[Date]

Eric M. Virostek, Project Manager
Division of Land Resource Protection
Bureau of Coastal Regulation
NJDEP, Mail Code 501-02A PO Box 420
Trenton, NJ 08625-0420

Re: Jaylin Holdings, LLC, File No. 1500-04-0001.5 (LUP190001)

Dear Mr. Virostek:

 I am writing to oppose this unnecessary and destructive project proposed by Jaylin Holdings in Manchester and Toms River Townships.

The site is valuable habitat for Northern Pine Snake and Pine Barrens Tree Frog. In particular, the developer’s plan to conserve off-site areas to compensate for the destruction of Pine Snake habitat on the project site is irresponsible and unrealistic. DEP must analyze this proposal against the backdrop of the latest scientific data available. If the developer’s off-site mitigation plan is based on years-old data that was utilized in past proposals, the applicant and DEP must analyze the plan anew against the backdrop of the latest science.

The areas to the north, particularly Toms River, are already highly developed, and the wetland-dominated site serves as a stormwater sink on the edge of more environmentally-sensitive land south of the proposed project site. DEP should closely scrutinize the applicant’s stormwater plan and impervious cover calculations, because any water degradation caused by runoff from this site will adversely impact the larger Barnegat Bay watershed.

Additionally, DEP must enforce the provisions of the Pinelands Comprehensive Management Plan, as required by its arrangement with the Pinelands Commission to apply the CMP in those parts of the Pinelands within the CAFRA area where DEP has primary jurisdiction. This proposal includes development within a proposed wetlands buffer of 150 feet- a violation of environmental standards under both the Freshwater Wetlands Rules and the CMP.

I urge you not to approve this project.

 Sincerely,

 [Name]