

Pinelands Commission Meeting December 9, 2011

Comments on:

Application# 1982-2731.007 - Ocean County

received on: 5/7/2010

Project: *Regional Road Garage Facility*, Municipality: *Manchester Township*, Block: 72 Lot: 7

Public Notice: *Required - Published on 1/21/2011*

This application is complete and the final opportunity for oral public comment will occur at the 12/9/2011 Commission meeting. Written comments will be accepted until 5 p.m. that day or the close of the Commission meeting, whichever is later.

The site for this application is in Manchester Township along Ridgeway Road and is currently zoned PRC-1 (Pinelands Retirement Community 1). This PRC-1 Zone is approximately 229 acres in Manchester's Regional Growth Area. The Garage Facility is proposed for 55 acres. Permitted uses in this PRC-1 district include single family houses, home occupations, agriculture and a variety of institutional uses such as churches and cemeteries.

Manchester has introduced a "Master Plan Amendment" which had a public hearing on December 5, 2011. They have proposed changing this site from PRC-1 to POR-LI, which is Office Research- Light Industrial. NO ordinance has yet been introduced by Manchester Township to change the zoning.

Application #1982-2731.007 is a public development application by Ocean County in the new POR-LI zone that has yet to be certified by the Pinelands Commission and approved by the Township governing body.

Ocean County will not have to get any additional approvals so if you approve the application Ocean County can go ahead with the construction of this new Road Garage.

My questions are about the base density and PDC units associated with Manchester's PRC-1 Regional Growth Area which is proposed to be changed to POR-LI. Where will they be placed? Where will the opportunities for PDCs be assigned? These are obligations that must be fulfilled in the Regional Growth area. Why is the application process occurring prior to the rezoning process?

Respectfully submitted,

Amy Karpati, Ph.D.

Pinelands Preservation Alliance