



NEW JERSEY HIGHLANDS COALITION

ACTION ALERT

Tell NJ DEP to deny Water Quality Management Plan for 396 Unit Development on an Environmentally Sensitive Site in the Alpha Grasslands, in Pohatcong, Warren County

Attend DEP the Public Hearing on Wednesday, December 3, 7:00PM at Pohatcong Municipal Building, 50 Municipal Drive, Pohatcong Township 08865

- The site is part of the Alpha Grasslands—A Natural Heritage Priority site, providing habitat for at least six species of threatened or endangered grassland birds. Freshwater grasslands are extremely rare in NJ, and the habitat they provide is critical.
- The proposed project would require the extension of public water and wastewater infrastructure and draw water from deficit subwatersheds that already have a shortage of Highlands’s water supply, in defiance of Governor Corzine’s Executive Order #114.
- The site is entirely underlain by carbonate rock which is it at risk of sinkhole formation. A sinkhole occurring at any point along the wastewater lateral pipe run could result in devastating consequences to wells.
- Because of the risks of sinkholes, the developer is proposing to compact the soils over the entire site, resulting in 170 acres of impervious cover, quadrupling the increase of stormwater run-off.
- DEP has granted a “hardship exemption” to the developer to allow several disturbances within the Special Resource Waters Protection Area (SRWPA) of a C-1 stream on the property (construction of a footbridge, utility line crossings and two detention basins).
- The New Jersey Highlands Council found 46 aspects of the project in which the proposed development is inconsistent with the resource protection objectives of the Highlands Regional Master Plan.
- The project will add 33% more housing units to Pohatcong Township (out of the reach financially for 90% of Pohatcong residents) sprawling from the edge of town into a vast area of farm fields.
- The development will create a further affordable housing growth share obligation of 40 additional units above the 26 units already provided by the project.

For more information contact elliott@njhighlandscoalition.org or [Eco-Action Initiatives of Warren County](#)