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## New Jersey Conservation FOUNDATION

October 24, 2022

Township of Chesterfield

Re: Opposition to Warehouse Development at Old York Country Club - Township of Chesterfield: Block 701, Lot 2.01

To Whom It May Concern:

On behalf of New Jersey Conservation Foundation, we write to register our opposition to the proposed Warehouse Development at Old York Country Club in Chesterfield Township.

The approximately 160-acre property is currently zoned agricultural, and located within a wetlands area and next to Blacks Creek in the Pinelands. Building a 1.134 million square foot warehouse on the property, along with a wastewater treatment plant targeted to treat 19,570 gallons of effluent per day, would have a negative impact on the Pinelands.

The property where the warehouse is proposed has significant ecological value that should be protected. 41% of the property is classified as wetlands, which should be off limits to development in order to maintain the local hydrology and absorb stormwater, particularly important given the site's proximity to 190 acres of impervious cover from pavement and buildings.

Wetlands provide a myriad of economic benefits, as they naturally filter water and sequester carbon, while also supporting wildlife habitat. Given the disastrous climate-induced inland flooding that is occurring and is predicted to increase in the future, this property should be preserved in perpetuity.

Has the developer provided the Township a full survey of any Threatened and Endangered Species Unit and/or vernal habitat on the property? In addition, the developer should contact the US Fish and Wildlife Service and the New Jersey State Historic Preservation Office, if that has not already occurred, to ascertain whether they have any concerns relevant to the development of the property.

We encourage the Township to take the public's concerns seriously regarding the change of use from a large open area hosting a significant body of wetlands into an industrial warehouse site. Any development on this property should be carefully considered in a transparent manner that is open to the public. The designation of the property as an Area in Need of Rehabilitation seems inappropriate, given the land's natural conditions.

We hope the Township will consider preserving the property for future generations. Preserving the wetlands and other natural elements of the property will provide positive long term environmental, economic and health benefits to the local community.

Thank you for considering our comments. Please contact Amy Hansen at [amy@njconservation.org](mailto:amy@njconservation.org) with any questions or concerns.

Sincerely,

*Amy Hansen*

Amy Hansen  
Policy Manager  
New Jersey Conservation Foundation