

I N S I D E T H E PINELANDS

AUGUST/SEPT. 2006

A Report by the Pinelands Preservation Alliance

VOLUME 13, NUMBER 6

WHAT'S THE PLAN? PART 5: REGIONAL GROWTH AREAS IN THE PINELANDS



Photo: PPA

New single family homes in regional growth area in Stafford Township

by *Theresa Lettman*

The Pinelands Protection Act is based on the idea of regional planning for both development and conservation according to the Pinelands Comprehensive Management Plan (CMP). The Pinelands CMP is not just a conservation plan, but is also a development plan. The CMP plans for development by designating Regional Growth Areas, approximately 77,610 acres in the pinelands protection area, as places where new development can and should take place.

Even in the Regional Growth Areas, though, the CMP imposes strong rules to protect natural resources. Perhaps the most important of these is a rule that bars development of the critical

habitats of rare, threatened and endangered species of plants and animals. The CMP also protects wetlands and buffer areas around wetlands in the growth areas. These rules mean that Regional Growth Areas are not wide open zones of unbridled development—or at least they are not supposed to be—because the presence of protected natural resources can, and often does, stop or limit development just as they would in the conservation-oriented parts of the Pinelands.

This fact—that Regional Growth Areas are not necessarily free growth areas—has frustrated many developers and property owners. Even government regulators sometimes seem to lose track of this fact. But it is a basic and vital feature of the Pinelands Plan

that the state of New Jersey has committed by law to protect at least some of our natural resources everywhere in the Pinelands.

The core strategy of the Pinelands CMP is to direct growth to the periphery of the Pinelands, and into already settled towns and villages, while barring most forms of intensive development in the interior of the Pinelands. It does so by placing the Regional Growth Areas mostly around the edge of the Pinelands, reserving the interior for Preservation and Forest Areas. In these areas, municipalities have to accept a specified amount of residential development through their zoning and master plan.

In recent years, some municipal officials and their residents have come to regret having Regional Growth Areas in their towns, since development can change community character and worsen the property tax increases that nearly every New Jersey town has imposed on rate payers. The outstanding example of this is Egg Harbor Township, Atlantic County, which was given the largest Regional Growth Area of any municipality when the

continued on page three

**REGIONAL PLANNING
COMES OF AGE
CONFERENCE**

SEPTEMBER 28 & 29

SEE PAGE 3 FOR DETAILS




The Pinelands Commission has waived its environmental protections for a massive development project. By a vote of 9 to 4, on July 14, the Commission approved a "memorandum of agreement" that allows Walters Homes to build a shopping mall and several hundred housing units at the Stafford Business Park - including land the Commission admits is habitat critical to the survival of a population of threatened pine snakes. The agreement also allows destruction of two threatened or endangered (T&E) plant populations growing on top of the landfills. Pinelands regulations bar development of critical habitat of a T&E species. The deal is being justified as the funding mechanism for "closure" of two old landfills on the site, nearly all of which is owned by Stafford Twp and Ocean County.

The sole justification given for this deal is that it's needed to stop the landfills from contaminating the ground water flowing under the site. These landfills have been leaching into ground water for decades, but suddenly a massive development is going to clean up the ground water.

But there was no evidence presented showing the landfill closure plan will actually improve water quality, and there is good reason to think it will not. You'd think the Pinelands Commission would at least demand proof the

plan is going to work before violating its own regulations and historic protection of critical habitats. But neither the Commission nor the Department of Environmental Protection could produce a single example where this kind of landfill cover has actually improved water quality flowing out of the landfill. (The only case explored was Big Hill Landfill, but the data there shows that 8 years after capping the water quality is worse, or at best as bad, as it was before the capping.) The Commission also refused to address the fact that the new development will itself pollute ground water through runoff from streets, lawns and roofs.

For two bad precedents—developing critical T&E habitats and using "memoranda of agreements" to approve otherwise illegal private developments—the Pinelands Commission and the public seem to be getting nothing of public value.

These kinds of deals with development interests have been fairly rare for the Pinelands Commission, but there have been others. They undermine the Pinelands Plan both globally and locally. They show how important it is for citizens to push back on the Commission and hold it to the highest standards, lest powerful interests make cases like this one the norm rather than the exception.

**IN MEMORIAM:
DAN LUNDY**

PPA WISHES TO THANK THE LUNDY FAMILY AND THE FRIENDS AND COLLEAGUES WHO MADE DONATIONS TO PPA IN THE MEMORY OF DAN LUNDY. THEIR GENEROSITY WILL GREATLY HELP PPA'S EFFORTS TO PROTECT AND PRESERVE THE PINELANDS

PINELANDS COMMISSION MEETINGS

Friday, August 11, 9:30am
Friday, September 8, 9:30am
OPEN TO THE PUBLIC

CALL (609) 894-7300 FOR DETAILS

PINELANDS WATCH

Get involved in our activist network and help make a difference! To receive the Pinelands Watch or alert us to an issue of concern in your community,

call (609) 859-8860 x22 or e-mail theresa@pinelandsalliance.org

INSIDE THE PINELANDS

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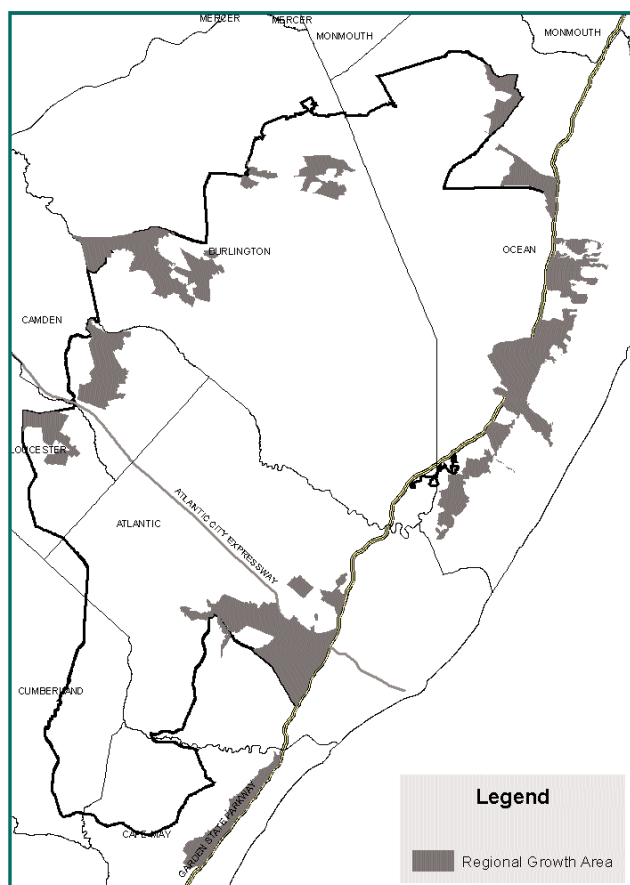
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www.pinelandsalliance.org

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continued from cover page

CMP was created. Egg Harbor Township has seen very rapid growth in the last several years, and because of the Pinelands Plan the town cannot just zone this growth away. The Pinelands Commission has responded to this complaint to some degree, by changing its rules to allow certain Regional Growth Area towns to reduce their zoned residential numbers by up to 30%.



Regional Growth Areas in the CMP

A key open question is whether—or for how long into the future—the Regional Growth Areas will absorb all the demand for new housing in the Pinelands region. There will certainly come a time when all the available fields and forests outside the Pinelands boundary, and all the buildable land in the Pinelands Regional Growth Areas, has been developed. How soon that will happen, and whether our government will have the will to defend the Pinelands conservation areas from the pressure to keep building, are unknown.

One of the most innovative parts of the CMP is its system for "transferable development rights," called Pinelands Development Credits. This rule gives landowners in the most heavily regulated Preservation and farming areas Pinelands Development Credits which they can sell to developers who need them to get approval for certain projects in the Regional Growth Areas. When a landowner sells these rights, his or her land is then placed under a permanent "deed restriction" against most forms of development. This system both helps to protect land from development in core and farming areas and gives highly restricted landowners a share of the wealth generated by development in the growth areas.

**REGIONAL PLANNING
COMES OF AGE
CONFERENCE**
September 28 & 29
Hyatt Hotel, New Brunswick

A groundbreaking conference exploring the promise and practice of regional land use planning in the Mid-Atlantic and Northeast states, on the 25th Anniversary of the Pinelands Comprehensive Management Plan.

Plenary addresses and seminars on regional land use planning aimed at preserving natural and historic resources while strengthening communities in our dynamic and growing part of the country.

For more information or to register online:
www.regionalplanningcomesofage.org

The Bishop Farmstead received many visitors this spring and summer...



Photo: PPA

A class from the NJ Governor's School on the Environment met at the Farmstead in July for an overview of the Pinelands before embarking on a PPA-led field trip



Photo: PPA

Students at PPA's Special Pinelands Plants Course are meeting seasonally at the Farmstead through the Fall



Photo: PPA

Several Black Rat Snakes have been observed at the Farmstead this summer

PPA LAUNCHES OFF-ROAD VEHICLE (ORV) CAMPAIGN

by Jaclyn Rhoads, Director of Conservation Policy



Off-road vehicles, otherwise known as all-terrain vehicles, quads, dirt bikes, motor scooters, mopeds, etc., are causing destruction of some of the most beautiful wildlife communities in the Pinelands of New Jersey. The illegal use of off-road vehicles has destroyed populations of threatened and endangered plant species, disturbed wildlife communities, and violated private property rights.



Photo: PPA

Double track ORV ruts

Pinelands Preservation Alliance launched the campaign against illegal ORV use to protect public lands and help municipalities and residents protect their property. The Alliance is calling on municipalities to adopt ordinances that establish fines and penalties for ORV riders that are found on private and public property without permission. Fines need to be set at a minimum of one thousand dollars to deter the illegal use. Municipalities should also establish the right to confiscate vehicles when necessary, and to administer higher fines after repeated offenses.

A number of municipalities already have ordinances prohibiting illegal off road vehicle use: Atlantic County: Buena Vista, Egg Harbor City, and Egg Harbor

Township; Burlington County: Bass River and Evesham; Cape May County: Dennis; Cumberland County: Maurice River; Ocean County: Lacey and Plumsted.

Another nine municipalities have requested PPA's draft model ordinance. PPA is asking all mayors to pass ordinances or to revise their existing ordinances to include strict fines and penalties. If the 56 municipalities in the Pinelands band together on this issue, the residential and wildlife communities that exist in this region can be ensured better protection against illegal ORV use. In addition, this unified work will send a message to other municipalities and to the State that ORVs need to be a high priority for protecting public and private land.

In the Fall, the Alliance will be pushing for state legislation that will require tagging and registering of all off-road vehicles, with some of the money from the registration providing for enforcement. PPA has worked with the ORV riding community in the past to get parks created in the State (under the right environmental conditions), and some of the registration money may be used for this purpose as well.



Photo: PPA

Fred Akers addresses media at recent PPA press event

PPA has scheduled three public information sessions this summer to give

the public information about this campaign and to provide tools for addressing illegal off-road vehicle use. The first meeting was held on June 24th at the Batsto Village Auditorium. A number of riders attended the event, and were concerned about the increased fines and lack of places to ride.

In New Jersey, riders can use the Raceway Park in Englishtown or the ORV park in Chatsworth. A number of riders in New Jersey also use parks in Pennsylvania - Paragon Adventure Park in Hazelton, Rausch Creek MX and ATV Park in Tremont, plus a list of other available places to ride can be found on the PA Department of Conservation and Natural Resources website: www.dcnr.state.pa.us/forestry/atv/index.aspx.

The final public information session will be taking place on August 19th, from 1-4 p.m., at PPA's headquarters in Southampton.

For more information about the ORV campaign, please visit PPA's website or contact Jaclyn Rhoads at 609-859-8860 ext. 18.

THANKS!

TO OUR INTERN FROM
MOORESTOWN FRIENDS SCHOOL,
JACOB LEY.

ALSO, THANKS TO OUR RECENT
DEVELOPMENT INTERNS FROM THE
COLLEGE OF NEW JERSEY, LISA
CAPUTO AND LINDSAY KNIGHT.

ALL THREE WERE A TREMENDOUS
HELP ON VARIOUS IMPORTANT
PROJECTS AT PPA THIS YEAR.

11TH ANNUAL PINELANDS DISCOVERY FESTIVAL

by Anne-Marie Woods, Chair, Pinelands Discovery Festival Committee



Each year October is proclaimed as Pinelands Month in the state of New Jersey. This year the Pinelands Preservation Alliance is celebrating the 11th year of hosting the gateway event to begin the fall festival season in the Pinelands. The festival encourages a day of discovery and environmental awareness, while providing a microcosm of the Pinelands experience. Held at **Historic Whitesbog Village** in Browns Mills, Burlington County, on Sunday, October 1, the event runs from 11am to 4pm. A parking fee of \$5.00 per vehicle will be charged. All events at the festival are free.



The Sugar Sand Ramblers playing at last year's Pinelands Discovery Festival

The day will include the release of a rehabilitated animal, tractor driven tours, presenters on a wide range of pinelands subjects, sounds provided by icons in the pine barrens music community, children's activities, great food, and exhibits that offer a wealth of information.

The presentation schedule will include historian Tim Hart's discussion on **War at the Shore-Revolution in the Pines**. Russell Juelg, PPA naturalist, will give an overview of the rare and endangered Pinelands native plant species. And author Barbara

Solem Stull will give a presentation on the **Ghost Towns of the Pines**.

Historic Whitesbog is the site of the first cultivated blueberry. The surrounding bogs and forest provide an opportunity to view a pinelands ecosystem. Tours will include **cranberry bog tours, historic tours of Whitesbog Village, and ecology walks** led by naturalists. Tours will continue throughout the day.

A wide variety of **exhibitors, artists, nature photographers, and interactive displays** will be showcased, all featuring the different facets and crafts of the Pinelands. Many of the region's **environmental organizations** will be on hand. Information and pamphlets will be available for festival-goers to collect as a resource.

The Tour de Pines, a series of volunteer bicycle rides celebrating the importance of the Pinelands, will arrive at Whitesbog on the afternoon of the festival.

Discover something new about the New Jersey Pinelands!

FAIRS & FESTIVALS

AUGUST 13

BATSTO PIG IRON 5-K, HISTORY WALK & KIDS DASHES
BATSTO VILLAGE

AUGUST 19 & 20

MONMOUTH COUNTY FRIENDS OF CLEARWATER 31ST ANNUAL FESTIVAL
SUNSET PARK, ASBURY PARK

SEPTEMBER 16 & 17

24TH WINGS N' WATER FESTIVAL
WETLANDS INSTITUTE
STONE HARBOR

SEPTEMBER 23 & 24

OCEAN COUNTY DECOY & GUNNING SHOW
TUCKERTON

SEPTEMBER 24

ARTS IN THE PARK
SMITHVILLE PARK, EASTAMPTON

OCTOBER 1

PINELANDS DISCOVERY FESTIVAL
WHITESBOG HISTORIC VILLAGE

OCTOBER 8

STEM STEPS OUT FESTIVAL
STRAWBRIDGE LAKE,
MOORESTOWN

2ND ANNUAL

"TOUR DE PINES"

Sept. 27 - Oct. 1

Five day-long bicycle tours celebrating the Pinelands, with

stops at various locations to highlight the natural, cultural and historic treasures of the region

For details call

*(609) 859-8860 x24 or email
mikeh@pinelandsalliance.org*



Photo: PPA

Thanks to the volunteers from McGuire Air Force for their hard work this spring in helping PPA to enhance the 10-acre grassland bird habitat at the Bishop Farmstead



PPA: How long have you been a member of PPA?

I have been volunteering my time since 1998.

PPA: What prompted you to become a member?

A-MW: I answered an ad looking for vendors for the Pinelands Discovery Festival in 1997. The next year, the staff asked if I would like to be on the committee and I said yes. I also called the office and asked for advice on some environmental issues in the Ocean County Area.

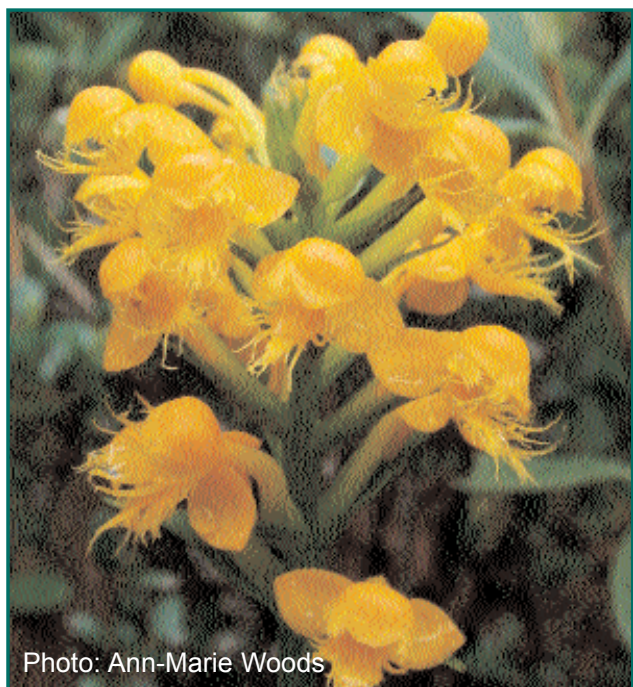


Photo: Ann-Marie Woods

PPA: What PPA programs or events have you attended?

A-MW: I have volunteered for the Pinelands Discovery Festival for 8 years. This is my second year as chairperson, along with Jean Conti, who is the festival coordinator. I exhibited at the Pinelands Show at Brookdale College in 1999, attended the 2003 tour of the Warren Grove Bombing Range, a Smart Growth presentation, and the recent meeting regarding the Stafford Business Park. I also helped out with office work at PPA's previous

in Pemberton Borough, and then at the Bishop Farmstead.

PPA: What specific PPA activity has really impressed you?

A-MW: The Pinelands Discovery Festival is truly a gateway event to the Pinelands. It's a laid-back, fun and educational day. The Pinelands Watch is recommended reading for those interested in protecting the Pinelands. And the PPA store is great for stocking up for your home library!

PPA: What has PPA done for you or your family?

A-MW: Each member of the staff has mentored me in some way. My family has learned to view the Pinelands in terms of the intimate relationships of the ecosystems and it's inhabitants—to see the framework within the beauty. Each of us has gotten involved in outreach and conservation efforts. I hope that my town will come to see the benefits of the positive insights of the PPA, and will use their resources as a guide.

PPA: Why would you urge others to join PPA?

A-MW: The PPA has many talented people on its staff and among the volunteers, who are both hardworking and unpretentious. It's a fertile environment to learn—very encouraging. Any good organization is connected to a web of support and one thing leads to another. The PPA provides a vital link to the natural world around us, our Pinelands heritage, and gives hope for its future through vigilance and education.

Highlights from the 7th Annual Pinelands Summer Teacher Institute

"Wow! How wonderful! I learned so much. I'll recommend this to all my peers!" - 2006 Institute graduate



Photo: PPA

Canoeing the Batsto River



Photo: PPA

Embarking on a pontoon boat tour of Barnegat Bay from Cattus Island



Photo: PPA

Getting up close with a Corn Snake, an endangered species in New Jersey

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PINELANDS CALENDAR OF EVENTS

August & September 2006

NOTE: Names, addresses, and phone numbers are provided here for frequently mentioned event sponsors. Please contact the sponsor of the event for full information and details of the event.

Albert Music Hall (AMH) 131 Rt. 532, Waretown, (609) 971-1593

Bayshore Discovery Project (BDP). (800) 485-3072 .

Outdoor Club of South Jersey (OCSJ). Call leaders to confirm trip. www.ocsj.org

Pinelands Preservation Alliance (PPA). 17 Pemberton Rd., Southampton. (609) 859-8860. www.pinelandsalliance.org. 10% discount on Pinelands Adventures programs to PPA members. Pre-registration required for all PPA programs.

Wells Mills County Park (WMCP). Rt. 532, Waretown, (609) 971-3085.

Whitesbog (W). All events meet at the Whitesbog General Store. Historic Whitesbog, mile marker 13, Rt. 530, Pemberton Township. (609) 893-4646, www.whitesbog.org.

Through August 15

Tales of the Jersey Devil

Visitors can share their stories of Devil sightings, read accounts of sightings over the centuries and view artifacts and graphics illustrating how the Jersey Devil has been depicted and incorporated into commercial and folk media. Local artists' work, including watercolors, wood carvings, glass works and music inspired by this fabled character of the Pinelands will also be on display. Jersey Shore Folklife Center, Tuckerton Seaport. www.tuckerton-seaport.org.

Saturday, August 12

Moonlight Walk (Sturgeon Moon)

1-2 or 3-5 mile walk around the village and bogs, a great opportunity to learn about Whitesbog and discover the seasonal changes of the Pinelands. 7pm. Led by experienced guides. \$5/person. **W.**

Sunday, August 13

1st Annual Batsto Pig Iron 5K Race, 2-mile History Walk & Kids' Dashes

Do a 5K race on a paved road through Wharton State Forest (awards in 5-year increments from 14 & younger to 80 & older); take a 2-mile history walk through Batsto Village in Hammonton, stopping to view its various buildings, or participate in the kids' dashes (ages 2-11), to help raise funds for Historic Batsto, beginning at 9 a.m. 5K: \$20 pre-registration; \$25 on race day; 2-

mile walk, \$10; kids' dashes, \$5. Register online at www.active.com or see www.batstovillage.org. Email runBatsto@verizon.net. Presented by the Batsto Citizens Committee Inc.

Canoe/Kayak Mullica River

We launch at the old Cotton Mill ruins at Atsion, which are on the south side of the Mullica one-quarter mile off Rt. 206. We paddle 14 miles to Pleasant Mills, option to continue 4+ miles with the tide to Crowley's Landing. Meet at the put-in at 9am. Please call to confirm trip participation. Leaders: George & Leona F, 609-259-3734 or leona@pineypaddlers.com. **OCSJ.**

Sunday, August 20

Toms River Canoe Trip

Pickup: Parking Lot, Wells Mills County Park, Waretown. 9:00 a.m. - 3:00 p.m. \$10.00 per person, \$5.00 if bringing your own boat. (609) 971-3085. **WMCP.**

Saturday, August 26

Shorebirds At Brigantine Van Tour

This is the peak time for migrant shorebirds at the Forsythe National Wildlife Refuge's Brigantine Unit. They will be present by the tens of thousands, with over 20 species represented. Rare species are also possible at this time. Traveling to Oceanville. Bring binoculars, pack a lunch and be prepared for some walking. Pickup: Parking Lot, Wells Mills County Park, Waretown. 8:00 a.m. - 3:00 p.m. \$14.00 per person. 9 years - Adult. **WMCP.**

Saturday, September 9

First Ever! Whitesbog Symposium

Full day program of Whitesbog related topics including Agricultural Machines of Whitesbog, E.C. White and the Development of the Cultivated Blueberry, Rare Reptiles and Amphibians of Whitesbog, and The Whitesbog Community in the 1900s. Lectures to be provided by Whitesbog experts, including Tom Darlington, Dr. Bill Bolger, Dr. Mark Ehlenfeldt, Ted Gordon and John Joyce. Space is limited. Call to register. \$20 for members, \$30 for non members. Lunch is included. **W.**

Canoe/Kayak the North Branch Rancocas Creek

See an enormous variety of wildlife, including painted and box turtles. Paddle either from Greenwood Bridge to Pemberton or from the trailhead behind Burlington County Community College to Smithville Park. Meet at 9am at the Canoe Trail launch ramp - behind BCCC's

Pemberton campus on W. Rancocas Rd. Contact leader to confirm trip participation. Leader: Dave L. Cell 609-784-4066/856-229-3415 or Home 609-735-9109. **OCSJ.**

Social Moonlight Hike

6 miles, moderate pace. Hike dirt roads under the Corn Moon lit by moonlight in the Pines. Bring swimwear, chair or blanket. Bring snack type food to share at tailgate social. Meet at 7:30pm at Lake Oswego parking lot on Lake Oswego Road, off Rt. 563, 8 miles S. of Chatsworth, Burl. Co. NP, NC. Inclement weather cancels. Leader: Paul Serdiuk, 609-462-3593 eve., pis1@cccnj.net. **OCSJ.**

Sunday, September 10

25th Ocean County Bluegrass Festival at Albert Music Hall

A day of music with variety of bluegrass bands. Noon-5pm. Adults: \$8, Children: \$1. **AMH.**

Friday, September 22 - Monday, September 25

Stafford Township Heritage Weekend

Featuring Civil War and Revolutionary War Re-enactments (including the Affair at Cedar Bridge), crafts, food, music, children's games, lumberjack demo. Rts. 9 & 72, near Long Beach Island, Manahawkin. Call (609) 597-5947 for information.

Friday, September 29

Canoe/Kayak the Mullica River

We'll launch at the old Cotton Mill ruins at Atsion. The trip to Pleasant Mills is about 14 miles. Meet at 9am the Atsion Ranger Station on Rt. 206. Contact leaders to confirm trip participation. Leaders: George & Leona F, 609-259-3734 or leona@pineypaddlers.com. **OCSJ.**

Saturday, September 30

34th Annual Toms River Canoe & Kayak Race

www.ocean.nj.us/parks/canoerace.htm for details. **WMCP.**

Sunday, October 1

Pinelands Discovery Festival

Come out for a fun day of environmental exhibits, music, food, games and tours. 11am-4pm. Whitesbog Village. **PPA.**

If your organization is having an activity you would like to see listed, contact *Inside the Pinelands*, 17 Pemberton Road, Southampton, NJ 08088; ph: (609) 859-8860; e-mail mikeh@pinelandsalliance.org. Next deadline: Sept. 5, 2006.

THE PINELANDS NEEDS YOUR HELP...AND SO DO WE!
PLEASE SUPPORT OUR MISSION & BECOME A MEMBER

Name: _____

Address: _____

City: _____ County: _____ State: _____ Zip: _____

Phone (Day): _____ (Evening): _____

E-Mail: _____

Check enclosed payable to PPA

Mastercard

Visa

Discover

Card Number: _____ Exp. Date: _____

Signature of Card Holder: _____

Membership Categories

- Basic \$35
- Family \$60
- Sponsor \$100
- Patron \$250
- Benefactor \$500
- Chairman's Circle \$1,000
- Other _____

All members receive:

- A PPA membership card
- A year's subscription to *Inside the Pinelands*
- A Free *Pinelands Adventure* (new members)
- A PPA window sticker
- Discounts on PPA merchandise and events

**SEE PAGE 5 FOR UPCOMING
FAIRS & FESTIVALS**

- A Sponsor will receive an *Exploring the Pine Barrens of New Jersey* map
- A Patron will receive a copy of *Exploring the Pine Barrens of New Jersey* book
- A Benefactor will receive a Pinelands Botanical Print by Robin Jess
- A member of the Chairman's Circle will receive a personalized tour of the Pinelands



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**WHAT'S THE PLAN? PART 5: REGIONAL GROWTH AREAS/
 PPA LAUNCHES OFF-ROAD VEHICLE CAMPAIGN**