



PINELANDS PRESERVATION ALLIANCE

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September 12, 2012

Susan Grogan, Chief Planner
N.J. Pinelands Commission
P.O. Box 359
New Lisbon, New Jersey 08064

Re: Mullica Township Ordinances 7-2012 and 8-2012

Dear Ms. Grogan:

Pinelands Preservation Alliance (PPA) is providing comments on Mullica Township Ordinance 7-2012 – cluster development and 8-2012 – zoning changes. PPA supports the cluster ordinance 7-2012, but opposes 8-2012 zoning changes.

Mullica's cluster ordinance is actually providing incentives to aggregate lots and to create opportunities for clustering. It is limiting bonus densities to those lots that have been aggregated following the adoption of the cluster amendment to the CMP. Therefore, PPA supports its proposed ordinance.

Mullica Township under Ordinance 8-2012 has designated approximately 46 acres from the Forest Area Residential (FAR) district to Elwood Village (EV). Of these acres, 13 are owned by the State and an additional 5 acres are wetlands and wetlands buffers. Mullica officials have indicated that they want the addition to the Village to encourage more commercial development along the White Horse Pike. PPA does not support these changes, since there are other opportunities for such development in more appropriate places.

PPA questions why the remaining 28 acres are needed when currently there are over 70 acres undeveloped within the existing commercial village zone of Elwood. All of these currently zoned acres are suitable for commercial development, and the Commission should consider this opportunity as an innovative way to accommodate development and send it to appropriate lots.

Thank you for the opportunity to comment. Please contact PPA at 609-859-8860 ext. 18 or Jaclyn@pinelandsalliance.org with any questions.

Sincerely,

Jaclyn Rhoads, Ph.D.
Director for Conservation Policy