

**COMMENT ON APPLICATION OF
VILAMOURA, LLC
FILE NO. 1506-04-0180.2 CAF190001**

I reside at . I am writing this letter to provide comments on the CAFRA application before the New Jersey Department of Environmental Protection. I oppose the application for many reasons and request that the Department hold a public hearing.

WILDLIFE

Since approximately 1988, local, state and federal agencies have worked together to create the Reedy Creek Division of the Forsythe National Wildlife Refuge. The Refuge is located on Metedeconk Neck in Brick, New Jersey. The United States Park Service named the area as a wildlife refuge for many reasons, including its critical habitat for wildlife to rest, nest and feed. It is described as an oasis for migratory birds and threatened and endangered species.

The size and height of the building and the activity and traffic will have a negative effect on the Refuge. Birds migrating to rest and feed on the property and in the Refuge will be harmed by the glass tower on top of the building and the windows. (you may provide examples of situations where birds have been killed by buildings)

The design of the building with its windows and a glass dome will endanger the habitat of threatened and endangered species and in general, the critical habitat that exists on Metedeconk Neck. Protection of the Refuge was achieved through public effort and expenditures dating back more than thirty years. The natural resources on this and adjacent sites are compromised by this application.

Traffic traveling to the building will be mostly at night and in the evening, when animals cross the road. There are signs on Mantoloking Road warning of wildlife crossings. Mantoloking is a quiet narrow and dark road and animals will be in the path of the many cars traveling to this restaurant and proposed catering hall.

Add additional information that you know.

BUILDING HEIGHT AND SIZE

The development is for a large restaurant of over 34,000 square feet and a catering hall of over 51,000 square feet. The building is about 84 feet tall. This will be the tallest building on the Barnegat Bay.

Such a large building is not like anything in the area and will cause a lot of surfaces that will affect drainage, water quality and traffic.

The building height and bulk will dominate the waterfront and will have a negative impact on neighboring properties.

DRAINAGE

We also are concerned that stormwater is not being managed and the site is being over developed. The CAFRA application granted in 2009 for this site restricts additional impervious coverage. This application ignores that condition.

The soil types on the site show that the seasonal high water table is at or near the surface. This will negatively affect water quality and drainage.

We are concerned about the lack of stormwater management, the lack of landscaping and the effect on water quality, water quantity and groundwater recharge.

SCENIC VISTAS

Currently, residents, the travelling public and boaters have a beautiful view of the natural features of the waterfront and the wildlife refuge. The proposed building will block and impair that view.

TRAFFIC

The size of the building, outside restaurant and marina will generate traffic that Mantoloking Road cannot accommodate. Existing traffic conditions have delays several miles along Mantoloking Road and State Highway 35, even when the bridge is properly functioning. Mantoloking Road is a two-lane County Road and is a dangerous road. It is not designed to handle this volume of traffic.

ENTIRE PROJECT

Some information reveals that a hotel may be proposed on the site or on an adjoining site in the future. The Portuguese facility named "Vilamoura" is a marina with restaurant and catering facilities and a hotel. The type of use proposed will likely attract destination weddings. There are no hotel facilities in close proximity. We ask the Department to fully investigate future plans since the entire project should be considered together.

BOATING

The marina will allow boats to come to the restaurant and bar. We are concerned that drinking and boating are a bad combination and this development will encourage boaters to drink and drive.

Also, there are many sailing groups that use the waters around the site. Many of these groups involve young people who are learning to sail. Large motor boats coming to the destination will cause problems for the sail boat programs.

VIOLATIONS

We note that there are existing violations of wetlands laws. These should be corrected before any additional approvals are granted.

We ask the Department to schedule a public hearing and to deny this application.