



PINELANDS PRESERVATION ALLIANCE

Bishop Farmstead ♦ 17 Pemberton Road ♦ Southampton, NJ 08088
Phone: 609-859-8860 ♦ ppa@pinelandsalliance.org ♦ www.pinelandsalliance.org

December 10, 2012

Pinelands Commission
PO Box 7
New Lisbon, NJ 08064

Re: Maurice River Cluster Development Ordinance #620

Dear Ms. Grogan:

PPA is writing to support the cluster development ordinance you are considering for Maurice River Township.

The cluster ordinance for Maurice River Township includes provisions to limit the application of bonus densities by restricting the calculation of bonuses to only upland acres and not wetlands. This variation of the bonus density provision is necessary to protect the ecological integrity of the region while still providing incentives to property owners that aggregate lots.

As noted by PPA on several occasions, there is nothing in the Pinelands Comprehensive Management Plan regulations that prohibit a municipality from excluding wetlands in this situation. In fact, the clustering provisions in the CMP allow for municipal flexibility assuming that the intent and goals of the clustering requirements are still met.

Based upon the clustering language in Maurice River's ordinance, PPA believes all the provisions are met and should be approved by the Pinelands Commission.

Sincerely,

A handwritten signature in cursive script that reads "Jaclyn Rhoads". The signature is written in black ink over a light blue rectangular background.

Jaclyn Rhoads, Ph.D.
Director for Conservation Policy