



PINELANDS PRESERVATION ALLIANCE

17 PEMBERTON ROAD
SOUTHAMPTON, NJ 08088
PHONE 609.859.8860 FAX 609.859.8804
ppa@pinelandsalliance.org

Comments submitted by Theresa Lettman

*Stafford Township – Stafford Landfill Grassland Public Hearing
September 27, 2010*

Green Acres Rules state -- At least 30 days prior to the hearing, Section 7:36-26.8(c)1 v., Post and maintain in a legible condition until the public comment period is concluded a sign on the parkland that is the subject of the proposed diversion or disposal. Such sign shall advise the public of the proposed diversion or disposal, the public hearing on the proposed disposal or diversion and the opportunity for public comment on the proposed disposal or diversion. Such sign shall be located at each public entrance to the parkland proposed for diversion or disposal and/or in other prominent location(s) approved by the Department. Such sign shall be of sufficient size and visibility and contain sufficient detail as to inform the general public of the proposed diversion or disposal of parkland and the method by which the public may obtain information about such proposed diversion or disposal, and shall be subject to the Department's approval;

Although this public property is not open for the public to access, because of the construction that was ongoing, it is adjacent to publicly owned open space. Those using the State owned land should have had an opportunity to know that the Stafford Landfill Grassland was the subject of a proposed diversion. On September 19, 2010 I walked the entire length of the Stafford Landfill Grassland property, adjacent to the public land, and there was no posted sign to meet 7:36-26.8(c)1v.

You may believe that the public cannot get to the property for anyone to see a sign if it was posted but the Public should have been given every opportunity with the posting of the correct signage.

Under 7:36-26.9(d)3 ix, you need to submit proof to NJ Green Acres. If you move forward with this application - I would like to know the exact location of the sign. (If I missed it please let me know)

Green Acres Rules --7:36-26.8(c)2. At least 15 days prior to the hearing, the applicant shall publish a display ad in the official newspaper(s) of the municipality(ies) in which the parkland that is the subject of the proposed disposal or diversion is located . . ."

I saw over and over again in the Asbury Park Press the legal notices that told about this hearing but I didn't see any display ad – was there one? If so what paper and what date?

On September 20, 2010 I came to Stafford Town Hall and asked the Township Clerk if I could review the Stafford Business Park Landfill – Grassland – Diversion File. I spoke with Bernadette Park, Township Clerk who indicated to me that she did not have a file. I then walked to the Business Administrators office and left my written request and business card asking to review the file.

Two days went by and I received no call from the Administrator, so I then faxed my written request to Mayor McMEnamin. A copy of the fax receipt is attached to the comments I will hand in tonight.

I raise these details for two reasons one to let you know of my disappointment that there are no details about the diversion prior to the scoping hearing and two to comment on the statement I heard today from the Township Attorney about the public hearing scheduled for October 14, 2010. This second public hearing gets scheduled after NJ Green Acres receives the complete application.

The Green Acres Rules require a transcript of the scoping hearing, a description of the compelling public need, a draft of the lease, a set of plans on what is going to be constructed on the parkland, an alternative analysis, and an environmental assessment report which outlines the existing features of the land proposed for diversion – be available to the public 30 days prior to the Public Hearing, which you say is scheduled for October 14, 2010.

This 30 day requirement is according to **7:36 – 26.9 (d) 1 through 12**, which states that NJ Green Acres, after it determines that a town's submission is complete, allows the township to then schedule the public hearing. Even if Green Acres determines on October 12 (Because public comment is allowed to October 11th) that your application is complete – you have not met the public review requirement.

Stafford Township has not met any of the procedural requirements needed to inform the public about your intention to divert this open space. Stafford Township has not provided the correct public notice for this meeting and the public has had no opportunity to review the documents for an October 14th hearing. Both need to be rescheduled.

PPA will by the 11th deadline be submitting detailed comments to New Jersey Green Acres, we wanted to hear more from Stafford residents before we put together our full comments on the diversion.



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*1st written request:
Monday
Sept 20, 2010*

*Phoned Sept. 27th
1:15pm
4m Twp Clerks
office*

To: John McMenamin, Mayor
Bernadette Park, Township Clerk

From: Theresa Lettman

Date: September 22, 2010

I attended the September 21, 2010 Stafford Township Council meeting and heard that the Township Administrator is and will be out of the office due to a illness in his family.

I went to Town Hall on Monday, September 20th and put in a request to review the Stafford Business Park/Landfill Green Acres diversion file. This request was left with the Business Administers office for his return.

Now hearing that he may be back in the office this week, I am again making my request to you to review the file. I would like an opportunity to review the file prior to the September 27, 2010 public hearing.

Please let me know if this can be arranged. I can be reached at 609-859-8860, Ext. 22.

*** TX REPORT ***

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