

F-3, ZONING CHANGES FOR REDEVELOPMENT



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January 14, 2009

Mr. Larry L. Liggett, Director
Land Use & Technology Programs
The Pinelands Commission
P. O. Box 7
New Lisbon, NJ 08064

RECEIVED

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BUENA VISTA TWP.
CLERK'S OFFICE

**RE: Proposed Amendments to Pinelands Ecological Integrity Area Maps
Buena Vista Township, Atlantic County, New Jersey
Our File #6006.124**

Dear Mr. Liggett:

We appreciate the fact that you and Paul Tyshchenko visited our municipality on December 11, 2008 to discuss the Pinelands Ecological Integrity Area maps and their effect on our municipality. Buena Vista Township has reviewed these Township-specific EIA Maps and the areas which are being considered for management area changes. **The Township has the following comments** for your consideration prior to final adoption of the management area changes.

1. In general and for all municipalities, we propose that existing Village areas should not be altered in terms of size reductions. The Pinelands Comprehensive Management Plan under N.J.S.A. 7:50-5.13(f) identifies that *Pinelands Villages and Towns are existing spatially discrete settlements in the Pinelands. These traditional communities are appropriate for infill residential, commercial and industrial development that is compatible with their existing character.* These village areas are very important to the livelihood of rural Pinelands communities and the geographic size of the existing villages should be maintained.

The village areas exist with the potential to handle greater densities and types of mixed uses; they should not be altered in terms of existing area delineations and potential size reductions. Additionally, the village areas are in fact the very development which today's "smart growth" principles are founded. The Pinelands villages support the "smart growth" principles: mixed land uses; compact, clustered community design; range of housing choice and opportunity; walkable neighborhoods; distinctive, attractive communities offering a sense of place; open space, farmland, and scenic resource preservation. **As a general rule for all Pinelands Municipalities, we would propose that all existing village areas be maintained and not be reduced in terms of spatial area and size.**

2. Comar Place / Pine Road Redevelopment Area – The municipality has recently approved a redevelopment plan know as the Comar Place Redevelopment Area. This redevelopment area is approximately 246 acres in size, fronts on Route 40 and also Tuckahoe Road and encompasses the area generally known as Pine Avenue; Block 5201, Lots 6 through 17 and Block 5202, Lots 1 through 14, Lots 21, 25 and 27. This redevelopment area includes the Comar manufacturing facility, the Wilmad Glass Manufacturing Company and Brunozzi

cc: Mayor
Admin.
Twp. Committee

Trucking and Transfer. These are the predominant facilities that provide employment to local residents.

We propose that this redevelopment area, which is currently located within the PT (Pinelands Town), and RDR1C and RDR1I zoning designation to be rezoned entirely within the PT (Pinelands Town) or, in the alternative, PV (Pinelands Village) zoning district. The changing to the Town or Village zoning designation would allow these manufacturing facilities to ultimately be connected to a municipal/community sanitary sewage system. The connection of these facilities to a centralized sewage system could allow for potential expansions and encourage these facilities to remain in Buena Vista Township with possible future expansion options. The maintenance of these local jobs is paramount to the liability of our rural community.

In accordance with your Case III criteria, we believe that this Comar Place Redevelopment area is eligible for inclusion as a Village or Pinelands Town designation due to the following:

- This area is not included in High Ecological Integrity Areas;
- This area is located immediately adjacent to sewer service areas;
- Does not contain any clustered T&E occurrences;
- This area exceeds the minimum 25 acre size;
- Vacant upland is adjacent to sanitary sewer service area; and
- The redevelopment area does not contain undisturbed wetland drainage units.

For the reasons as articulated above, we request that the existing Pinelands Town zoning district be expanded to include the Comar Place Redevelopment area

3. Consider changes to the sanitary sewer policy, which would permit both Pinelands Towns and Pinelands Villages the ability to connect to either public sewer systems or approved package treatment sewage systems/alternate community septic systems.
4. Pinelands Polygon ID #127, Buena Vista Township Country Club, proposes the conversion of approximately 560 acres of the Buena Vista Country Club from its existing Forest Area designation to a proposed Rural Development Area designation. This area is immediately adjacent to an extremely large, relatively undisturbed forest area that includes the Pancoast Mill Watershed area. We do not believe that the possible conversion of the existing greens and fairways to more than 175 single family residential dwelling units is appropriate from an environmental protection standpoint in this location. ***We believe that the greens and fairways of the Buena Vista Township Country Club (Polygon ID #127) should remain in a Forest Management area.***
5. Polygon ID #53 is approximately 25 acres in size and is located in the southeast corner of Milmay Village. ***As stated above, we believe that no reduction in area for Polygon ID #53 or any existing Village designations should be a part of the proposed management area changes.***

6. Polygon ID #222 is approximately 170 acres and is located within an existing Rural Development RDR2 zoning district. This area contains approximately 24 lots which are privately owned. Approximately 20 of these lots are already developed with single family dwellings. Main Avenue is improved throughout this entire area of the proposed management area change. The remaining lots in this area are infill along existing roads. **Therefore, we do not believe that the conversion of area #222 is in accordance with the criteria for the Case 1, High Integrity Areas conversion from Rural Development to Forest Area, and should remain as currently designated.**
7. Polygon ID #67 is a 4100 acre area that is proposed to be converted from a Rural Development area to a Forest area. This area has high ecological integrity and contains a clustering of houses on small lots along the western portion of Unexpected Road in the "Lake Anne Estates" area. Contained within this proposed Forest management area is a grouping of lots owned by the Mays Landing Sand and Gravel Company, Inc. These parcels comprise approximately 440 acres of area, of which approximately two-thirds is undeveloped. These undeveloped areas are labeled as High Ecological Integrity areas. We believe that this entire area should be included within the proposed Polygon ID #67 for conversion from Rural Development to Forest Area. This will bring the total acreage for this polygon to approximately 4540 acres. The municipality does not believe that upon ceasing resource extraction activities, the owner should be permitted to construct approximately 137 residential dwelling units within the heart of this very large forest area management zone. **We request that the existing resource extraction facility be included within area #67 as conversion from Rural Development to Forest Area designation.**
8. Polygon ID #250. This is a 34-acre parcel of ground that is currently in the Pinelands Village and is proposed to be changed to the Forest Area designation. It is located within the Collings Lakes Village area and fronts on Lake George Drive. For reasons stated above, we do not believe that any existing Pinelands Villages should be reduced in area. **We request that area #250 remain within the existing Village designation.**
9. Polygon ID #249 is a 400 acre parcel that is proposed to be converted from the current Rural Development to a Forest management area. This group of parcels front on Route 54 and is directly across the street from the Troop A State Police Barracks and adjacent to the Cifaloglio Waste Transfer facility. The Kerr Concrete Pipe manufacturing facility is also in this vicinity. This is the only RDI (Rural Development Exclusive Industry) district within Buena Vista Township. As this is the only zoning district within Buena Vista Township that permits industrial type uses and its access to Route 54 and its location near existing industrial uses makes this a desirable parcel for industry and for the municipality. **We request that area #249 remain in the current Rural Development management area.**
10. Consider converting Block 6720, Lots 1 – 8 from the existing Forest to a Rural Development management area. These parcels are located immediately adjacent to Rural Development Residence zones and have low ecological integrity. Additionally, this area meets Class IV criteria in that it is not designated High Ecological Integrity, follows parcel lines, includes existing clusters of homes and this area is an addition to an existing Rural Development area that is greater than 25 acres in size. **We request that the existing Rural Development Area be enlarged to include Block 6720, Lots 1-8.**

11. The Collings Lakes Elementary School is located on Cains Mill Road and is contained within a Rural Development area. This school is located immediately adjacent to the Collings Lakes Village. **We believe that it is appropriate at this time to adjust the Village lines to include this totally constructed elementary school.**
12. **We request that the Pinelands include within any proposed comprehensive management plan revisions, the existing cultural housing provisions for single family residences for any residential areas recently changed to Forest area. Longstanding owners of these parcels should be able to develop them in accordance with the original zone requirements.**
13. We propose that the areas designated for conversion from Rural Development to Forest management areas, namely #67, 70, 71 and 78 be assigned differing densities. Also, we propose that Area #67 be bifurcated into separate areas north and south of Route 54. When assigning residential densities, we request that Area #67 north of Route 54 receive a density of approximately one (1) residential dwelling unit for every 30 acres. Area #67 (south of Route 54), and Area #71 would receive a density of one (1) residential dwelling for every five to ten acres. **Buena Vista Township would appreciate the ability to provide input during the assigning of densities for these new Forest management areas.**
14. Given the fact that the Route 40 corridor contains the most potential for commercial development with the Township, we propose that the existing Pinelands Town designation be expanded along Route 40. The Town boundary should extend to the existing Richland Village area. This would provide for a contiguous town/village area along Route 40 from the Route 54 intersection eastward through Richland Village. The parcels are identified as Block 4306 Lots 4-17, Block 5101 Lots 1-13, Block 5202 Lots 14-20 and Block 5201 Lots 16 and 17. We believe that this could be accomplished in accordance with the Pinelands Case III criteria for conversion from Rural Development to Town Management areas. This area is not of High Ecological Integrity, follows lot lines, is adjacent to sewer service areas, has appropriate lot sizes, does not include any T & E hot spots, contains clusters of existing homes and businesses and is greater than 25 acres in size. **Given the fact that this area conforms to the Class III criteria, we request that this Route 40 corridor be changed from a Rural Development to a Town Management Area.**

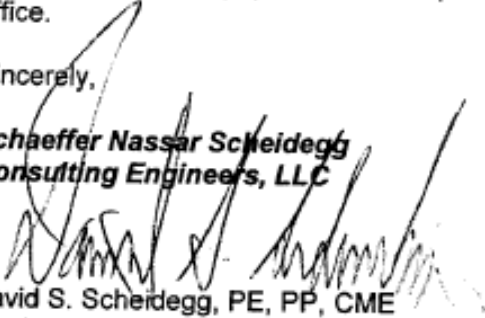
Thank you for the opportunity to present these proposed changes to your draft land capability maps. We welcome the opportunity to continue these discussions and hereby request a meeting so that we can further discuss the issues.

Mr. Larry L. Liggett, Director
Land Use & Technology Programs
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Should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,

Schaeffer Nassar Scheidegg
Consulting Engineers, LLC


David S. Scheidegg, PE, PP, CME
Municipal Engineer / Planner for Buena Vista Township

DSS:pgr

cc: Paul Tyshchenko, Esq., Resource Planner, Pinelands Commission
Mayor Chuck Chiarello and Township Committee
Buena Vista Township Planning Board
Ron Trebing, CMFO / Administrator