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Pinelands Preservation Alliance

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PPA
1989 - 2009

Celebrating 20 years of
Pinelands Preservation

**Theresa Lettman,
Pinelands Preservation Alliance
February 1, 2010**

I am here again tonight to talk about the residential and conservation zones in Ocean Acres development.

Some background for the members of the public that may not know- the Pinelands Commission staff issued a determination that a 38 acre-135 lot area, which was originally placed in the conservation zone, is not now critical habitat for the Northern Pine Snake which was captured on the site 3 years ago. The Pinelands Commission is now recommending that this area be removed from the conservation zone. This action is the result of the September 2004 Three Party agreement which included Barnegat Township.

I want to state again that Ordinance 2004-23 which established the residential and conservation zones in the Ocean Acres subdivision was not just about protecting critical threatened and endangered species habitat – it was to set up a zoning concept that would assure both the lots inside and the lots outside of the conservation zone would retain value.

In the agreement on page 4, Item 15. it states there are approximately 730 lots which development would be prohibited and goes on to say --*allow the owners of the land in the "Conservation Area" to realize some reasonable economic benefit for their land.*

There have been over 100 lot re-subdivisions which have negated the need for the purchase of any lots in the conservation zone. The developers (mostly just one to date) in the RH buildable zone, has gotten an easier application process because he is no longer required to do threatened and endangered species surveys. The part that was to balance the no surveys was the preservation of the conservation zone or wildlife corridor that would allow for the movement of threatened and endangered species.

Developers in the RH Zone have gotten everything they wanted (and more) and the owners of lots in the conservation zone are still waiting.