

Resolution Opposing the Current Proposal For the Colts Neck Manor Development

WHEREAS, in Colts Neck there is a large parcel of almost 40 acres along Route 537 which has obtained Planning Board approval to create a development known as Colts Neck Manor; and

WHEREAS, this land includes wetlands, which are a natural resource which should be preserved for wildlife and water quality; and

WHEREAS, the current proposal calls for 360 units on instead of 46 town homes, and calls for approximately 1000 residents to live on a site originally approved for approximately 150 people; and

WHEREAS, the issued permits should not be considered as an extension of the originally proposed project in 2006 and;

WHEREAS, the Yellow Brook is a Category 1 water way flowing into the Swimming River Reservoir supplying drinking water to 300,000 Monmouth County residents, and this much larger project may negatively impact the Yellow Brook, flood plains, wetlands and wildlife there, impairing the area's ecosystem; and

WHEREAS, the Sierra Club New Jersey Chapter believes that principles equity, inclusion, and justice for all require including an affordable housing component in development projects, and municipalities should take these principles into account while implementing plans and development of affordable housing throughout the state

WHEREAS, the Chapter has concerns regarding the Waste Water and Storm Water systems designs as proposed, based on two studies commissioned by NJ DEP, in which Cornell University has developed projections on the amount and rate of precipitation expected for Monmouth County. Cornell projected that Monmouth County will experience a 30% increase in precipitation over the century, and that 1/3 of that precipitation has already been experienced, suggesting that the 30% projection is already too low and out-of-date and;

WHEREAS, the Sierra Club New Jersey Chapter recognizes that the natural and human environments are inextricably linked and as such we declare that we remain committed to the responsible and sustainable use of the earth's ecosystems.

NOW THEREFORE, BE IT RESOLVED, the Sierra Club New Jersey Chapter opposes this the major modification and extension of permits, originally approved in 2006 for 46 town homes, into allowing for this new 360-unit version of the Colts Neck Manor development;

BE IT FURTHER RESOLVED, that the Chapter requests that the 2006 permits be declared null and void since the applicant has made major changes to the project after the permits were issued;

BE IT FURTHER RESOLVED, that the Chapter requests that any proposal for the 360-unit project be evaluated using current environmental standards and regulations, considering its climate change implications and the results of the Cornell study commissioned by NJDEP;

BE IT FURTHER RESOLVED, the Chapter requests that NJDEP identify the process, specific laws, and regulations that support the use of the original 2006 permits (for 46 town homes) being applied to a radically expanded 360-unit development, and why and how this would be a good practice and in the best environmental interest for the citizens of New Jersey;

BE IT FURTHER RESOLVED, the Chapter requests that NJDEP implement an emergency regulation that models future site storm water to better review the efficacy of proposed storm water systems in handling future expected volumes;

BE IT FURTHER RESOLVED, the Chapter will provide expertise and guidance to the local citizen group concerned with the environmental impacts such as the wastewater and storm water disposal at Colts Neck Manor;

BE IT FURTHER RESOLVED, the Chapter will take a leadership role on this issue and provide testimony, studies, educational presentations and/or related documents to oppose the development as it is currently planned.

Signed,

A handwritten signature in black ink, appearing to read "Richard Isaac", written over a horizontal line.

Richard Isaac
Chapter Chair
April 9, 2022