



PINELANDS PRESERVATION ALLIANCE

Sept - Oct 2014
Issue 69

INSIDE:

Pinelands Commission meeting dates 2

Open space ballot question. 3

Black Run Preserve activities. 3

10th Annual Tour de Pines Bicycle Tour

Pedal to Protect the Pines

The 2014 Tour de Pines, sponsored by Pinelands Preservation Alliance, celebrates Pinelands Month in October with five consecutive single day bicycle tours of the New Jersey Pinelands. This year the Tour will run from October 1st to October 5th.

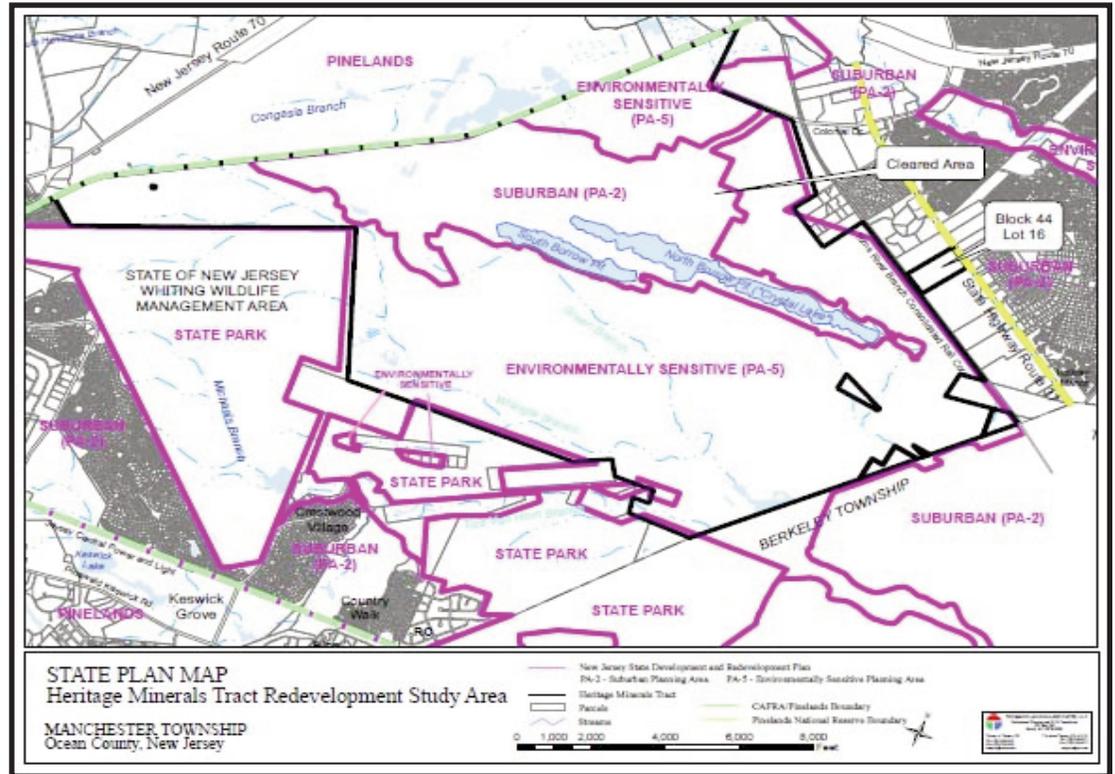
Each day's tour will range from 40-55 miles per day, with average speeds of 11-13 mph, and begin and end at the same location.

More information and registration at:

www.pinelandsalliance.org

17 Pemberton Road
Southampton, NJ 08088
T - 609.859.8860
F - 609.859.8804
Email: ppa@pinelandsalliance.org
Web: www.pinelandsalliance.org

PINELANDS WATCH



Map of Heritage Mineral site taken from Manchester Township Redevelopment report by Thomas Planning Associates.

More Development for the Heritage Mineral Site?

In 2002, after many years of litigation, Hovnanian Industries agreed to limit its development plans for the vast 7,500 acre Heritage Minerals site on Route 70 in Manchester Township. This was a major victory for the Pinelands and PPA, because the developer's original ambitions to build 15,000 homes, two shopping centers and a heliport would have destroyed thousands of acres of Pine Barrens habitats and permanently damaged water quality in the Kirkwood-Cohansey aquifer. In a court-approved settlement, Hovnanian Industries agreed to build on only 1,000 already heavily-altered acres of the site and to permanently preserve 6,500 acres of forest in stages as development proceeded. But Hovnanian Industries has not started to build under the settlement, and no land has been preserved. And now it looks like Manchester Township is looking to help the developer to build on a much larger scale.

In July of this year, the Manchester Township governing body passed a resolution which designated the entire 4,087 acres of the Heritage Mineral Site as a site

“in need of redevelopment,” even though most of the site is healthy, productive forest and wetlands habitat. The resolution and a July 2014 report completed by Thomas Planning Associates covering the entire site is contrary to the 2002 court settlement that limited development to approximately 1,000 acres of the already disturbed portion of the mining site.

By designating the entire site a redevelopment area Manchester Township is stating that the site meets all the New Jersey Local Redevelopment and Housing Law (LRHL) criteria for development. Under the LRHL municipalities are able to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement redevelopment projects.

Hovnanian Industries owns approximately 7,500 acres in Manchester Township, Ocean County, purchased in 1984. Approximately 3,450 of the acres are north of the Conrail Tracks and within the Pinelands Protection Area, meaning any development within this area would

continued on page 2

have to be reviewed by the Pinelands Commission under the Pinelands Comprehensive Management Plan (CMP) regulations. The remaining 4,500 acres are within the Pinelands National Reserve/Coastal Area Facility Review Act (CAFRA) overlap area, where the review is done by the Department of Environmental Protection (DEP) under its Coastal Land Use Regulations. While development in this overlap area is also supposed to meet Pinelands CMP rules, the DEP has recently taken the position in another case (the Toms River Walmart) that the CMP is completely irrelevant.

During the late 1990s, Hovnanian submitted several development applications that DEP Land Use denied because they did not meet many aspects of the coastal regulations and Pinelands CMP. The denials spurred legal action by the developer. After many years of litigation, in which PPA was an active participant on the side of the DEP, the 2002 settlement agreement was reached among all the parties.

The 2002 settlement agreement allowed for 2,450 dwelling units and 20,000 square feet of commercial development on a little under 1,000 acres. It placed conservation restrictions on not only the remaining 3,000 acres in the coastal area but also on an additional 3,450 acres owned by Hovnanian Industries, located within the Pinelands Protection Area. The Conservation restrictions would apply to approximately 6,450 acres in Manchester Township along with an additional 362 acres of Pinelands Protection Area land located in the "Berkeley Triangle" which represents the last outstanding unprotected parcel in the Berkeley Pinelands Forest Management Area. But again, the land would only be truly preserved in stages as the developer built the units allowed by the 2002 settlement.

In 2004, the NJ State Planning Commission made changes to the Planning Areas (areas for growth) for the site and the Pinelands Commission made changes to the Comprehensive Management Plan (CMP) map to reflect the agreed upon developable area of the site. Mapping by both agencies shows the approximately 1,000 acres of land within the 4,087 acres of the tract that was recognized in the settlement agreement as developable (map shown on page 1).

PPA believes that the settlement agreement has set the

development or redevelopment area of the Heritage Mineral site, and that neither Manchester Township nor the developer can change all that now in order to build on a grander scale.

Manchester Township completed a redevelopment report dated May 2014 which has been posted on PPA's website. The report contains several maps which show the agreed upon "area of development" by the settlement. PPA is monitoring this situation to gather more information on the new plans by Hovnanian Industries for increased development of the site. Stay updated on the issue by visiting the PPA website at www.pinelandsalliance.org. More information will follow as we learn more.

What Can you do?

- Manchester Council meets the 2nd and 4th Monday's of the month at 6 p.m. at Manchester Town Hall, 1 Colonial Drive. Attend a meeting and tell them how you feel about any additional development, beyond the settlement on the site!



Get Involved!

Attend a Pinelands Commission Meeting

- Friday, October 10, 2014 at 9:30 a.m.
- Friday, November 14, 2014 at 9:30 a.m.
- Friday, December 12, 2014 at 9:30 a.m.

Pinelands Commission meetings are held at the Richard J. Sullivan Center for Environmental Policy and Education, 15C Springfield Road, New Lisbon. Agendas are posted one week prior to the meeting date at:

www.state.nj.us/pinelands/about/mtng/

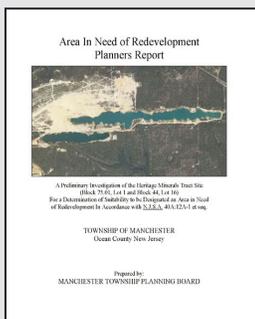
Editor: Theresa Lettman

Distributed to members of the Pinelands Watch Network and other members of the public. If you would like to receive these alerts, please contact Theresa Lettman at (609) 859-8860 Ext 22 or theresa@pinelandsalliance.org.

Prior issues are available at: www.pinelandsalliance.org

Printed on 30% recycled paper.

Manchester Township Report:



Area in Need of Redevelopment Planners Report, by Thomas Planning Associates, dated May 1, 2014,
is no longer posted on the Manchester

Township's web site but can be found on PPA web site at:

www.pinelandsalliance.org/protection/hotissues/development/heritagemineralsite/

THE VOTERS WILL DECIDE

LEGISLATION TO FUND OPEN SPACE, FLOOD-PRONE PROPERTIES, FARMLAND AND HISTORIC PRESERVATION APPROVED!

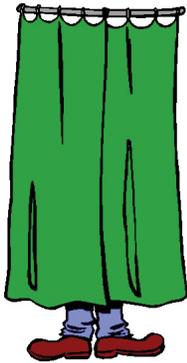
Thanks to the support of over 180 members of the Keep It Green Coalition and many citizen advocates, the legislature finally approved a bill (SCR84) to sustainably fund green acres, blues acres and farmland and historic preservation acquisition for the next 20 plus years. Although this is a great time to celebrate, the battle isn't completely over yet.

The legislation requires voter approval by referendum in November. Approving the amendment should be a no-brainer for voters, who have consistently funded open space programs through bond referendums. Public support for open space acquisition has a long, deep history. New Jersey voters have approved statewide land preservation questions by large margins 13 times since 1961. Most recently, voters in 2009 approved a \$400 million bond act. That money has been spent. The vote in November will provide a long-overdue opportunity to provide a permanent source of open space funding.

If the proposed changes are approved by voters, the measure would generate about \$70 million a year in the first five years for the preservation of open space, farmland and historic sites. Thereafter, an extra 2 percent of corporate taxes would be dedicated to the program, generating an estimated \$117 million annually. To offset the cost, allocations would be reduced for programs state environmental officials say no longer require the same levels of funding as they once did, such as diesel pollution and underground storage tank programs.

Many thanks to our long-time legislative champions of this legislation - Senator Bob Smith and Senator Christopher Bateman and Assemblyman John McKeon and many other Senators and Assemblypersons who also co-sponsored the bill. You can find voting results for your elected officials at <http://www.njleg.state.nj.us> and type SCR 84 in the bill number box.

E
L
E
C
T
I
O
N
D
A
Y



Help Friends of the Black Run Preserve

The Black Run Preserve is a 1,300 acre parcel of permanently preserved land in Evesham Township, located between the Marlton Lakes and Kings Grant neighborhoods. It is an ecological wonder of Pine Barrens forest, wetlands, streams and old cranberry bogs, and hosts a variety of threatened and endangered plant and animal species.



The Friends of the Black Run Preserve is a volunteer organization formed in 2012. Their mission is to preserve and protect the unique natural beauty and ecology of the Black Run Preserve for the benefit of all citizens and to maintain the pristine quality of its natural resources while promoting healthy outdoor activities, environmental awareness and education.

Friends of the Black Run Preserve will support the Evesham community in being good stewards of the Preserve and helping people to enjoy its many beauties through hiking, school field trips, biking, birdwatching and other forms of compatible recreation. The Friends coordinate many programs and activities within the Preserve, including guided hikes and stewardship projects like clean-ups and trail improvements.

Please consider becoming a member of the Friends group and volunteering your time by participating on their various committees. You can also learn more about the Friends group by attending one of the following events scheduled in the fall:

Evesham Township Fall Festival on
Saturday, September 27th, help staff this
event, 9:00-5:00 (2-hour slots).

Concept Plan Presentation, October 1st at
7:00pm at the Evesham Township Municipal
Bldg. at 984 Tuckerton Road. *Your presence
is needed to show support!*

5K Trail Run - Help staff this event in the
Black Run Preserve on
Sunday, October 12th, 8:00-11:00 a.m.

For more information visit - <http://blackrun.org>

The Pinelands needs your help...and so do we!
Please support our mission & become a member

Name: _____

Address: _____

City: _____ County: _____ State: _____ Zip: _____

Phone (Day): _____ (Evening): _____

E-Mail: _____ Referred by: _____

Check enclosed payable to PPA

Mastercard Visa Discover

Card Number: _____ Exp. Date: _____

Signature of Card Holder: _____

Membership Categories

- Basic \$35
- Family \$60
- Sponsor \$100
- Patron \$250
- Benefactor \$500
- Chairman's Circle \$1,000
- Other _____

ALL MEMBERS RECEIVE:

A PPA membership card
A year's subscription to Inside the Pinelands
A PPA window sticker
Discounts on PPA merchandise and events

Sponsors receive a copy of The Pine Barrens: Up Close & Natural DVD
Patrons receive John McPhee's seminal book *The Pine Barrens*
Benefactors receive The Pine Barrens of New Jersey, a photographic history of this region
Chairman's Circle will receive the book *Seasons of the Pines* and a personalized tour of the Pinelands



Pinelands Preservation Alliance

Bishop Farmstead
17 Pemberton Road
Southampton, NJ 08088

Address Service Requested

Nonprofit Organization
U.S. Postage
PAID
Permit #12
Vincentown, NJ 08088

More Development for the Heritage Mineral Site?

 Please Recycle this newsletter! When finished give it to a friend or neighbor and encourage them to learn about PPA's mission and programs.