

From: "Citizens United to Protect the Maurice River and Its Tributaries, Inc." <forrivers@comcast.net>
Subject: **Union Lake aka WaWa Tract**
Date: November 1, 2010 8:30:09 PM EDT
To: forrivers@aol.com
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Union Lake Public Meeting



Union Lake

Dear Jane,

A subcommittee of the South Jersey Bayshore Coalition has given input into the zoning changes suggested by Millville Planners regarding the Union Lake, or "WaWa" tract.

It is our hope that a large portion of the tract of land behind the Union Lake Crossing Mall might still be preserved. The City's plans do call for an open space area.

Subcommittee members include CU's President, Association of NJ Environmental Commissions, NJ Conservation Foundation, and the Littoral Society. Collectively we have made suggestions for the configuration of uses suggested by the City. NJCF has chosen to give input but is not comfortable with anything short of preservation. We would prefer that the entire tract be preserved but felt it was advantageous to participate in the process, should preservation fail to prevail.

A public hearing will be held at the Millville City Hall [on November 8th, 7:30 PM](#) to consider an amendment to the Master Plan concerning the Union Lake or "WaWa" tract.

We urge you to consider attending and share your thoughts and concerns on this issue.

Some of the salient points and suggestions the South Jersey Bayshore Coalition has made that we

proffer for your consideration include:

1) Reduce the Business Park's western edge so that it is consistent with the NJ State Planning Area PA2-PA5 boundary lines and does not extend into the PA5. NJDEP regulates the placement of sewers in towns, and will not support sewers in the PA5/western portion of the tract. We support the NJDEP Wastewater Management regulations which aim to protect New Jersey's most sensitive lands. Also worth considering is the traffic generation associated with such a large business/commercial district.

2) Remove all circulation roads from the PA5/western portion of the Lakeshore District to avoid fragmentation of the forest habitat. Consider a more southerly winding road for resident/visitor access to Union Lake. We envision a small spur off of Beebe landing Road, which would provide for modest and secluded public access to the lake for picnicking, fishing and car top boating. The Wildlife Management's boat ramp and Millville public beach ramp offer ample parking and access for trailered craft.

3) Restrict any large scale conference/resort to the western forested edge of the PA2 region within the District as sewers will be needed for such a large scale development. The high intensity use of the eastern portion of the Lakeshore Conservation District justifies the preservation of the remainder of the tract as open space.

4) When considering any development in the northern section of the tract, consider a modest, small footprint center/development akin to the Brian Parent Center or Warren Fox Center in Atlantic County. We envision a small sustainably designed historic/ environmental education center with state of the art visitor facilities. The center's use should be dedicated for public purpose and serve as a local destination. Millville residents/visitors would be able to relax, walk and bike the trails, bird watch and boat on the lake. Any lodge would have to be supported by a package plant, in accordance with NJDEP regulations, and could reflect the historic and forested Millville. A Resort/Conference Center as depicted on your planning map invokes a larger development than we had envisioned.

5) The Interchange Study Map appears to propose two regional stormwater basins. Careful consideration should be given to low maintenance vegetated structure's as recommended in NJDEP's Best Management Practices. Native vegetation, rain gardens and swales can add beauty and save maintenance fees as they naturally handle stormwater flows. We would like to be a part of any Regional Stormwater Management planning effort. Vegetated basins, swales and rain gardens could create a nice buffer between uses on the tract. Native vegetation and trees should be used for buffering neighborhoods and retaining stormwater as these techniques are basically no maintenance. Depending upon the disposition of the open space, we could also assist with starting a "Friends of Union Lake" volunteer group. Residents love the lake and the amenities it provides on the western shore. The eastern shore deserves the same thoughtful consideration.

6) We are concerned about your definition of active recreation and the size of the proposed area. Please define your plans and the amount of leveling of dunes and clearing of vegetation that you envision. A limit to the amount of forest cleared and made into fields should be applied as recommended in the Resort/Conference Area.

Once again, we hope you will consider attending the meeting and share your concerns for our open space.

Sincerely,

Jane Morton Galetto

For more events, see our [Calendar of Events](#).

CU on the River!

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