

MAJOR POINTS

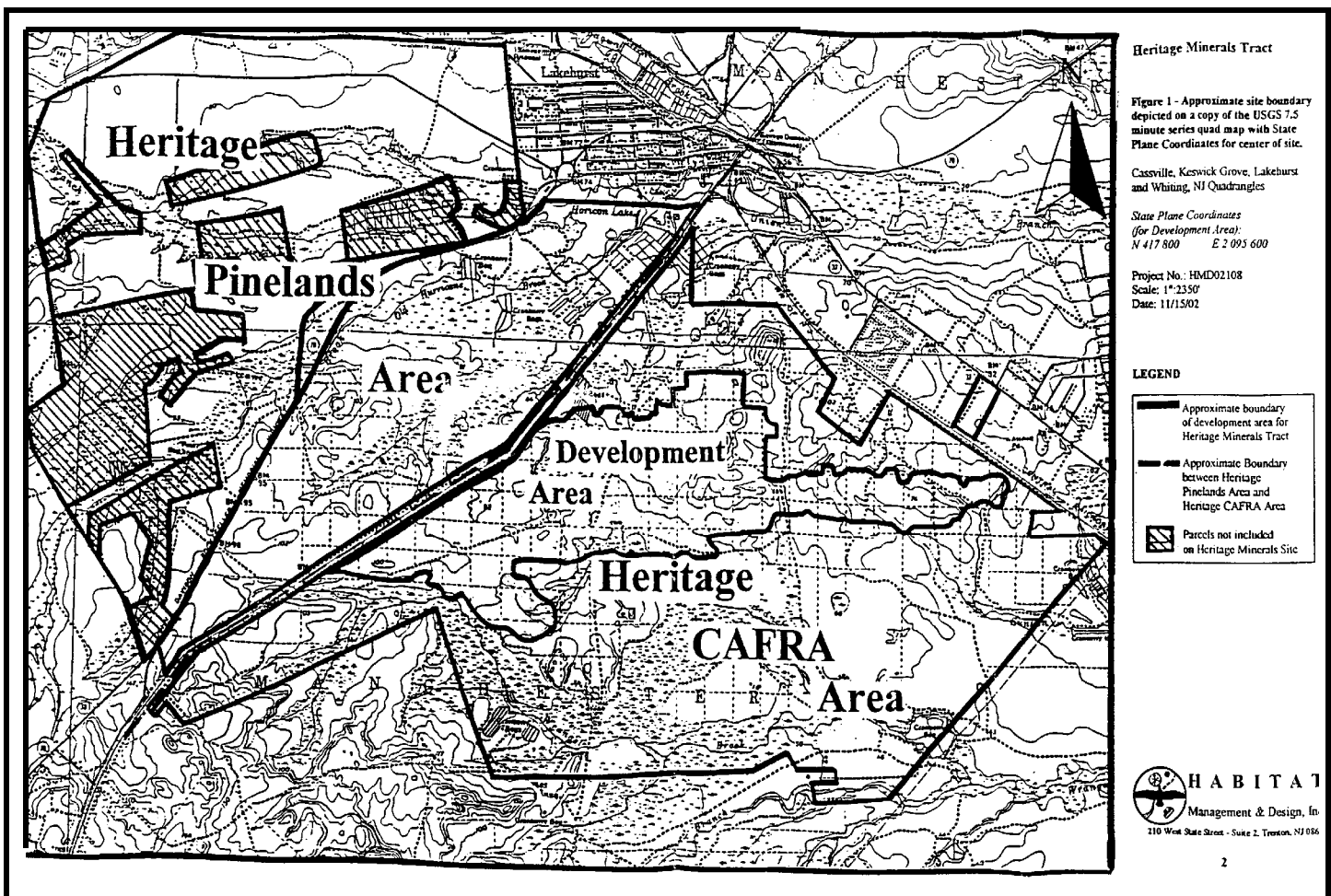
HERITAGE MINERALS SITE — PROPOSED SETTLEMENT

Subject Properties

- Approximately 7,115 acres of land is located in Manchester Township and Lakehurst Borough.
- Approximately 362 acres of land is located in Berkeley Township.
- Accounting for lakes and buffers, the net development area is approximately 728 acres.
- The developer, DEP and the Pinelands Commission will support a PA-2 (suburban planning area) State Plan designation for the development area.

Proposed Development Area

- The gross development area is approximately 995 acres in size, all of which is located in the Coastal Regulation area.
- The DEP will approve sewer service designation for the development area.
- DEP will issue (if necessary) water allocation



permits to Manchester Township in a manner that protects Pinelands and Coastal Area natural resources, including groundwater, wetlands and stream flows.

Proposed Conservation Area

- Approximately 6,475 acres, including the 3,450 acres located in the Pinelands Area, are to be permanently protected. 362 acres of the Pinelands Area land is located in the “Berkeley Triangle” and represents the last outstanding unprotected parcel in the Berkeley Forest Area. (North of Robert Miller Airpark)
- The developer DEP and the Pinelands Commission will support a PA-5 (environmentally sensitive planning area) State Plan designation for the conservation area.
- Buffer area within the Development Area shall also be permanently protected. Motorized boats will not be permitted on the lakes.
- Conservation lands are to be conveyed to DEP and DEP shall convey a 20% undivided interest in the conservation area to the N.J. Conservation Foundation (or to a non-profit designee).

Authorized Development

- Up to 2,450 residential units may be constructed.
- Up to 20,000 square feet of commercial space may be constructed.
- Community recreation facilities may also be constructed but may **not** include a golf course.
- Two access road through the conserved areas are authorized. The existing access road from Route 70 may be improved, the details of which are subject to Pinelands Commission review. Extension



Northern Pine Snake

sion of Colonial Drive is the second access route.

Habitat Enhancement

- DEP is requiring habitat mitigation as a result of the development within the CAFRA area.
- Habitat mitigations is required for the Grasshopper Sparrow, the Sickled leaved Golden Aster and the Northern Pine Snake.
- Culverts (10-15 feet wide and 3 feet high) will be installed under the Colonial Drive extension.
- Three to four box culverts with sand bottoms will be installed under the Route 70 access road.

Remediation of Mine Tailings

- Elevated levels of naturally occurring radionuclides that exist in about 700,000 yards of material with the CAFRA area will be remediated.
- A four step process (not to exceed two years in duration) is established to finalize the remediation plan.

If the DEP and the Pinelands Commission execute the settlement agreement the developer will then apply for a State Plan amendment, sewer service area change and the CAFRA permit. Pinelands approval of the Route 70 access road and the related utilities will also be needed.

This information taken from a NJ Pinelands Commission Handout.

**Please
Attend
Hearing!
(when scheduled)**