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## Pinelands Preservation Alliance

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PPA  
1989 - 2009

Celebrating 20 years of  
Pinelands Preservation

**Theresa Lettman**

**December 7, 2009**

I am here again tonight to talk about the residential and conservation zones in Ocean Acres. I am talking to you for two reasons – 1) to support the landowners in the conservation zone that don't have special considerations tilted in their favor and 2) to have the conservation zone as a whole permanently protected.

I feel one land owner has had special considerations that other small land holders have not. I will continue to count the number of opportunities that have been lost in the conservation zone and defend my present count of 84, with an additional 49 to be decided. Barnegat Township's engineer said the 84 were not approved by the Township Planning Board but a phone call to the Pinelands Commission revealed that a "no call-up" was issued on the Township Governing Body's approval of the site plans, which included the new lots, for the roads and in my mind you can't have it both ways. By this I mean your statement that the roads were approved and an applicant before the planning board does not have to submit road drawings. If the Pinelands Commission has issued a no call up and you have taken an action on them – these conservation opportunities are lost.

There are several examples of "special considerations" that are lost to the individual lot owners in Ocean Acres that perhaps you haven't given enough thought. One would be the three party agreement between Barnegat Township, the Pinelands Commission and Walters. Another would be the transferring or selling of the 10 foot wide sidewalk lots. These are things that have helped one property owner gain but have not helped in anyway the individual lot owners both inside and outside the conservation zone. I wonder if any of the small property owners have had an opportunity to purchase these kinds of lots?

This information has to have small lot owners thinking – how come this one powerful property owner gets another break and I don't?

Again all these things add to the undermining the zoning concept that was put into place in 2004 – it still remains up to you to take the next steps.