



## LARGE HOUSING DEVELOPMENT PROPOSED FOR PEMBERTON TOWNSHIP

D.R. Horton, Inc., is proposing to build a 587-unit (282 single family and 305 multi-family town house) retirement community in Pemberton Township, Burlington County. The application states the property is 678 acres in size and is located to the south of Lakehurst Road (Route 530) with the westerly border being Wissahickon Trail. To the east of the project site is Country Lake Estates.

The Pemberton Township Planning Board deemed the application complete for review at its January 12, 2006 meeting and is scheduled to begin hearing the application on March 9, 2006 at 7:30 pm. The applicant indicated that it will take at least three meetings to present the entire development proposal.

area are required to submit their application to the Pinelands Commission prior to the local planning board review. D.R. Horton, Inc received an **Inconsistent Certificate of Filing** from the Pinelands Commission. This means that the application, as submitted to the Pinelands Commission, does not meet Pinelands Comprehensive Management Plan (CMP) regulations. An applicant can proceed to the local planning board after receiving

*continued on page 2*

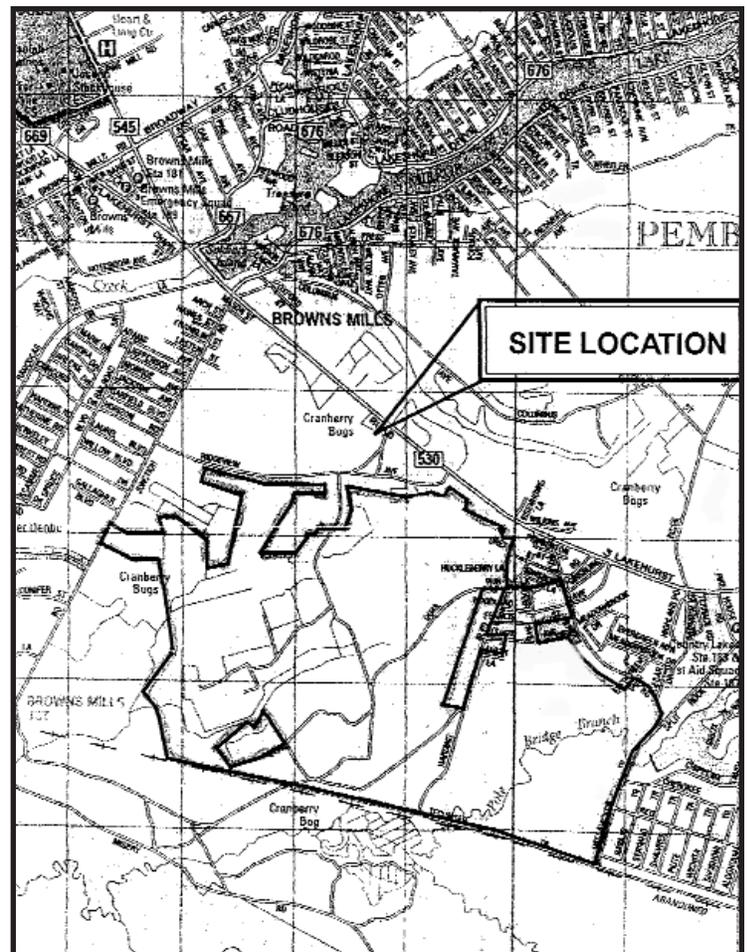
*Hear more about the project  
Voice Your Concerns*

*Pemberton Township Planning Board  
March 9, 2006 ~ 7:30 pm*

Residents of Pemberton Township need to get involved with the project at this early stage! Attend the Planning Board meetings to hear the details of this very large project. After hearing the presentation there will be an opportunity to ask questions or voice any concerns about the project.

This is a very large project. If it goes forward it will encompass forested uplands, wetlands and wetlands buffers, large amounts of stormwater to be managed, threatened and endangered species habitats to be protected, township land that has to be sold and Green Acres Open Space that has to be diverted (which requires a public process), extension of sewer lines, a new public water well drilled, and roadways that need to be built or improved.

Applicants building in the Pinelands Protection



*The site is south of Lakehurst Road (Route 530) and to the west of the Country Lake Estates.*

ing their certificate of filing to see if the inconsistencies can be resolved.

Some of the items that the developer has to address to meet both Pinelands Commission CMP regulations and Pemberton Township Land Use regulations are:

- ◆ The development standards require a 200-foot perimeter fuel break, which is a permanent buffer area where trees are selectively removed, mowed or pruned on an annual basis, between all proposed structures and the forest. In the application none has been provided.

- ◆ The development standards require that no development shall be carried out unless it is designed to avoid irreversible adverse impacts to habitat that is critical to the survival of any local populations of threatened or endangered animal species. The developers Threatened and Endangered Species surveys and habitat delineations have not accepted by the Pinelands Commission. The species of concern are the barred owl and the northern pine snake.

- ◆ The development standards require all stormwater generated as a result of the development must be retained and infiltrated onsite. Larger stormwater basins may need to be provided.

The developer also needs to purchase Pemberton Township (public) owned land. One parcel that is on the developers site location map is Block 854, Lot 16.05. On the tax records this lot is listed as 450 acres in size and owned by Pemberton Township Municipal Utilities Authority.

The second parcel is Block 874 , Lots 1, 2 & 3, which is the site of Pole Bridge Park. The developer needs these lots for an entrance roadway. This parksite is listed on Pemberton Township's Green Acres Recreation and Open Space Inventory (ROSI). In order for the Township to sell this property it will have to go through a public diversion process. (see article on page 3)

All of these items and more will be discussed before the planning board in the months ahead. Pemberton Township residents need to get involved in the process early!

## What you can do:

- ◆ Attend the Pemberton Township Planning Board meetings. The first is scheduled for March 9, 2006 and additional meeting dates will be announced at that meeting.

- ◆ Read the newspaper and watch for other public hearings involving the sale of Township-owned land. Also, write letters to the newspapers which will educate others about this development.

- ◆ Attend the Pemberton Township Council meetings and let them know how you feel about "the selling of your public property." Meetings held 1st and 3rd Wednesdays of the month at 6:30 pm.

- ◆ For further information, you can contact PPA at 609-859-8860 x22, or e-mail Theresa at [theresa@pinelandsalliance.org](mailto:theresa@pinelandsalliance.org).



*Pole Branch Park at the intersection of Drexel and Pole Branch Road.*



## Green Acres Open Space Diversion

Pemberton Township owns Block 874 Lots 1, 2 & 3, which is the site of Pole Bridge Park. This property is on Pemberton Township's Green Acres Recreation and Open Space Inventory and must go through a public process to be disposed of or diverted for another purpose.

This process takes approximately 9 months and starts with a public "scoping" meeting to gather public comment on selling the property. This meeting needs to be conducted on a weekday in the evening. Minutes from this meeting are sent to Green Acres along with the Township's application request to divert the property.

The application by Pemberton Township also needs to include information about the project such as:

- ◆ A demonstration that the need to divert the property is fulfilling a compelling public need by mitigating a hazard to the public health, safety or welfare.
- ◆ A demonstration that the diversion will yield a significant public benefit by improving the delivery of essential services to the public or to a segment of the public having a special need.
- ◆ Provide an exceptional recreation and/or conservation benefit by improving the quantity and quality of parkland within Pemberton Township.
- ◆ An alternatives analysis which indicates that there is no feasible, reasonable and available alternative to the disposal or diversion of the parkland.

**Pemberton Township residents need to watch local papers for notices or attend your Township Council meetings (Meetings held 1st and 3rd Wednesdays of the month at 6:30 pm) to keep up to date with information. Ask questions!**

## How Can You Help Protect Threatened & Endangered Species Habitat?

Our state government has an official process whereby citizens may report the presence of Threatened and Endangered species. The process begins when a citizen recognizes a protected plant or animal by sight or, in the case of birds or frogs, by hearing a call distinctive of the species. It's also possible, in many cases, to recognize the presence of an animal species by finding clear evidence in the way of "sign," such as tracks.



Red-headed Woodpecker

The NJ Pinelands Comprehensive Management Plan protects a specific list of 54 plants, and in addition, all state-listed endangered plants that occur within the Pinelands National Reserve. The number of state-listed endangered plants that occur within the PNR is approximately 150. Perhaps a third of them are easily recognizable. The rest can be recognized after a little study and with the help of some reference material.

Approximately thirty-six Threatened or Endangered animal species may be encountered in the Pinelands: at least twenty-one birds, three snakes, two frogs, two turtles, two salamanders, one fish, one mammal, and four butterflies. Most of these creatures are either immediately recognizable or can be learned with a little study and field experience.

Once a citizen has recognized a protected species, he or she may fill out a Rare Species Reporting form and send it to the NJ Natural Heritage Program (NHP), or a Threatened and Endangered Species Report form, and send it to the NJ Division of Fish and Wildlife Endangered and Nongame Species Program (ENSP). All reports of plants should go to the NHP, where Heritage staff review each report and determine its validity. Reports of animals may go to either agency, but in this case ENSP biologists make determinations.

The report forms are available from the websites of the two agencies. For the NHP form, call 609-292-9400 or go to: [www.natureserve.org/nhp-us/nj/nhprptg.htm](http://www.natureserve.org/nhp-us/nj/nhprptg.htm). For the ENSP report form, call 609-984-0097 or go to: [www.state.nj.us/dep/fgw/ensp/rprtform.htm](http://www.state.nj.us/dep/fgw/ensp/rprtform.htm).

Within the Pinelands Protection area a copy of the completed form can be sent to the NJ Pinelands Commission, P.O. Box 7, New Lisbon, NJ 08064.

A citizen report of a protected species should be supported by plenty of detail, photographs, if possible, and a map showing exactly where to find the site. State biologists may need to visit the site to verify the report.

Not all reports of protected species are accepted. In the case of most birds, for example, state biologists are primarily concerned with nesting habitat. But, in any case, citizen participation in documenting protected species sightings can often make the difference between new inappropriate development and a protected wildlife community.

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

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