



## Huge Coalition To Stop Greenbriar Proposal

A coalition of groups including PPA, Save Barnegat Bay, and the American Littoral Society are filing an appeal against permits issued by the DEP for an enormous new development proposal in Ocean Township. (More may join as we go along.) The development is called “Greenbriar at Waretown.”

The land in question is classic “green fields” – a beautiful natural area far from any existing intensive development and from any existing sewer lines. It is bordered by pristine Pine Barrens streams, Waretown Creek and Lochiel Creek. The proposal, by U.S. Home Corporation, is to build almost 1,500 residential units, a shopping center, and an 18-hole golf course on almost 1,000 acres.

*We believe DEP should stop this plan before it destroys more Pine Barrens habitat and drastically alters the character of Waretown, one of the region’s small, rural communities.*

According to press reports, this development alone would increase the town’s population by 40 percent. Unfortunately, the town’s officials are promoting it because they see it as a tax revenue source – the same chase for ratables for which local officials have time and again sacrificed their town’s character and quality of life.

If this development goes ahead as planned, 10 years from now — when the financial, traffic, ecological and cultural impacts become clear — today’s residents will be asking what they have done to their town.

This proposed development is in the part of the Pinelands governed by the Coastal Area Facility Review Act (CAFRA) and is outside the direct jurisdiction of the Pinelands Commission. You may remember from our last *Pinelands Watch* issue that DEP – not the Pinelands Commission – has the authority to regulate land use in this area.

CAFRA rules are not as protective or

as clear as Pinelands rules on many key points. Still, inside the Pinelands National Reserve, DEP is required to make sure coastal development is consistent with the “intent, policies and objectives” of the federal law creating the Reserve and with the state Pinelands Protection Act.

Yet, in a huge step backwards from its rejection of the grandiose Heritage Minerals development proposal in Manchester Township, DEP approved the Greenbriar project despite the Pinelands Commission’s repeated statements that the plan violates the environmental standards of the Pinelands Comprehensive Management Plan.

### Here are the key problems with the Greenbriar proposal:

1. It allows direct discharge of stormwater into wetlands and thereby fails to protect downstream plant and animal communities, including threatened and endangered species. Two eminent botanists submitted a report, sponsored by the Academy of Natural Sciences, documenting the presence of several rare, threatened and endangered plant species on and near the proposed development.
2. It fails to show that the development as a whole, and particularly the golf course, will meet Pinelands groundwater standards.
3. It violates CAFRA’s anti-sprawl rules, which limit the intensity of development where a site is far from existing sewers and adequate road service.
4. It violates the state’s Surface Water Quality Standards, which prohibit degradation of Pinelands waters like Waretown and Lochiel creeks.
5. It would create more of the

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same kind of essentially uncontrolled “nonpoint source” pollution which is slowly poisoning our coastal streams, bays and estuaries.

6. It depends upon developing road access through land which the Trust for Public Land had conveyed to the U.S. Fish & Wildlife Service for permanent conservation.
7. It fails to ensure protection for endangered pine snake habitat.

### **This case is a major priority for PPA.**

Save Barnegat Bay (the Ocean County chapter of the Izaak Walton League) first took up the cause of trying to stop the Greenbriar plan. PPA joined in and provided evidence to DEP prior to its permit decision, as did several other groups.

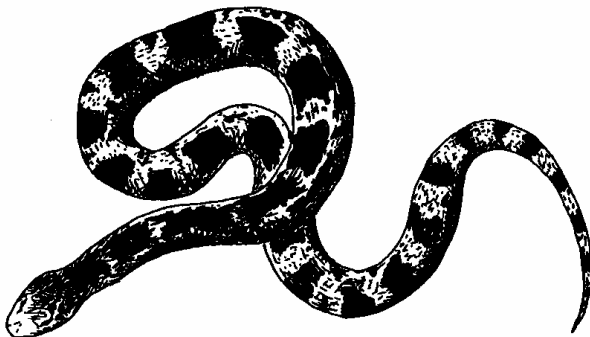
### **What You Can Do**

**Contact DEP** and express your concerns about this particular decision as well as DEP’s commitment to protecting the Pinelands’ coastal areas in future cases.

**Write:** Robert C. Shinn, Jr., Commissioner, PO Box 402, 401 East State St., Floor 7, Trenton, NJ 08625-0402. **Call:** 609-292-2885. **E-mail:** rshinn@dep.state.nj.us.

**Contact the Governor** to express your concerns about this development, its impact on the coast and sprawl development.

**Write:** Christine Todd Whitman, PO Box 001, State House, Trenton 08625-0001. **Call:** 609-292-6000. To **E-mail** the governor, go to: **<http://www.state.nj.us/governor/contact.htm>**, and use the form provided.



Northern Pine Snake

Illustration by Mary Pat Finelli, courtesy of Plexus Publishing, from *A Field Guide To The Pine Barrens of New Jersey* by Howard Boyd.

# Dialing for Clout



Of all the methods of communication, the telephone call is the quickest and easiest. And it can be effective. Many times, a few phone calls have saved a threatened place, alerted authorities to endangered species, or increased the budget for open space preservation.

The more calls on an issue, the greater the impact. They are tallied and reported to decision-makers just like letters.

Imagine the effect of 50 calls coming into a policy-maker’s office in one day on the same issue! We need to organize this kind of action to send a clear message about key issues, such as the Greenbriar proposal.

Suppose a law or regulation you oppose is up for a vote in less than 48 hours and you want to tell your state legislator or a Pinelands Commissioner to “vote no.” Simply call and tell them exactly that.

Here are some tips for a quick call to your elected and appointed officials:

### **Call Your Elected Official**

If you don’t know who he/she is, consult the government pages of your phone book (blue pages), and/or consult the League of Women Voters (see “Resources”). **Q**

### **Make the Call**

Chances are you won’t speak to your elected official, but you will speak to a staff member who will tally the call and note your position.

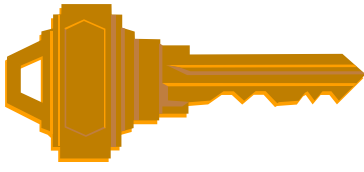
### **Make Your Case**

Don’t be intimidated! The staffer won’t ask you detailed questions. Simply state your views on the issue.

### **Ask for a Response**

Always keep them accountable. Although you may only receive a form letter on the specific issue, it still guarantees that your message was recorded.





## Key Issues in the Pinelands

*Call us for more info and ideas on how to make a difference on these challenges!*

### ◆ **Pressure Dosing Systems**

The Pinelands Commission scientific staff discovered a startling fact. A special type of septic system, called “pressure dosing,” which was supposed to be more effective in reducing pollution, really isn’t.

This is significant because the Pinelands Commission has so far allowed, on the basis of this erroneous assessment of the pressure dosing system, approximately 550 new residential units to be built in Regional Growth and Rural Development Areas *at about triple the standard density* for un-sewered areas.

We can expect the long-term results to be increased nitrate levels in the groundwater seeping away from these areas, as well as increases in other contaminants associated with home septic systems, houses, streets, driveways, lawns and gardens.

Equally disturbing, however, is the fact that the Commission continues to allow the policy after having discovered the facts about pressure dosing, even though the higher building densities violate the standards of the CMP.

At the prompting of PPA, the Commission has set up a committee to review the situation.

### **What You Can Do:**

Call or write the Pinelands Commission, 609-894-7300, and urge them to rescind the current policy allowing the higher densities for pressure dosing systems.

## **Herptiles on the Map**

The New Jersey Division of Fish and Wildlife has been running a program designed to document the distribution of reptiles and amphibians in the state. The Herptile Atlas Project is not only documenting these creatures, it is also



Bog Turtle Courtesy U.S. Fish & Wildlife

educating the public through extensive volunteer participation.

When you call to enlist, the program staff will help you select your “block”- the

area you will survey. Then they will send you a list of all the snakes, turtles, lizards, frogs, and toads you may encounter, as well as the reporting forms, species descriptions, and instructions. And if you send them a blank cassette, they will return it with the calls of the frogs and toads you might hear.

To get involved, call 609-628-2103, or send an e-mail to [nongame@algorithms.com](mailto:nongame@algorithms.com).

### Topics for upcoming issues of Pinelands Watch

- ◆ Amendments to the CMP
- ◆ Appointments to the Commission
- ◆ Leniency & Weak Standards
- ◆ Standards in the CAFRA Zone
  - ◆ Cape May County
- ◆ Sewerage Product Applications
- ◆ Federal Participation in Decision-Making
  - ◆ Cell Phone & PCS Towers
  - ◆ Landfills

## **RESOURCES**

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***PINELANDS PRESERVATION ALLIANCE***

[www.pinelandsalliance.org/](http://www.pinelandsalliance.org/)

***NEW JERSEY AUDUBON SOCIETY***

[njudubon.org/](http://njudubon.org/)

***NEW JERSEY CONSERVATION FOUNDATION***

[www.njconservation.org/](http://www.njconservation.org/)

***SIERRA CLUB, NEW JERSEY CHAPTER***

[www.sierraactivist.org/](http://www.sierraactivist.org/)

***THE NATURE CONSERVANCY***

[www.tnc.org/](http://www.tnc.org/) (use site index to find NJ chapter)

***THE FORKED RIVER MOUNTAIN COALITION***

[www.frnc.org/](http://www.frnc.org/)

***LEAGUE OF WOMEN VOTERS***

[www.lwv.org/](http://www.lwv.org/)

***NEW JERSEY ENVIRONMENTAL FEDERATION***

**732-280-8988**

***GARDEN STATE ENVIRONET***

[www.gsenet.org](http://www.gsenet.org)

***ASSOCIATION OF NEW JERSEY ENVIRONMENTAL COMMISSIONS***

[www.anjec.org](http://www.anjec.org)

***STATE OF NEW JERSEY***

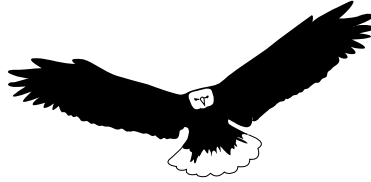
[www.state.nj.us/](http://www.state.nj.us/)

[www.state.nj.us/pinelands/](http://www.state.nj.us/pinelands/)

[www.state.nj.us/dep/](http://www.state.nj.us/dep/)

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## ENDANGERED BIRDS IN THE PINELANDS

Be on the lookout, and be sure to report a sighting of any of the following endangered or threatened birds which may occur within the Pinelands National Reserve.

Bald Eagle	Roseate Tern
Peregrine Falcon	Bobolink
Northern Goshawk	Red-Shouldered Hawk
Pied-billed Grebe	Red Knot
Northern Harrier	Osprey
Cooper's Hawk	Barred Owl
Short-Eared Owl	Long-Eared Owl
Piping Plover	Black Rail
Upland Sandpiper	Savanna Sparrow
Black Skimmer	Grasshopper Sparrow
Vesper Sparrow	Red-Headed
Least Tern	Woodpecker

**Pinelands Commission: 609-894-7300**

### What is This? Why Me?

*PINELANDS WATCH* is a new publication created by the Pinelands Preservation Alliance. Its purpose is to encourage those who are concerned about conservation issues in the Pinelands to get involved and make a difference.

We sent this publication to you because we believe you care about protecting the Pinelands and will get involved when the issue is right.

Those who want to thwart the goals of the Pinelands Protection Act rely on public ignorance and apathy. But the Pinelands has survived and will continue to survive because people like you stay informed and active.

*Pinelands Watch* provides a summary of the most serious current issues in the Pinelands. Each edition focuses on one of these issues and provides references for getting more information. And it suggests options for taking action.

You probably know a lot of people who love the Pinelands and want it preserved. Share this publication with them, and call us so we can send it to them in the future.

**Most importantly**, call us, and let us know what's going on in *your* backyard or what you'd like to see us working on!