



PINELANDS PRESERVATION ALLIANCE

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July 14, 2010

Mr. Larry Liggett
Pinelands Commission
15 Springfield Road
P.O. Box 359
New Lisbon, New Jersey 08064

**Re: Richard Stockton College – April 2010 Master Plan and
Galloway Ordinance 1817 – 2010**

Dear Mr. Liggett:

The Pinelands Preservation Alliance is submitting the following comments on the conformance of the Richard Stockton College Master Plan and the Galloway Ordinance with the Pinelands Comprehensive Management Plan.

Stockton College Master Plan

In 1990, Richard Stockton College entered into a memorandum of agreement (MOA) with the New Jersey Pinelands Commission for additional development in the Rural Development Area of Galloway Township. The college agreed in this MOA that any future use of the balance of the site, or the 1,050 acres, would be low intensity and/or conservation oriented.

The Pinelands Commission, when it entered into this MOA in 1990, found that the agreement afforded a greater level of protection for the balance of the property than if the general land use standards of Rural Development areas were followed. This MOA was not just about putting aside land for conservation, but also allowed for more development on the portions of the property that would be receiving the growth. This type of cluster development or planning trade off gave the College a higher density than would normally be permitted in a Rural Development area.

The protections that the environment received in 1990, by preserving 1,050 acres, will be taken away if this ordinance is certified. This would violate section **7:50-3.39(a)2.i.** of the CMP that directs the Commission to regulate the character, location and magnitude of development within the Pinelands area. Through the 1990 MOA the Commission made a change that was certified and now needs to be carried out. The development has proceeded in the locations and magnitude since the 1990 MOA was signed, and so should the protections put in place for the environment. The environmental values and constraints that existed on this set aside land in 1990 are still valid.

Certification of the Galloway ordinance would make a mockery of the Commissions 1990 MOA and tell the public that the Commissions written comments are not worth the paper they are written on.

Galloway Ordinance 1817 – 2010

PPA believes that certification of the Galloway ordinance, which allows for the expansion of the GI Zone onto lands that were protected under the 1990 MOA between the Pinelands Commission and Richard Stockton College, violates the Comprehensive Management Plan.

The lands which are being re-zoned from Rural Development to Regional Growth have Ecological Integrity Scores of 70%, 80% and 90%, making them suitable as Forest Area, not Regional Growth Area designation. The Comprehensive Management Plan Section **7:50-3.39 2.vi** allows the Pinelands Commission only to certify municipal ordinances that include provisions which consider the suitability of lands for their assigned management area. With Ecological Integrity scores above 70%, the proposed land for redesignation cannot meet this standard of the plan and should be changed to a more protective management area designation.

Although the Re-examination Report talks about “an off-set of land elsewhere,” there are no lands that are being redesignated from Regional Growth to Rural Development, making it unclear how this ordinance meets Section **7:50-3.39 (a) 2.i.** of the CMP in regulating the magnitude of development within the Pinelands area. Without lands being reassigned from Regional Growth to Rural Development, there is no balance of development and the environment.

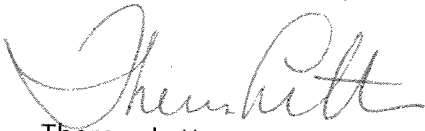
This Ordinance allows for development of land that was to be permanently protected under the 1990 MOA to be developed at a total impervious cover limit of 60%. This is much greater than the 35% which was allowed under the 1990 Galloway ordinance which implemented the MOA and created the GI Zone. Preserving and maintaining the essential character of the existing Pinelands environment does not happen by changing areas with a high ecological integrity score and allowing them to be developed.

Lastly, Item D Bulk Requirements, #5 of the ordinance states, *“In areas where the setback is reduced the development plan should give consideration to the appropriate landscaping and*

screening." PPA thinks this language is too vague with respect to vegetation. It's not clear that the ordinance will direct the college or any development along Jimmie Leeds Roads to comply with the Vegetation Standards in the CMP.

In summary, the Pinelands Commission must meet its requirement to regulate the magnitude of development within the Pinelands area. Neither the Galloway Ordinance nor the Richard Stockton College Master Plan assure the offset that must be provided as a trade from changing the management area and the Richard Stockton College land that was originally set aside for preservation (1,050 acres).

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Theresa Lettman', written in black ink.

Theresa Lettman

Director for Monitoring Programs