

Key Changes to the Pinelands Stormwater Management Regulations

Former rules only regulated site plans and subdivisions for major developments occurring within the Pinelands Area that require preliminary or final site plan or subdivision review.

New rules now regulate minor residential and non-residential development in addition to major developments. This includes: (a) development involving the construction of 4 or fewer dwelling units; (b) development involving any non-residential use and resulting in an increase of greater than 1,000 square feet of regulated motor vehicle surfaces; and development involving the grading, clearing, or disturbance of an area in excess of 5,000 square feet within any 5 year period.

New rules now require the use of green infrastructure for water quality design. The extent of the use of the green infrastructure is dependent upon the intensity of the development (minor v. major, residential v. non-residential).

Examples: Major developments now must remove at least 65% nitrogen from stormwater using green infrastructure for water quality design.

Minor residential developments must retain and infiltrate stormwater from the 10-year storm from the roof of the house through the use of green infrastructure (i.e., drywells, small scale bioretention and pervious paving systems)

Minor non-residential developments with increase of more than 1,000 square feet of motor vehicle surface now require onsite treatment and infiltration of stormwater

***NOTE: these new regulations are already in effect and must be followed**

For more a more detailed overview of the history of the regulations and their revisions, please refer to the following presentation circulated by the Pinelands Commission:

https://www.nj.gov/pinelands/home/presentations/Feb_9_2022_Pinelands_Speaker_Series_Stormwater_Management.pdf