prohibit any such member from participating in the preparation and approval of the comprehensive management plan;

b. Any commission action taken or approval granted in violation of this section is voidable;

c. Any person who shall willfully violate any provision of this section shall forfeit his office or employment and shall be guilty of a misdemeanor and be punished by a fine of not more than \$7,500.00 or by imprisonment for not more than 18 months, or both such fine and imprisonment.

L.1979, c. 111, §16, eff. June 28, 1979.

²¹ **13:18A-18. Annual audit**

The State Auditor shall conduct an annual audit of the commission's activities pursuant to the provisions of chapter 24 of Title 52 of the Revised Statutes.

L.1979, c. 111, §17, eff. June 28, 1979.

²² **13:18A-19. Annual report**

On or before March 31 in each year the commission shall make an annual report of its activities for the preceding calendar year to the Governor, the Legislature and to the Secretary of the United States Department of Interior. Each such report shall set forth a complete operating and financial statement covering its operations during the year.

L.1979, c. 111, §18, eff. June 28, 1979.

PP-21. Judicial review

Any person aggrieved by a decision rendered by the commission pursuant to [subsection c. of section PP-10]and [sections PP-14 and PP-15 of this subchapter] may obtain judicial review by instituting an action in a court of competent jurisdiction.

Source: 13:18A-20²³

COMMENT

Certain of the provisions of this section are unnecessary as judicial review of administrative actions is constitutionally-based and governed by court rule. See N.J. Const. Art. 6, Sec. 5, par. 4 and N.J.R. 4:69.

PP-22. Sale of land within preservation area

a. No person shall contract to sell any land within the preservation area, or any interest in or option for such land, until that person has transmitted to the Commissioner of Environmental Protection, by certified mail, a written notice of intention to sell the land, interest, or option at least 60 days prior to entering into the contract. This subsection shall not apply to any contract of sale for any structure which is located on any lot less than 10 acres, nor to any contract of sale between or among husband and wife, parent and child, brother and sister, or grandparent and grandchild.

b. Any contract made in violation of subsection a. of this section is voidable.

c. Any corporation which owns any land, or interest in land, within the preservation area, shall transmit, by certified mail, a written notice to the Commissioner of Environmental Protection of any change or series of changes in the ownership of more than 10% of the stockholdings in such corporation. The notice shall be transmitted within 10 days of the occurrence of the change.

d. Nothing in this section shall be construed so as to limit any authority granted the commissioner, pursuant to law, to acquire any lands, or interests in or options for land, in the manner that may be provided in that law.

Source: 13:18A-22²⁴

²³ **13:18A-20. Judicial review**

Any person aggrieved by any decision rendered by the commission pursuant to subsection c. of section 9 and sections 13 and 14 of this act may obtain judicial review thereof by the filing of a petition in the Appellate Division of the Superior Court of New Jersey within 45 days after the issuance of such decision. The court shall have the power to grant such relief as it deems just and proper, and to make and enter an order enforcing, modifying and enforcing as so modified, remanding for further specific evidence or findings, or setting aside in whole or in part, such decision of the commission. The findings of fact on which such decision is based shall be conclusive if supported by substantial evidence on the record considered as a whole.

L.1979, c. 111, §19, eff. June 28, 1979.

²⁴ **13:18A-22. Sale of land within preservation area; written notice of intention; exceptions; transmittal and publication of provisions of section; violations; voidability of contract; corporations**

a. No person shall contract to sell any land within the preservation area, or any interest therein or option therefor, until such person has transmitted to the Commissioner of Environmental Protection, by certified mail, a written notice of intention to sell such land, interest, or option at least 60 days prior to entering into any such contract; provided, however, that the provisions of this subsection shall not be applicable to any contract of sale for any structure which is located on any lot less than 10 acres, nor to any contract of sale between or among husband and wife, parent and child, brother and sister, or grandparent and grandchild.

b. The Commissioner of Environmental Protection shall, within 30 days of the effective date of this act, transmit, by certified mail, written notice of the provisions of this section to the governing body of every county and municipality located in whole or in part in the preservation area, and publish such notice in the New Jersey Register and in at least two newspapers circulating within the affected areas.

c. Any contract made in violation of subsection a. of this section is voidable.

d. Any corporation which owns any land, or interest therein, within the preservation area shall transmit, by certified mail, within 10 days of the occurrence thereof, a written notice to the Commissioner of Environmental Protection of any change or series of changes in the ownership of more than 10% of the stockholdings in such corporation.

e. Nothing in this section shall be construed so as to limit any authority granted the commissioner, pursuant to law, to acquire any lands, or interests therein or options therefor, in such manner as may be provided in such law.

L.1979, c. 111, §21, eff. June 28, 1979.

COMMENT

In subsections a., d. and e., numerous changes to eliminate archaic references, i.e., "therefor," "therein" and inappropriate use of "such." Subsection B. (requiring transmission of notice within 30 days of the effective date of the original act) eliminated as executed. Subsections c., d., and e., re-lettered accordingly. In subsection d. (re-lettered as proposed subsection c.) the parenthetical phrase "within 10 days of the occurrence thereof" has been made into a separate sentence.

PP-23. Coastal area; revision of environmental design

In addition to the functions required pursuant to the chapter entitled "Coastal Area Development", the Department of Environmental Protection shall, in consultation with the commission and review the environmental design for the coastal area as it affects the planning and management of the development and use of any land in the coastal area which is also within the boundaries of the Pinelands National Reserve, make any necessary revisions to such environmental design as may be necessary in order to effectuate the purposes of [this subchapter] and the Federal Act, and prepare and transmit to the commission a report detailing the provisions of the environmental design as so revised and as applicable to such land.

Source: 13:18A-23²⁵

COMMENT

PP-24. Power vessels and motor vehicles

a. No person shall operate any power vessel which utilizes any engine in excess of 10 horse power upon any of the waters of this State within the pinelands area, except upon that portion of the Mullica River downstream from Burlington County Route 542, upon that portion of the Great Egg Harbor River downstream from its confluence with Mare Run, or upon that portion of the Wading River downstream from its confluence with the Oswego River. As used in this subsection, "power vessel" means any vessel temporarily or permanently equipped with machinery for propulsion, not including a vessel propelled wholly by sails or by muscular power.

b. No person shall operate any motor vehicle upon any public land within the pinelands area other than upon public highways, except in such areas designated by the commission for such purposes. As used in this subsection, "motor vehicle" means all vehicles propelled other than by muscular power, but not including those vehicles run only upon rails or tracks, police, fire or emergency vehicles, or those vehicles utilized for the administration or maintenance of any public land.

c. No person shall throw, drop, discard or otherwise place any litter upon any land or water within the pinelands area. As used in this subsection, "litter" means any paper, bottle, can, trash, garbage, refuse or debris of any nature.

d. Any person who violates any provision of this section shall be liable to a penalty of not more than \$500.00 for each offense, which penalty shall be imposed in addition to any other penalty otherwise provided by P.L.1954, c.38 (C.23:7-9), R.S.39:4-64, or by any other law. The penalty shall be collected by the Department of Environmental Protection pursuant to the provisions of "the penalty enforcement law" (N.J.S.2A:58-1 et seq.).

²⁵ **13:18A-23. Coastal area; revision of environmental design**

In addition to the functions required pursuant to the "Coastal Area Facility Review Act," P.L.1973, c. 185 (C. 13:19-1 et seq.), the Department of Environmental Protection shall, in consultation with the commission and within 18 months of the effective date of this act, review the environmental design for the coastal area as it affects the planning and management of the development and use of any land in the coastal area which is also within the boundaries of the Pinelands National Reserve, make any necessary revisions to such environmental design as may be necessary in order to effectuate the purposes of this act and the Federal Act, and prepare and transmit to the commission a report detailing the provisions of the environmental design as so revised and as applicable to such land.

L.1979, c. 111, §22, eff. June 28, 1979.

Source: 13:18A-24²⁶

COMMENT

In the last sentence of subsection d., "Such penalty" changed to "The penalty."

PP-25. Inapplicability of chapter

a. Nothing in this [subchapter] shall be construed to authorize or permit the exportation of any ground or surface waters from the pinelands area.

b. Nothing in this [subchapter] shall be construed to authorize any regulation of hunting, fishing, trapping or possession of wildlife, or other recreational activities in the pinelands area, except as otherwise provided in [section PP-24 of this subchapter]or by [Title 13] or [Title 23 of the New Jersey Statutes].

Source: 13:18A-25²⁷

COMMENT

"Act" changed to "subchapter."

PP-26. Surcharge on fees

The commission may adopt regulations which impose a surcharge of up to \$1.00 upon any fee currently levied and collected, pursuant to law, for the use of State-owned lands within the pinelands area. All of the sums collected as a result of any such surcharge shall be deposited in a fund to be known as the "Pinelands Fund," which shall be kept separate from all other State receipts. There shall be appropriated annually from the Pinelands Fund, in accordance with a formula adopted by the commission, such revenue as may be available to defray the costs of payments in lieu-of-taxes, as provided in this chapter, to municipalities located in whole or in part in the pinelands area.

Source: 13:18A-26²⁸

²⁶ **13:18A-24. Operation of power vessels or motor vehicles within pinelands; littering; violations; penalty**

a. No person shall operate any power vessel which utilizes any engine in excess of 10 horse power upon any of the waters of this State within the pinelands area, except upon that portion of the Mullica River downstream from Burlington County Route 542, upon that portion of the Great Egg Harbor River downstream from its confluence with Mare Run, or upon that portion of the Wading River downstream from its confluence with the Oswego River. As used in this subsection, "power vessel" means any vessel temporarily or permanently equipped with machinery for propulsion, not including a vessel propelled wholly by sails or by muscular power.

b. No person shall operate any motor vehicle upon any public land within the pinelands area other than upon public highways, except in such areas designated by the commission for such purposes. As used in this subsection, "motor vehicle" means all vehicles propelled other than by muscular power, but not including those vehicles run only upon rails or tracks, police, fire or emergency vehicles, or those vehicles utilized for the administration or maintenance of any public land.

c. No person shall throw, drop, discard or otherwise place any litter upon any land or water within the pinelands area. As used in this subsection, "litter" means any paper, bottle, can, trash, garbage, refuse or debris of any nature.

d. Any person who violates any provision of this section shall be liable to a penalty of not more than \$500.00 for each offense, which penalty shall be imposed in addition to any other penalty otherwise provided by P.L.1954, c.38 (C.23:7-9), R.S.39:4-64, or by any other law. Such penalty shall be collected by the Department of Environmental Protection pursuant to the provisions of "the penalty enforcement law" (N.J.S.2A:58-1 et seq.).

L.1979,c.111,§23; amended 1992,c.69.

²⁷ **13:18A-25. Inapplicability of act to exportation of waters or to regulation of fish and game activities or other recreational activities in pinelands area**

a. Nothing in this act shall be construed to authorize or permit the exportation of any ground or surface waters from the pinelands area.

b. Nothing in this act shall be construed to authorize any regulation of hunting, fishing, trapping or possession of wildlife, or other recreational activities in the pinelands area, except as otherwise provided in section 23 of this act or by Title 13 or Title 23 of the Revised Statutes.

L.1979, c. 111, §24, eff. June 28, 1979.

²⁸ **13:18A-26. Surcharge on fees; pinelands fund; disposition**

The commission is hereby authorized to adopt rules and regulations which impose a surcharge of up to \$1.00 upon any fee currently levied and collected, pursuant to law, for the use of State-owned lands within the pinelands area. All of the sums collected as a result of any such surcharge shall be deposited in a fund to be known as the "Pinelands Fund," which fund shall be kept separate from all other State receipts. There shall be

COMMENT

The phrase "is hereby authorized to" changed to "may"; "rules and regulations" changed to "regulations." In the second sentence, the phrase "which fund" changed to "which" and "such fund" changed to "the Pinelands fund." The phrase "as herein provided" changed to "as provided in this chapter."

PP-27. Inconsistent or conflicting acts

It is the intent of the Legislature that, except as otherwise specifically provided in this subchapter, in the event of any conflict or inconsistency in the provisions of this [subchapter] and any other acts pertaining to matters established or provided for in this [subchapter] or in any regulations adopted under this [subchapter] or other acts, to the extent of any conflict or inconsistency, the provisions of this [subchapter] and the regulations adopted pursuant to this [subchapter] shall be enforced and the provisions of the other acts and regulations adopted under those acts shall be of no force and effect.

Source: 13:18A-27²⁹

DRAFTING NOTE

"Act" changed to "subchapter"; "rules and regulations" changed to "regulations"; numerous changes to eliminate archaic words and phrases, e.g., "thereunder," "hereunder," etc.

PP-28. Liberal construction

The object, design and purpose of this [subchapter] being the protection of the pinelands area and the resources thereof, this [subchapter] shall be liberally construed.

Source: 13:18A-29³⁰

COMMENT

"Act" changed to "subchapter."

Statutes Recommended for Repeal:

13:18A-1. Short title³¹

COMMENT

This provision is recommended for repeal; the short title of the act will become the title of the subchapter.

appropriated annually from such fund, in accordance with a formula adopted by the commission, such revenue as may be available to defray the costs of payments in lieu-of-taxes, as herein provided, to municipalities located in whole or in part in the pinelands area.

L.1979, c. 111, §25, eff. June 28, 1979.

²⁹ **13:18A-27. Enforcement of provisions of this act over inconsistent or conflicting acts**

It is the intent of the Legislature that, except as otherwise specifically provided in this act, in the event of any conflict or inconsistency in the provisions of this act and any other acts pertaining to matters herein established or provided for or in any rules and regulations adopted under this act or said other acts, to the extent of such conflict or inconsistency, the provisions of this act and the rules and regulations adopted hereunder shall be enforced and the provisions of such other acts and rules and regulations adopted thereunder shall be of no force and effect.

L.1979, c. 111, §26, eff. June 28, 1979.

³⁰ **13:18A-29. Liberal construction**

The object, design and purpose of this act being the protection of the pinelands area and the resources thereof, this act shall be liberally construed.

L.1979, c. 111, §28, eff. June 28, 1979.

³¹ **13:18A-1. Short title**

This act shall be known and may be cited as the "Pinelands Protection Act."

L.1979, c. 111, §1, eff. June 28, 1979.

13:18A-21. Report on state payments in lieu of taxes to municipalities³²

COMMENT

Recommended for repeal as executed.

13:18A-28. Severability³³

COMMENT

This section recommended for repeal as it states a principle of construction contained in R.S. 1:1-10.

³² **13:18A-21. Report on state payments in lieu of taxes to municipalities**

The commission shall, within 1 year of the effective date of this act, prepare and submit to the Governor and Legislature a report concerning State payments in lieu of taxes to municipalities in the pinelands area wherein the State owns any land or interests therein. Such report shall include an evaluation of the manner of calculation and amount of such payments made or to be made pursuant to the provisions of the "New Jersey Green Acres and Recreation Opportunities Bond Act of 1974," P.L.1974, c. 102; P.L.1977, c. 272 (C. 54:4-2.2a et seq.); and the "New Jersey Green Acres Bond Act of 1978," P.L.1978, c. 118, as well as the recommendations of the commission for executive and legislative action on additional or alternative proposals for such payments, including the fiscal implications of any such proposal and potential sources of funding therefor. L.1979, c. 111, §20, eff. June 28, 1979.

³³ **13:18A-28. Severability**

If any section, part, phrase, or provision of this act or the application thereof to any person be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the section, part, phrase, provision, or application directly involved in the controversy in which such judgment shall have been rendered and it shall not affect or impair the validity of the remainder of this act or the application thereof to other persons.

L.1979, c. 111, §27, eff. June 28, 1979.

Subchapter: Purchase and sale of pinelands by Department

The first five provisions of this proposed subchapter were enacted as P.L.1995, c.232. The last provision was added by P.L.1996, c.147.

PS-1. Acquisition of pinelands by Commissioner

a. The Commissioner of Environmental Protection, utilizing any monies that may be made available from any source for the purpose, may acquire on behalf of the State from willing sellers any land or interest therein that qualifies for acquisition pursuant to the limited practical use program for the pinelands area as set forth in section 502(k)(2)(C) of the "National Parks and Recreation Act of 1978," Pub.L.95-625 (16 U.S.C.471i(k)(2)(C)), and pay any necessary costs associated with those acquisitions. The commissioner may not expend more than \$100,000 on any single acquisition pursuant to this subsection without the approval of the Joint Budget Oversight Committee or its successor.

For the purposes of this act, "limited practical use" means the designation given to any land or interest therein that has limited practical use because it is located in the pinelands area and is held by a landowner who both owns less than 50 acres in the pinelands area and has exhausted existing remedies to secure relief, or has such meaning as may be otherwise provided by federal law.

b. Notwithstanding any law, rule, or regulation to the contrary, if the commissioner determines that the costs for surveys, appraisals, or other technical or administrative processes, procedures, or matters associated with the proposed acquisition of any land or interest therein pursuant to subsection a. of this section are disproportionate to the estimated cost of the land or interest therein to be acquired, the commissioner may waive the surveys, appraisals, or other technical or administrative processes, procedures, or matters to the extent necessary to ensure that the transaction shall be cost effective; provided, however, that the current owner of record has marketable title to the land or interest therein at issue, as verified by a 60-year search.

Source: 13:18A-50³⁴

COMMENT

No change.

PS-2. Transfer of acquired pinelands

a. If the commissioner determines that any land or interest therein acquired pursuant to subsection a. of PS-1 of this subchapter is not useful to be retained by the State, or any agency, authority, or entity thereof, for recreation and conservation purposes as defined pursuant to section 3 of P.L.1992, c.88, or for farmland preservation, historic preservation, water supply protection, or other public purposes, the commissioner may sell,

³⁴ **13:18A-50. Funds for land acquisition; "limited practical use" defined**

a. The Commissioner of Environmental Protection, utilizing any monies that may be made available from any source for the purpose, may acquire on behalf of the State from willing sellers any land or interest therein that qualifies for acquisition pursuant to the limited practical use program for the pinelands area as set forth in section 502(k)(2)(C) of the "National Parks and Recreation Act of 1978," Pub.L.95-625 (16 U.S.C.471i(k)(2)(C)), and pay any necessary costs associated with those acquisitions. The commissioner may not expend more than \$100,000 on any single acquisition pursuant to this subsection without the approval of the Joint Budget Oversight Committee or its successor.

For the purposes of this act, "limited practical use" means the designation given to any land or interest therein that has limited practical use because it is located in the pinelands area and is held by a landowner who both owns less than 50 acres in the pinelands area and has exhausted existing remedies to secure relief, or has such meaning as may be otherwise provided by federal law.

b. Notwithstanding any law, rule, or regulation to the contrary, if the commissioner determines that the costs for surveys, appraisals, or other technical or administrative processes, procedures, or matters associated with the proposed acquisition of any land or interest therein pursuant to subsection a. of this section are disproportionate to the estimated cost of the land or interest therein to be acquired, the commissioner may waive the surveys, appraisals, or other technical or administrative processes, procedures, or matters to the extent necessary to ensure that the transaction shall be cost effective; provided, however, that the current owner of record has marketable title to the land or interest therein at issue, as verified by a 60-year search.

L.1995,c.232,s.1.

exchange, or otherwise convey or transfer that land or interest therein to: (1) any public entity, including the federal government or a local government unit, or any agency, authority, or entity thereof, or any private nonprofit organization that agrees to retain and maintain the land for public purposes, at no cost or at such cost as may be established by the commissioner; or (2) any private party as set forth in subsection b. of this section.

b. If the commissioner determines that any land or interest therein acquired pursuant to subsection a. of PS-1 of this subchapter should be sold, exchanged, or otherwise conveyed or transferred to a private party, the commissioner may offer the land or interest therein first for private sale to any owner of land contiguous thereto acting either individually or jointly with another such owner, at a price to be established by the commissioner. The minimum price for which the land or interest therein may be offered for private sale shall be the same as the cost of acquisition of that land or interest therein by the commissioner pursuant to subsection a. of section 1 of this act, or, if the private sale involves an exchange, a value equivalent to the cost of acquisition; except that, if the land or interest therein offered for private sale includes a deed restriction imposed by the commissioner, the minimum price shall be the same as the cost of acquisition less the value of that deed restriction. If more than one such owner of contiguous land indicates interest in obtaining the land or interest therein at issue at the established price, it shall be sold, exchanged, or otherwise conveyed or transferred to the highest bidder from among all such landowners. If no owner of contiguous land indicates interest in obtaining the land or interest therein at issue, it may be offered for public sale at auction to the highest bidder.

c. Notwithstanding the provisions of any other law, rule, or regulation to the contrary, no sale, exchange, conveyance, or transfer of any land or interest therein as authorized pursuant to this section shall be subject to the approval of the State House Commission or the requirements of P.L.1993, c.38 (C.13:1D-51 et al.).

Source: 13:18A-51³⁵

COMMENT

No change except cross-references.

PS-3. Proceeds from pinelands transfers

a. Any monetary proceeds realized from the sale, exchange, conveyance, or transfer of any land or interest therein pursuant to PS-2 of this subchapter may be used by the commissioner to acquire additional lands or interests therein deemed to be of limited practical use as authorized pursuant to subsection a. of PS-2 of this subchapter.

³⁵ 13:18A-51. Sale of land

a. If the commissioner determines that any land or interest therein acquired pursuant to subsection a. of section 1 of this act is not useful to be retained by the State, or any agency, authority, or entity thereof, for recreation and conservation purposes as defined pursuant to section 3 of P.L.1992, c.88, or for farmland preservation, historic preservation, water supply protection, or other public purposes, the commissioner may sell, exchange, or otherwise convey or transfer that land or interest therein to: (1) any public entity, including the federal government or a local government unit, or any agency, authority, or entity thereof, or any private nonprofit organization that agrees to retain and maintain the land for public purposes, at no cost or at such cost as may be established by the commissioner; or (2) any private party as set forth in subsection b. of this section.

b. If the commissioner determines that any land or interest therein acquired pursuant to subsection a. of section 1 of this act should be sold, exchanged, or otherwise conveyed or transferred to a private party, the commissioner may offer the land or interest therein first for private sale to any owner of land contiguous thereto acting either individually or jointly with another such owner, at a price to be established by the commissioner. The minimum price for which the land or interest therein may be offered for private sale shall be the same as the cost of acquisition of that land or interest therein by the commissioner pursuant to subsection a. of section 1 of this act, or, if the private sale involves an exchange, a value equivalent to the cost of acquisition; except that, if the land or interest therein offered for private sale includes a deed restriction imposed by the commissioner, the minimum price shall be the same as the cost of acquisition less the value of that deed restriction. If more than one such owner of contiguous land indicates interest in obtaining the land or interest therein at issue at the established price, it shall be sold, exchanged, or otherwise conveyed or transferred to the highest bidder from among all such landowners. If no owner of contiguous land indicates interest in obtaining the land or interest therein at issue, it may be offered for public sale at auction to the highest bidder.

c. Notwithstanding the provisions of any other law, rule, or regulation to the contrary, no sale, exchange, conveyance, or transfer of any land or interest therein as authorized pursuant to this section shall be subject to the approval of the State House Commission or the requirements of P.L.1993, c.38 (C.13:1D-51 et al.).

L.1995,c.232,s.2.

b. Any monetary proceeds realized from the sale, exchange, conveyance, or transfer of any land or interest therein pursuant to PS-2 of this subchapter and not expended as authorized pursuant to subsection a. of this section shall be deposited into the applicable fund from which the State share of the monies used to acquire the land or interest therein pursuant to subsection a. of section 1 of this act was drawn.

Source: 13:18A-52³⁶

COMMENT

No change except cross-references.

PS-4. Conformity with law

No action may be taken pursuant to this act unless it is consistent with section 502 of the "National Parks and Recreation Act of 1978" and conforms with, and furthers the purposes of, the comprehensive management plan for the pinelands area adopted pursuant to PP-8 of the subchapter entitled "Pinelands Protection".

Source: 13:18A-53³⁷

COMMENT

No change except cross-references.

PS-5. Regulations

The commissioner, in consultation with the Pinelands Commission, may adopt, pursuant to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), such rules and regulations as may be necessary to implement this subchapter.

Source: 13:18A-54³⁸

COMMENT

No change except cross-references.

PS-6. Pinelands preservation fund

a. There is created in the Department of the Treasury a non-lapsing, revolving fund to be known as the "Pinelands Preservation Fund." The fund shall be the depository of the fees collected pursuant to subsection b. of

³⁶ **13:18A-52. Use of monetary proceeds**

a. Any monetary proceeds realized from the sale, exchange, conveyance, or transfer of any land or interest therein pursuant to section 2 of this act may be used by the commissioner to acquire additional lands or interests therein deemed to be of limited practical use as authorized pursuant to subsection a. of section 1 of this act.

b. Any monetary proceeds realized from the sale, exchange, conveyance, or transfer of any land or interest therein pursuant to section 2 of this act and not expended as authorized pursuant to subsection a. of this section shall be deposited into the applicable fund from which the State share of the monies used to acquire the land or interest therein pursuant to subsection a. of section 1 of this act was drawn.

L.1995,c.232,s.3.

³⁷ **13:18A-53. Actions, conformity with law**

No action may be taken pursuant to this act unless it is consistent with section 502 of the "National Parks and Recreation Act of 1978" and conforms with, and furthers the purposes of, the comprehensive management plan for the pinelands area adopted pursuant to section 7 of P.L.1979, c.111 (C.13:18A-8).

L.1995,c.232,s.4.

³⁸ **13:18A-54. Rules, regulations**

The commissioner, in consultation with the Pinelands Commission, may adopt, pursuant to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.), such rules and regulations as may be necessary to implement this act.

L.1995,c.232,s.5.

section 1 of P.L.1996, c.147 (C.39:3-27.85). Interest or other income earned on monies deposited into the Pinelands Preservation Fund shall be credited to the fund.

b. Moneys in the Pinelands Preservation Fund shall be appropriated and distributed exclusively: (1) to reimburse the Division of Motor Vehicles for all costs incurred by that division, as stipulated by the director of that division, in producing, issuing, renewing, making computer programming changes in connection with and publicizing the Pinelands preservation license plates; (2) to pay for the costs of surveys and appraisals and other necessary costs incurred by the Department of Environmental Protection to acquire lands in the Pinelands National Reserve that have limited practical use because of their location and that are held by landowners who both own less than 50 acres in the reserve and have exhausted existing remedies to secure relief; and (3) to pay for Pinelands acquisition projects approved by the Commissioner of Environmental Protection in accordance with applicable State and federal laws relating to the protection of the Pinelands National Reserve and the pinelands area.

Of the initial fees collected from the issuance of Pinelands preservation license plates, an amount not to exceed \$100,000 shall be allocated to the Division of Motor Vehicles to pay the cost of any computer programming changes that may be necessary to implement the Pinelands preservation license plates program established by this act.

Source: 13:18A-55³⁹

COMMENT

No change.

³⁹ **13:18A-55. "Pinelands Preservation Fund"**

a. There is created in the Department of the Treasury a non-lapsing, revolving fund to be known as the "Pinelands Preservation Fund." The fund shall be the depository of the fees collected pursuant to subsection b. of section 1 of P.L.1996, c.147 (C.39:3-27.85). Interest or other income earned on monies deposited into the Pinelands Preservation Fund shall be credited to the fund.

b. Moneys in the Pinelands Preservation Fund shall be appropriated and distributed exclusively: (1) to reimburse the Division of Motor Vehicles for all costs incurred by that division, as stipulated by the director of that division, in producing, issuing, renewing, making computer programming changes in connection with and publicizing the Pinelands preservation license plates; (2) to pay for the costs of surveys and appraisals and other necessary costs incurred by the Department of Environmental Protection to acquire lands in the Pinelands National Reserve that have limited practical use because of their location and that are held by landowners who both own less than 50 acres in the reserve and have exhausted existing remedies to secure relief; and (3) to pay for Pinelands acquisition projects approved by the Commissioner of Environmental Protection in accordance with applicable State and federal laws relating to the protection of the Pinelands National Reserve and the pinelands area.

Of the initial fees collected from the issuance of Pinelands preservation license plates, an amount not to exceed \$100,000 shall be allocated to the Division of Motor Vehicles to pay the cost of any computer programming changes that may be necessary to implement the Pinelands preservation license plates program established by this act.

L.1996,c.147,s.2.

Subchapter: Pinelands Development Credit Bank

PB-1. Findings, declarations

The Legislature finds and declares that, pursuant to the provisions of P.L. 1979, c. 111, the comprehensive management plan for the pinelands area has been adopted and is now being implemented; that this plan includes a program for the allocation and transfer of pinelands development credits; and that the intent of the pinelands development credit program is to provide a mechanism to facilitate both the preservation of the resources of this area and the accommodation of regional growth influences in an orderly fashion.

The Legislature further finds and declares that the concept of transferable development credits is innovative and, as yet, unprecedented on a regional scale; that in order to realize the full measure of the benefits of such a program, steps must be taken to assure the marketability of these credits; and that the best means of providing this assurance is through the establishment of a Pinelands Development Credit Bank empowered to purchase and sell pinelands development credits and to guarantee loans secured thereby, all as hereinafter provided.

Source: 13:18A-31⁴⁰

COMMENT

No change.

PB-2. Definitions

As used in this [subchapter]:

"Applicant" means a person applying for, or in receipt of, a loan secured pursuant to the provisions of this [subchapter];

"Bank" means the Pinelands Development Credit Bank established pursuant to [section PB-3 of this subchapter];

"Board" means the Board of Directors of the Pinelands Development Credit Bank;

"County bank" means a public body established pursuant to [section PB-13 of this subchapter];

"County board" means the board of directors of the county development credit bank;

"Lender" means any bank or trust company, savings bank, national banking association, savings and loan association, or building and loan association maintaining an office in the State, or any insurance company authorized to transact business in the State;

"Pinelands development credit guarantee" means a guarantee extended pursuant to [section PB-8 of this subchapter];

⁴⁰ 13:18A-31. Findings, declarations

The Legislature finds and declares that, pursuant to the provisions of P.L. 1979, c. 111 (C. 13:18A-1 et seq.), the comprehensive management plan for the pinelands area has been adopted and is now being implemented; that this plan includes a program for the allocation and transfer of pinelands development credits; and that the intent of the pinelands development credit program is to provide a mechanism to facilitate both the preservation of the resources of this area and the accommodation of regional growth influences in an orderly fashion.

The Legislature further finds and declares that the concept of transferable development credits is innovative and, as yet, unprecedented on a regional scale; that in order to realize the full measure of the benefits of such a program, steps must be taken to assure the marketability of these credits; and that the best means of providing this assurance is through the establishment of a Pinelands Development Credit Bank empowered to purchase and sell pinelands development credits and to guarantee loans secured thereby, all as hereinafter provided.

L. 1985, c. 310, § 2, eff. Aug. 28, 1985.

"Pinelands development credit" means a transferable development right created pursuant to the comprehensive management plan.

Source: 13:18A-32⁴¹

COMMENT

"Act" changed to "subchapter"; subsection designations have been eliminated to facilitate placement of any subsequently-added definitions in correct alphabetical order.

PB-3. Pinelands Development Credit Bank

a. There is established in the Executive Branch of the State Government a public body corporate and politic, with corporate succession, to be known as the Pinelands Development Credit Bank. For the purpose of complying with the provisions of Article V, Section IV, paragraph 1 of the New Jersey Constitution, the bank is allocated within the Department of Banking and Insurance, but notwithstanding that allocation, the bank shall be independent of any supervision or control by the department or by an officer or employee thereof, except as otherwise expressly provided in this [subchapter]. The bank is constituted as an instrumentality of the State exercising public and essential governmental functions, and the exercise by the bank of the powers conferred by this [subchapter] shall be deemed and held to be an essential governmental function of the State.

b. The bank shall be governed by a board of directors consisting of five ex officio members, or their designees, as follows: the Commissioner of Banking, who shall serve as chairman; the Secretary of Agriculture; the Attorney General; the Commissioner of Environmental Protection; and the Chairman of the Pinelands Commission; and four members, each of whom shall be a resident of counties in the pinelands area, two to be appointed by the Governor upon the recommendation of the President of the Senate, and two to be appointed by the Governor upon the recommendation of the Speaker of the General Assembly. Designees of the five ex officio members shall have the power to vote in the absence of members.

Source: 13:18A-33⁴²

⁴¹ **13:18A-32. Definitions**

As used in this act:

- a. "Applicant" means a person applying for, or in receipt of, a loan secured pursuant to the provisions of this act;
- b. "Bank" means the Pinelands Development Credit Bank established pursuant to section 4 of this act;
- c. "Board" means the Board of Directors of the Pinelands Development Credit Bank;
- d. "County bank" means a public body established pursuant to section 14 of this act;
- e. "County board" means the board of directors of the county development credit bank;
- f. "Lender" means any bank or trust company, savings bank, national banking association, savings and loan association, or building and loan association maintaining an office in the State, or any insurance company authorized to transact business in the State;
- g. "Pinelands development credit guarantee" means a guarantee extended pursuant to section 9 of this act;
- h. "Pinelands development credit" means a transferable development right created pursuant to the comprehensive management plan.

L. 1985, c. 310, § 3, eff. Aug. 28, 1985.

⁴² **13:18A-33. Pinelands Development Credit Bank**

a. There is established in the Executive Branch of the State Government a public body corporate and politic, with corporate succession, to be known as the Pinelands Development Credit Bank. For the purpose of complying with the provisions of Article V, Section IV, paragraph 1 of the New Jersey Constitution, the bank is allocated within the Department of Banking, but notwithstanding that allocation, the bank shall be independent of any supervision or control by the department or by an officer or employee thereof, except as otherwise expressly provided in this act. The bank is constituted as an instrumentality of the State exercising public and essential governmental functions, and the exercise by the bank of the powers conferred by this act shall be deemed and held to be an essential governmental function of the State.

b. The bank shall be governed by a board of directors consisting of five ex officio members, or the designees thereof, as follows: the Commissioner of Banking, who shall serve as chairman; the Secretary of Agriculture; the Attorney General; the Commissioner of Environmental Protection; and the Chairman of the Pinelands Commission; and four members, each of whom shall be a resident of counties in the pinelands area, two to be appointed by the Governor upon the recommendation of the President of the Senate, and two to be appointed by the Governor upon the recommendation of the Speaker of the General Assembly. Designees of the five ex officio members shall have the power to vote in the absence of members.

L. 1985, c. 310, § 4, eff. Aug. 28, 1985.

COMMENT

“The” changed to “their” and “thereof” deleted in section b.

PB-4. Powers of board

The board shall have the following powers:

- a. To adopt and, from time to time, amend and repeal suitable bylaws for the management of its affairs;
- b. To adopt and use an official seal and alter it at its pleasure;
- c. To apply for, receive, and accept, from any federal, State, or other public or private source, grants or loans for, or in aid of, the board's authorized purposes;
- d. To enter into any agreement or contract, execute any instrument, and perform any act or thing necessary, convenient, or desirable for the purposes of the board or to carry out any power expressly given in this subchapter;
- e. To adopt regulations necessary to implement the provisions of this subchapter;
- f. To call to its assistance and avail itself of the services of the employees of any State, county or municipal department, board, commission or agency as may be required and made available for these purposes;
- g. To purchase pinelands development credits to further the objectives of [this chapter] or when necessary to alleviate hardship, as determined pursuant to regulations adopted by the board. The purchase price in these cases shall be not less than \$10,000.00 per credit, or a fraction of that amount which reflects that portion of a pinelands development credit allocated to the applicant pursuant to the provisions of the comprehensive management plan. The board may periodically increase the purchase price; provided that its action does not substantially impair the private sale of pinelands development credits. In no case shall the purchase price be greater than 80% of the market value of pinelands development credits, as determined by the board.

Source: 13:18A-34⁴³

COMMENT

⁴³ **13:18A-34. Powers of board**

The board shall have the following powers:

- a. To adopt and, from time to time, amend and repeal suitable bylaws for the management of its affairs;
- b. To adopt and use an official seal and alter the same at its pleasure;
- c. To apply for, receive, and accept, from any federal, State, or other public or private source, grants or loans for, or in aid of, the board's authorized purposes;
- d. To enter into any agreement or contract, execute any instrument, and perform any act or thing necessary, convenient, or desirable for the purposes of the board or to carry out any power expressly given in this act;
- e. To adopt, pursuant to the "Administrative Procedure Act," P.L. 1968, c. 410 (C. 52:14B-1 et seq.), rules and regulations necessary to implement the provisions of this act;
- f. To call to its assistance and avail itself of the services of the employees of any State, county or municipal department, board, commission or agency as may be required and made available for these purposes;
- g. To purchase pinelands development credits to further the objectives of P.L. 1979, c. 111 (C. 13:18A-1 et seq.) or when necessary to alleviate hardship, as determined pursuant to rules and regulations adopted by the board. The purchase price in these cases shall be not less than \$10,000.00 per credit, or a fraction of that amount which reflects that portion of a pinelands development credit allocated to the applicant pursuant to the provisions of the comprehensive management plan. The board may periodically increase the purchase price; provided that its action does not substantially impair the private sale of pinelands development credits. In no case shall the purchase price be greater than 80% of the market value of pinelands development credits, as determined by the board.

L. 1985, c. 310, §5, eff. Aug. 28, 1985.

PB-5. Development credit certification

The board shall, upon application of the appropriate landowner, and certification by the commission, issue Pinelands Development Credit Certificates for all pinelands development credits allocated pursuant to the comprehensive management plan. These certificates shall be issued to the current owner of record of the land with marketable title, verified by a 60 year search, who is legally empowered to restrict the use of the property in conformance with the comprehensive management plan, as indicated in the index of deeds recorded in the office of the recording officer of the appropriate county, subsequent to the recording of deed restrictions imposed on the use of that land pursuant to the comprehensive management plan.

Source: 13:18A-35⁴⁴

COMMENT

No change.

PB-6. Registry of development credits

a. The board shall establish and maintain a Registry of Pinelands Development Credits, which shall include:

(1) The name and address of every owner to whom a pinelands development credit certificate is issued pursuant to [section PB-5] of this subchapter, the date of its issuance, the municipal tax lot and block identification of the parcels of land to which the pinelands development credit has been assigned, the number of pinelands development credits or fraction thereof assigned to each parcel, the total number of pinelands development credits assigned, and the total acreage to which pinelands development credits have been assigned;

(2) The name and address of every person to whom a pinelands development credit is sold or otherwise conveyed, the date of the conveyance, and the consideration, if any, received therefor;

(3) The name and address of any person who has pledged a pinelands development credit as security on any loan or other obligation, the name and address of the lender, and the date, amount and term of the loan or obligation;

(4) The name and address of any person who has redeemed a pinelands development credit, the location of the land to which the credit was transferred, and the date this redemption was made; and

(5) An annual enumeration of the total number of pinelands development credits purchased and transferred, listing the municipality in which the land for which each pinelands development credit was issued is located, and the municipality to which the pinelands development credit was transferred.

b. No person shall purchase or otherwise acquire, encumber, or redeem any pinelands development credit without recording that fact, within 10 business days thereof, with the bank.

c. The board shall make available in the form of an annual report the information included in the registry to each county and municipality located in whole or in part in the pinelands area, and, upon request, pertinent information to any other person.

Source: 13:18A-36⁴⁵

⁴⁴ **13:18A-35. Development credit certification**

The board shall, upon application of the appropriate landowner, and certification by the commission, issue Pinelands Development Credit Certificates for all pinelands development credits allocated pursuant to the comprehensive management plan. These certificates shall be issued to the current owner of record of the land with marketable title, verified by a 60 year search, who is legally empowered to restrict the use of the property in conformance with the comprehensive management plan, as indicated in the index of deeds recorded in the office of the recording officer of the appropriate county, subsequent to the recording of deed restrictions imposed on the use of that land pursuant to the comprehensive management plan.

L. 1985, c. 310, §6, eff. Aug. 28, 1985.

COMMENT

“Act” changed to “subchapter”; “on the first anniversary of the effective date of this act” replaced with the actual date of August 28, 1986. Reference to the issuance of the first annual report has been eliminated as executed.

PB-7. Application for guarantee

Any person desiring to secure a loan using a pinelands development credit as collateral may apply to the board for determination of eligibility for a pinelands development credit guarantee. The board shall notify the applicant of its decision within 30 days of its receipt of the application.

Source: 13:18A-37⁴⁶

COMMENT

No change.

PB-8. Approval by board

a. The board may extend a pinelands development credit guarantee with respect to any loan secured pursuant to the provisions of this [subchapter] if:

(1) Adequate funds are available in reserve to fulfill the guarantee in the event of a default; and

(2) The applicant can demonstrate that the applicant holds marketable title to the property and that the property has been certified by the commission as eligible for issuance of pinelands development credit certificates pursuant to the provisions of this [subchapter], that the owner is legally empowered to restrict the use of the property in conformance with the comprehensive management plan, that this credit has not been otherwise encumbered, transferred or redeemed, and that the credit shall be pledged as security for the guarantee.

b. If the application is denied, the board shall return it to the applicant with a written statement of the reasons for denial.

⁴⁵ **13:18A-36. Registry of development credits**

a. The board shall establish and maintain a Registry of Pinelands Development Credits, which shall include:
 (1) The name and address of every owner to whom a pinelands development credit certificate is issued pursuant to section 6 of this act, the date of its issuance, the municipal tax lot and block identification of the parcels of land to which the pinelands development credit has been assigned, the number of pinelands development credits or fraction thereof assigned to each parcel, the total number of pinelands development credits assigned, and the total acreage to which pinelands development credits have been assigned;

(2) The name and address of every person to whom a pinelands development credit is sold or otherwise conveyed, the date of the conveyance, and the consideration, if any, received therefor;

(3) The name and address of any person who has pledged a pinelands development credit as security on any loan or other obligation, the name and address of the lender, and the date, amount and term of the loan or obligation;

(4) The name and address of any person who has redeemed a pinelands development credit, the location of the land to which the credit was transferred, and the date this redemption was made; and

(5) An annual enumeration of the total number of pinelands development credits purchased and transferred, listing the municipality in which the land for which each pinelands development credit was issued is located, and the municipality to which the pinelands development credit was transferred.

b. No person shall purchase or otherwise acquire, encumber, or redeem any pinelands development credit without recording that fact, within 10 business days thereof, with the bank.

c. The board shall make available in the form of an annual report the information included in the registry to each county and municipality located in whole or in part in the pinelands area, and, upon request, pertinent information to any other person. The first annual report shall be submitted to the Governor and Legislature and shall be made available to the public on the first anniversary of the effective date of this act.

L. 1985, c. 310, §7, eff. Aug. 28, 1985.

⁴⁶ **13:18A-37. Application for guarantee**

Any person desiring to secure a loan using a pinelands development credit as collateral may apply to the board for determination of eligibility for a pinelands development credit guarantee. The board shall notify the applicant of its decision within 30 days of its receipt of the application.

L. 1985, c. 310, § 8, eff. Aug. 28, 1985.

c. If the application is approved, the board shall retain the original and transmit copies of the application to the applicant and the lender. The applicant and the lender may then complete the transaction for the loan. Nothing in this section shall be construed to require a lender to approve or deny any loan applied for pursuant to this [subchapter], regardless of the approval or disapproval by the board of any application for a pinelands development credit guarantee.

Source: 13:18A-38⁴⁷

COMMENT

“Act” changed to “subchapter”; “he” changed to “the applicant” in section a.(2); “herein contained” changed to “in this section.”

PB-9. \$10,000 guarantee minimum

The bank is authorized to guarantee the value of a pinelands development credit in an amount not less than \$10,000.00, or a fraction of that amount which reflects that portion of a pinelands development credit allocated to the applicant pursuant to the provisions of the comprehensive management plan, provided that the value upon which the guarantee is made may be adjusted in accordance with the provisions of [section PB-4] of this subchapter. Nothing in this section shall be construed to establish or limit fair market value of any pinelands development credit or to preclude the extension of a pinelands development credit guarantee for any loan of less than \$10,000.00.

Source: 13:18A-39⁴⁸

COMMENT

“Act” changed to “subchapter”; “herein contained” changed to “in this section.”

PB-10. Default

a. Following the 31st day of a default on any loan secured, in whole or in part, by a pinelands development credit guarantee, the lender shall send notice by certified mail to the applicant and the board, stating the consequences of default. The applicant and the lender may, within 90 days of the initial default, agree to take any reasonable steps to assure the fulfillment of the loan obligation.

b. In the event the applicant and the lender have not made arrangements for the continuation of the loan obligation within 90 days of the initial default, the lender shall file a claim with the board, identifying the

⁴⁷ 13:18A-38. Approval by board

a. The board may extend a pinelands development credit guarantee with respect to any loan secured pursuant to the provisions of this act if:

(1) Adequate funds are available in reserve to fulfill the guarantee in the event of a default; and

(2) The applicant can demonstrate that he holds marketable title to the property and that the property has been certified by the commission as eligible for issuance of pinelands development credit certificates pursuant to the provisions of this act, that the owner is legally empowered to restrict the use of the property in conformance with the comprehensive management plan, that this credit has not been otherwise encumbered, transferred or redeemed, and that the credit shall be pledged as security for the guarantee.

b. If the application is denied, the board shall return it to the applicant with a written statement of the reasons for denial.

c. If the application is approved, the board shall retain the original and transmit copies of the application to the applicant and the lender. The applicant and the lender may then complete the transaction for the loan. Nothing herein contained shall be construed to require a lender to approve or deny any loan applied for pursuant to this act, regardless of the approval or disapproval by the board of any application for a pinelands development credit guarantee.

L. 1985, c. 310, §9, eff. Aug. 28, 1985.

⁴⁸ 13:18A-39. \$10,000 guarantee minimum

The bank is authorized to guarantee the value of a pinelands development credit in an amount not less than \$10,000.00, or a fraction of that amount which reflects that portion of a pinelands development credit allocated to the applicant pursuant to the provisions of the comprehensive management plan, provided that the value upon which the guarantee is made may be adjusted in accordance with the provisions of section 5 of this act. Nothing herein contained shall be construed to establish or limit fair market value of any pinelands development credit or to preclude the extension of a pinelands development credit guarantee for any loan of less than \$10,000.00.

L. 1985, c. 310, §10, eff. Aug. 28, 1985.

loan and the nature of the default and shall: (1) assign the security interest in the pinelands development credit to the board in exchange for payment according to the terms of pinelands development credit guarantee; or (2) retain the security interest in the pinelands development credit and waive any claim to payment pursuant to the terms of the pinelands development credit guarantee.

Source: 13:18A-40⁴⁹

COMMENT

“His” deleted in section a.

PB-11. Payment of guaranteed amount

In the event a default occurs on any loan secured, in whole or in part, by a pinelands development credit guarantee and the lender has assigned the security interest in the pinelands development credit to the board, the board shall authorize payment to the lender up to the limits of the pinelands development credit guarantee, and shall notify the defaulting party. The board shall, in these cases, take all appropriate action to secure its interest in the pinelands development credit.

Source: 13:18A-41⁵⁰

COMMENT

No change.

PB-12. Sales by board of credits

a. The board may sell, exchange, or otherwise convey or retire any pinelands development credit which is purchased or otherwise acquired pursuant to the provisions of this [subchapter]. All sales, exchanges, conveyances or retirements shall be made prior to the expiration of this [subchapter]. The provisions of any other law to the contrary notwithstanding, no such sale, exchange, conveyance or retirement shall be subject to approval of the State House Commission.

b. When the board sells, exchanges, or otherwise conveys or retires a pinelands development credit, it shall do so in a manner which shall not substantially impair the private sale of pinelands development credits. The board may convey a pinelands development credit without remuneration for use in projects that satisfy a compelling public purpose only by an affirmative vote of two-thirds of its members.

Source: 13:18A-42⁵¹

⁴⁹ **13:18A-40. Default**

a. Following the 31st day of a default on any loan secured, in whole or in part, by a pinelands development credit guarantee, the lender shall send notice by certified mail to the applicant and the board, stating the consequences of his default. The applicant and the lender may, within 90 days of the initial default, agree to take any reasonable steps to assure the fulfillment of the loan obligation.

b. In the event the applicant and the lender have not made arrangements for the continuation of the loan obligation within 90 days of the initial default, the lender shall file a claim with the board, identifying the loan and the nature of the default and shall: (1) assign the security interest in the pinelands development credit to the board in exchange for payment according to the terms of pinelands development credit guarantee; or (2) retain the security interest in the pinelands development credit and waive any claim to payment pursuant to the terms of the pinelands development credit guarantee.

L. 1985, c. 310, §11, eff. Aug. 28,1985.

⁵⁰ **13:18A-41. Payment of guaranteed amount**

In the event a default occurs on any loan secured, in whole or in part, by a pinelands development credit guarantee and the lender has assigned the security interest in the pinelands development credit to the board, the board shall authorize payment to the lender up to the limits of the pinelands development credit guarantee, and shall notify the defaulting party. The board shall, in these cases, take all appropriate action to secure its interest in the pinelands development credit.

L. 1985, c. 310, §12, eff. Aug. 28,1985.

COMMENT

“Act” changed to “subchapter.”

PB-13. County banks

a. The governing body of any county located in whole or in part within the pinelands area may, by resolution duly adopted, create a public body to carry out the functions of the bank created herein within the jurisdiction of the county with all or any significant part of the name of the county inserted. The county bank shall be governed by a board of directors consisting of five members, appointed by the board of chosen freeholders, or, in the counties operating under the county executive plan or county supervisor plan pursuant to the provisions of the "Optional County Charter Law," P.L. 1972, c. 154 (C. 40:41A-1 et seq.), by the county executive or the county supervisor, as the case may be, with the advice and consent of the board of chosen freeholders.

b. The members of the county board shall be appointed from among residents of the county with substantive experience in agriculture, banking and finance, land use regulation, and the law. Nothing contained in this section shall be construed to preempt a county from carrying out functions substantially similar to those described and authorized in this section exclusive of any State assistance.

Source: 13:18A-43⁵²

COMMENT

“Herein” changed to “in this section.”

PB-14. Delegation of authority to county

The board may delegate any authority granted it by this [subchapter] to any county which creates a county board pursuant to the provisions of this [subchapter] if:

- a. The commission has approved the master plan for the county;
- b. The governing body of the county has requested that this delegation be made; and
- c. The governing body of the county can demonstrate that it has the financial resources necessary to meet the obligations of this delegation.

Source: 13:18A-44⁵³

⁵¹ **13:18A-42. Sales by board of credits**

a. The board may sell, exchange, or otherwise convey or retire any pinelands development credit which is purchased or otherwise acquired pursuant to the provisions of this act. All sales, exchanges, conveyances or retirements shall be made prior to the expiration of this act. The provisions of any other law to the contrary notwithstanding, no such sale, exchange, conveyance or retirement shall be subject to approval of the State House Commission.

b. When the board sells, exchanges, or otherwise conveys or retires a pinelands development credit, it shall do so in a manner which shall not substantially impair the private sale of pinelands development credits. The board may convey a pinelands development credit without remuneration for use in projects that satisfy a compelling public purpose only by an affirmative vote of two-thirds of its members.

L. 1985, c. 310, §13, eff. Aug. 28, 1985.

⁵² **13:18A-43. County banks**

a. The governing body of any county located in whole or in part within the pinelands area may, by resolution duly adopted, create a public body to carry out the functions of the bank created herein within the jurisdiction of the county with all or any significant part of the name of the county inserted. The county bank shall be governed by a board of directors consisting of five members, appointed by the board of chosen freeholders, or, in the counties operating under the county executive plan or county supervisor plan pursuant to the provisions of the "Optional County Charter Law," P.L. 1972, c. 154 (C. 40:41A-1 et seq.), by the county executive or the county supervisor, as the case may be, with the advice and consent of the board of chosen freeholders.

b. The members of the county board shall be appointed from among residents of the county with substantive experience in agriculture, banking and finance, land use regulation, and the law. Nothing contained herein shall be construed to preempt a county from carrying out functions substantially similar to those described and authorized herein exclusive of any State assistance.

L. 1985, c. 310, §14, eff. Aug. 28, 1985.

COMMENT

“Act” changed to “subchapter.”

PB-15. Matching grants

If the board has delegated its authority pursuant to the provisions of [section PB-14 of this subchapter], it may provide, upon application and approval, matching grants to the county bank for the purpose of meeting the obligation of this delegation.

Source: 13:18A-45⁵⁴

COMMENT

“Therefor” and “thereof” deleted.

PB-16. Exercise of authority

The county board shall exercise the authority delegated to it by the board in a manner prescribed by regulations adopted by the board.

Source: 13:18A-46⁵⁵

COMMENT

“Rules and regulations” changed to “regulations.”

PB-17. \$5,000,000 appropriation

a. There is appropriated to the bank, from the General Fund, the sum of \$5,000,000.00. This sum shall be used for the purchase of pinelands development credits and to extend pinelands development credit guarantees, as provided in this [subchapter].

b. The proceeds from the sale of pinelands development credits by the board or a county board shall remain available to the board or county board for the purposes of this [subchapter]. Within 60 days after December 31, 2005, the board shall transfer to the General Fund all funds remaining on deposit in the bank. The board may transfer part or all of the funds on deposit in the bank to the General Fund prior to this date upon the affirmative vote of two-thirds of the members of the board.

⁵³ **13:18A-44. Delegation of authority to county**

The board may delegate any authority granted it by this act to any county which creates a county board pursuant to the provisions of this act if:

- a. The commission has approved the master plan for the county;
- b. The governing body of the county has requested that this delegation be made; and
- c. The governing body of the county can demonstrate that it has the financial resources necessary to meet the obligations of this

delegation.

L. 1985, c. 310, §15, eff. Aug. 28, 1985.

⁵⁴ **13:18A-45. Matching grants**

If the board has delegated its authority pursuant to the provisions of section 15 of this act, it may provide, upon application therefor and approval thereof, matching grants to the county bank for the purpose of meeting the obligation of this delegation. These grants may be applied retroactively to January 14, 1981.

L. 1985, c. 310, §16, eff. Aug. 28, 1985.

⁵⁵ **13:18A-46. Exercise of authority**

The county board shall exercise the authority delegated to it by the board in a manner prescribed by rules and regulations adopted by the board.

L. 1985, c. 310, §17, eff. Aug. 28, 1985.

c. Within 30 days after December 31, 2005, a county board shall transfer to the board that percentage of the funds remaining on deposit in the county bank which reflects the percentage of the matching grant made by the board to the county board pursuant to [section PB-15 of this [subchapter].

Source: 13:18A-47⁵⁶

COMMENT

“Act” changed to “subchapter.”

PB-18. Extension of pinelands development credit guarantee

Notwithstanding any other provisions of this [subchapter] to the contrary:

- a. No pinelands development credit guarantee shall be extended for a period of time in excess of five years;
- b. No pinelands development credit guarantee shall be extended after December 31, 2005;
- c. No pinelands development credit shall be purchased by the bank after December 31, 2005.

Source: 13:18A-48⁵⁷

COMMENT

“Act” changed to “subchapter.”

PB-19. County authority unimpaired

Nothing in this subchapter shall be construed to prohibit or in any other way interfere with any county carrying out functions substantially similar to those described and authorized in this [subchapter] , exclusive of State financial assistance.

Source: 13:18A-49⁵⁸

COMMENT

“Act” changed to “subchapter.” “Herein” changed to “in this subchapter.”

⁵⁶ **13:18A-47. Funding of the bank; proceeds from the sale of credits**

a. There is appropriated to the bank, from the General Fund, the sum of \$5,000,000.00. This sum shall be used for the purchase of pinelands development credits and to extend pinelands development credit guarantees, as herein provided.

b. The proceeds from the sale of pinelands development credits by the board or a county board shall remain available to the board or county board for the purposes of this act. Within 60 days after December 31, 2005 the board shall transfer to the General Fund all funds remaining on deposit in the bank. The board may transfer part or all of the funds on deposit in the bank to the General Fund prior to this date upon the affirmative vote of two-thirds of the members of the board.

c. Within 30 days after December 31, 2005 a county board shall transfer to the board that percentage of the funds remaining on deposit in the county bank which reflects the percentage of the matching grant made by the board to the county board pursuant to section 16 of P.L.1985, c.310 (C.13:18A-45).

L.1985,c.310,s.18; amended 1997, c.282, s.1.

⁵⁷ **13:18A-48. Extension of pinelands development credit guarantee, purchases**

Notwithstanding any other provisions of this act to the contrary:

a. No pinelands development credit guarantee shall be extended for a period of time in excess of five years;

b. No pinelands development credit guarantee shall be extended after December 31, 2005;

c. No pinelands development credit shall be purchased by the bank after December 31, 2005.

L.1985,c.310,s.19; amended 1991, c.24; 1994, c.141; 1997, c.282, s.2.

⁵⁸ **13:18A-49. County authority unimpaired**

Nothing in this act shall be construed to prohibit or in any other way interfere with any county carrying out functions substantially similar to those described and authorized herein, exclusive of State financial assistance.

L. 1985, c. 310, § 20, eff. Aug. 28, 1985.

Recommended for Repeal:

13:18A-30. Short title⁵⁹

COMMENT

This provision is recommended for repeal; the short title of the act will become the title of the subchapter.

⁵⁹ **13:18A-30. Short title**

This act shall be known and may be cited as the "Pinelands Development Credit Bank Act."
L. 1985, c. 310, §1, eff. Aug. 28, 1985.