

# Heritage Minerals

## Proposed 4,000 Unit Development

### Manchester Township

#### What's wrong with development?

Hovnanian Industries, the developer for this site, owns over 7,000 acres of land in Manchester. Much of this land is habitat for threatened and endangered species, and the open space provides valuable services for the watershed, such as protecting water quality.

#### Haven't we done this before?

Yes. The Heritage Minerals development first popped up in the 1990s. In 2004, the developer, the state of New Jersey, the Pinelands Commission, and Manchester Township agreed to a scaled-down development that would allow the construction of 2,450 homes and 20,000 square feet of commercial development. 6,400 acres would be dedicated as open space. More recently, Manchester Township pushed for a larger area than agreed upon to be designated as a redevelopment area. **However, in 2016, Mayor Palmer vetoed an ordinance that would have approved the new redevelopment plan for the Heritage Minerals site.**

#### What's happening now?

Hovnanian Industries has submitted a new application to the New Jersey Department of Environmental Protection (NJDEP) for the development. This application is for over 4,000 homes, which is **1,500 homes more than were approved in the 2004 settlement agreement.** This would create additional demands on the water and sewer systems in the area, as well as impact traffic and air quality in surrounding neighborhoods. This application is a clear violation of the existing settlement agreement.

#### What can I do?

Write to the NJDEP and request a hearing regarding this application. You can also raise some or all of the following issues:

- The application contains factual inaccuracies, including the statement that the 2004 Settlement Agreement has expired
- The increased number of units as compared to the existing settlement agreement adds undue stress to the area water and sewer systems, and in turn, to the aquifer
- The increased number of units will impact traffic patterns and air quality in the neighboring communities
- The applicant selects some portions of the settlement agreement that serve the applicant, such as item 7, which the applicant states eliminates the need for 400-foot riparian buffers. However, it ignores certain other portions of the settlement, such as the number of units
- The applicant uses a flood analysis to back its claim that Flood Hazard Area regulations are not applicable to the site. This deserves, at least, further investigation, and the public needs more time to be able to fully assess the Stream Analysis Report

#### The address is:

New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
PO Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Manchester Bureau Chief

Send comments via email to Lindsey Logan at [lindsey.logan@dep.nj.gov](mailto:lindsey.logan@dep.nj.gov).

## Barnegat Bay can't survive more HUGE developments

Over 4,000 homes  
being proposed in  
Manchester



Please hold a PUBLIC HEARING



Dear Ms. Logan,

I am writing to urge NJDEP to hold a public hearing on the CAFRA permit application submitted by Hovsons Inc. for development in Manchester Township. The proposed development of 4,000 homes is **over 1,500 units greater than the settlement agreement reached in 2004**. This raises substantial questions related to water supply and sewer capacity that are not addressed within the current application. The Traffic Study and Air Quality Impact study is also insufficient to address the impact of 4,000 units on the neighboring areas. By holding a public hearing, the DEP would be able to hear from neighbors regarding the impact on traffic, hydrologists and geologists regarding water supply.

Thank you,

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

**Please hold a PUBLIC HEARING**

SAVE BARNEGAT BAY  
117 Haines Road  
Toms River, NJ 08753



NJDEP, Division of Land Use Regulation  
Attn: Manchester Bureau Chief, Lindsey Logan  
PO Box 420, Code 501-02A  
Trenton, NJ 08625-0420

