

*Frederick Langford*

RECEIVED

*Architect*

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May 30, 2007

NJ DEPT OF  
COMMUNITY AFFAIRS  
OFFICE OF SMART GROWTH

Office of Smart Growth  
Department of Community Affairs  
101 South Broad Street  
P.O. Box 204  
Trenton, NJ 08625-0204  
Attention: Benjamin J. Spinelli, Acting Executive Director

Re: Block: 335.01, Lot:5  
Middle Township, Cape May County, New Jersey

Dear Mr. Spinelli,

I have recently been informed that my "Laguna Oaks Development" has been removed from the Cape May Court House Regional Center by the Office of Smart Growth. I am writing to you because of my concern that this decision by your office has been based on inaccurate and/or incomplete information.

The purpose of this letter with its accompanying drawings and photographs is respectively submitted to aid you in your planning process. I will attempt to demonstrate with this information why I believe that the Department of Smart Growth should reinstate my development in this Middle Township Regional Center. Reinstatement of my existing Development is consistent with the Planning Documents prepared by Maser Consulting, P.A. for the Township of Middle.

**Figure 1:** Shows my property (shown in yellow) as it relates to the Maser Proposal of Smart Growth Zones. (shown in red)

### **Background**

I purchased the above mentioned property over a twelve year period between 1982 and 1994. The present site represents the purchase of nine separate parcels with the ultimate goal of creating an 18 Hole "Par 3" Executive Golf Course, a Practice Range Learning Center, a Club House, and a Maintenance Building along with Single Family Home Sites.

In 1993 the Golf Course and Practice facilities received Middle Township Planning Board approval along with a 16-Lot Residential Development originally called "Holly Tree Acres" on the property South of the Laguna Oaks Golf Course



Between 1996 and 1999, I transplanted 310 evergreen trees (cedars & pines) to enhance the Golf Course design. In 2005 I purchased 125 Chanticleer Pear trees (16' to 18' tall) and 14 Norway Blue Spruce (12' to 14') to beautify the Boulevard that is the Promenade core of the first 16-Lot Residential section. ("Holly Tree Acres")

**(See Photo Sheets 1, 2 & 3)**

In 2003 I received Planning Board approval for "Bayberry North" a 5-Lot Residential Subdivision (West of the Laguna Oaks Golf Course). This parcel lies along Bayberry Drive North of the original 16 "Holly Tree Acre" lots.

In an effort to create a barrier free and attractive streetscape in 2006, I removed all of the 4 foot wide concrete sidewalk along Bayberry Drive that represents the frontage of the before mentioned 21 (16 + 5) building sites and the golf course. The 2 foot wide "weed strip" between the curb and the old sidewalk was replaced with a 10 foot wide grass planting strip with a sprinkler system that allowed me to plant and maintain 40 Norway Maples (14' to 16'). The 4 foot wide sidewalk was replaced with 1800 lineal feet of 5 foot wide sidewalk which made the local walkers and joggers very happy.

### **Tree Preservation**

The process of planning and preparing the site took place over a 10 year period. During that time significant trees were recorded by my self and my surveyors i.e. Oak and maple trees that were 12" in base diameter or greater, holly trees 10" or greater, cedar and pines 10" or greater. During that period, I personally taped and numbered over 550 trees. The careful design and methodical evaluation process that was used to layout the Residential Lots and the Golf Course has preserved 90% of these trees. A six page "Deed Restriction List" that accompanies the purchase of any building lot at Laguna Oaks requires that if an owner desires to remove any tree with a base of 10" or more he or she must receive an approval from my Architectural Review.

### **"The Fairways" (Laguna Oaks Phase 3)**

Because of the very high construction costs of the Boulevard of "Holly Tree Acres" and the Concrete Retaining Walls that contain the golf courses five lakes, I have decided to downsize the Practice Range and move it to another part of the site and delay its construction for a later phase. These financial concerns have resulted in replacing the previously approved Practice Range on the property with a second 16-lot single-family subdivision ("The Fairways") that fortunately has existing sewer and water available. Further, this second 16-Lot Subdivision has preliminary Site Plan approval by the Middle Township Planning Board and is surrounded by existing approved Residential and Golf Course Development.



### **Site Specific Characteristics**

The following list of the site specific planning characteristics should warrant, I believe, the reinclusion of my development into the Regional Center, as illustrated in

#### **Figure 2:**

1. The site is bordered by existing residential and transportation development North, South and West of the site (shown in red).
2. The first portion of the Golf Course (shown in orange) is nearing completion (**Photo Sheets 4, 5, 6, 7 & 8**) at a cost to date of \$1.6 million. The second portion is under construction at a cost of \$1.3 million.. The anticipated opening date is the Spring of 2008.
3. Laguna Oaks – “Holly Tree Acres” 16-lot single-family subdivision (orange) has been completed. Roadway (red) utilities infrastructure has been installed (**Photo Sheets 1, 2 & 3**) at a cost of \$1.1 million. Sold to date 7 Lots.
4. Laguna Oaks – “Bayberry North” all 5 Lots are sold with 3 single-family homes under construction. (shown in red)
5. Laguna Oaks – “The Fairways” is approved by the Township and has been submitted to State Regulatory Agency for approval. (shown in yellow)
6. The completing phase, rounding out 18 holes for the golf course (shown in grey), has been planned over the past 7 years.
7. The freshwater and coastal wetlands of the site (shown in green) have been preserved along with their required buffer.

### **Summary – Site Specific (Figure 2)**

In summary regarding the site specific planning conditions, it is apparent that the site has been planned and approved. The Golf Course and 16-Lot Subdivision “Holly Tree Acres” along with the 5-Lot Subdivision “Bayberry North” are under development (shown in orange and red). The proposed 16-Lot Subdivision (shown in yellow) is surrounded by existing and approved development. The site is serviced by utilities and major regional/state roadways. As such, the site is currently under development and is an infill to this already developed area of the community. Finally, the site planning has respected and preserved the coastal and freshwater wetlands. Environmental consultation has been provided by Joseph Lomax Associates since 1993.



### **Regional Considerations**

Appropriate regional planning considerations of site proximity to existing development, existing infrastructure (utilities and major roadways) in addition to economic, social, health, educational and recreational components of the Cape May Court House Regional Center are presented below and in **Figure 3**. The base map for Figure 3 is the i Map N.J. D.E.P. aerial photo 2002.

1. My property (site) is an integral part of the natural and orderly growth of the Regional Center south of Stone Harbor Boulevard, along Bayberry Drive. In fact, the property constitutes an infill in this developed area of the Township.
2. My property occurs along and with direct access to Bayberry Drive/Golf Club Road, a Regional Connector Roadway connecting all land East of the Garden State Parkway from North Wildwood Boulevard State Highway 147 and Stone Harbor Boulevard County Highway 657. The property is in close proximity to three full service exits of the Garden State Parkway Interchanges at Shellbay Avenue (0.4 mile south of the site) and Stone Harbor Boulevard (1.1) miles North of the site. North Wildwood Boulevard is (1.5) miles South of the Site.
3. The immediate region is largely developed with residential, educational, transportation and active recreational uses (**Figures 2 & 3**) including:
  - a. More than 60 homes occur east of the Parkway within 0.2 miles of my property.
  - b. 16-lot subdivision approved and under construction on the southern portion of the property.
  - c. 5-lot subdivision approved and under construction on the northern portion of the property.
  - d. The first phase of the Golf Course (12 holes) is nearing completion on the property.
  - e. High school, Middle school and Performing Art Center all occur within 0.3 miles of the property.
  - f. Within 2.5 miles of the property is:
    - (1) Cape Regional Medical Center, an affiliate of University of Pennsylvania, including a full service hospital, health and medical facility (within 1.2 miles) in addition to a myriad of medical offices nearby.
    - (2) County offices (within 2.1 miles)
    - (3) County Court (within 2.1 miles)
    - (4) Vocational Technical School (within 2.5 miles)
    - (5) Special Services School (within 2.5 miles)



- (6) Community College (within 2.5 miles)
- (7) 5 banks (within 1.5 miles)
- (8) 2 major shopping centers complete with a diversity of retail stores (within 1.5 miles)
- (9) 5 churches (within 1.5 miles)
- (10) Cape May County Park and Zoo (within 2.5 miles)
- (11) Township offices, court, fire and rescue facility (within 1.5 miles)

**Summary in General**

My property, by site specific and regional planning criteria, is an integral part of Cape May Court House Regional Center and existing development and infrastructure associated with the Cape May County seat of government. As such, I respectfully request that my property be included in the Regional Center. This change will not result in any additional adverse impact to natural areas – as a good steward of my land, I have already preserved the environmental sensitive areas. I have also preserved a much higher percentage of trees than most developers. Please advise me directly of your willingness to make this requested change. I am available to meet with appropriate planning staff of your office and affiliated Departments to review my property, demonstrate the current status of the site development, and the information presented herein.

Sincerely,



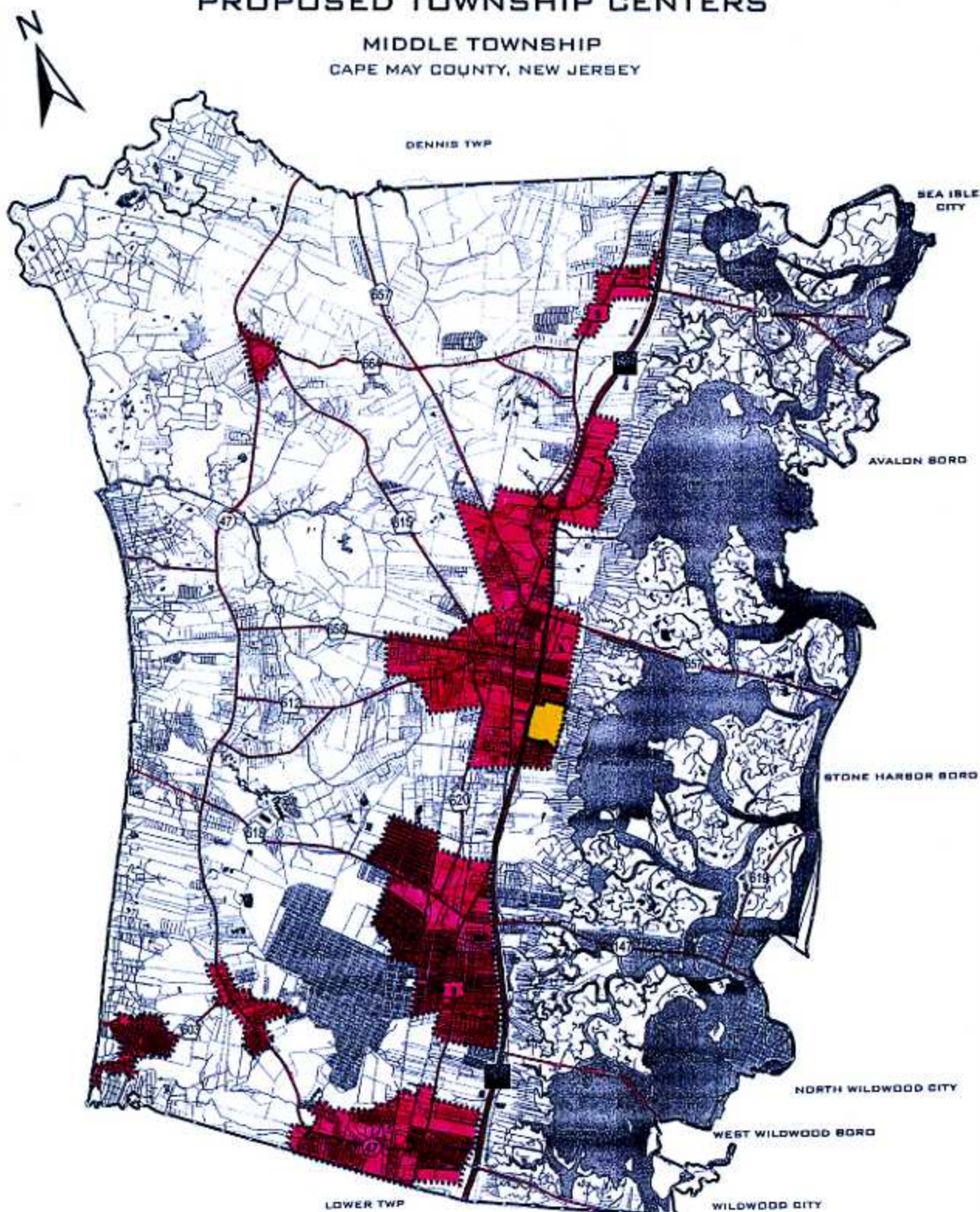
Fred Langford

CC: Mayor F. Nathan Doughty, Jr.  
Commissioner Susan Atkinson DeLanzo  
Commissioner Stephen W. Barry  
James Pickering, Esquire, Council to Middle Township  
James Smith, Cape May County Planner  
Joseph L. Lomax, President, Lomax Consulting Group  
Robert Watkins, Mott Engineering Associates



# PROPOSED TOWNSHIP CENTERS

MIDDLE TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY



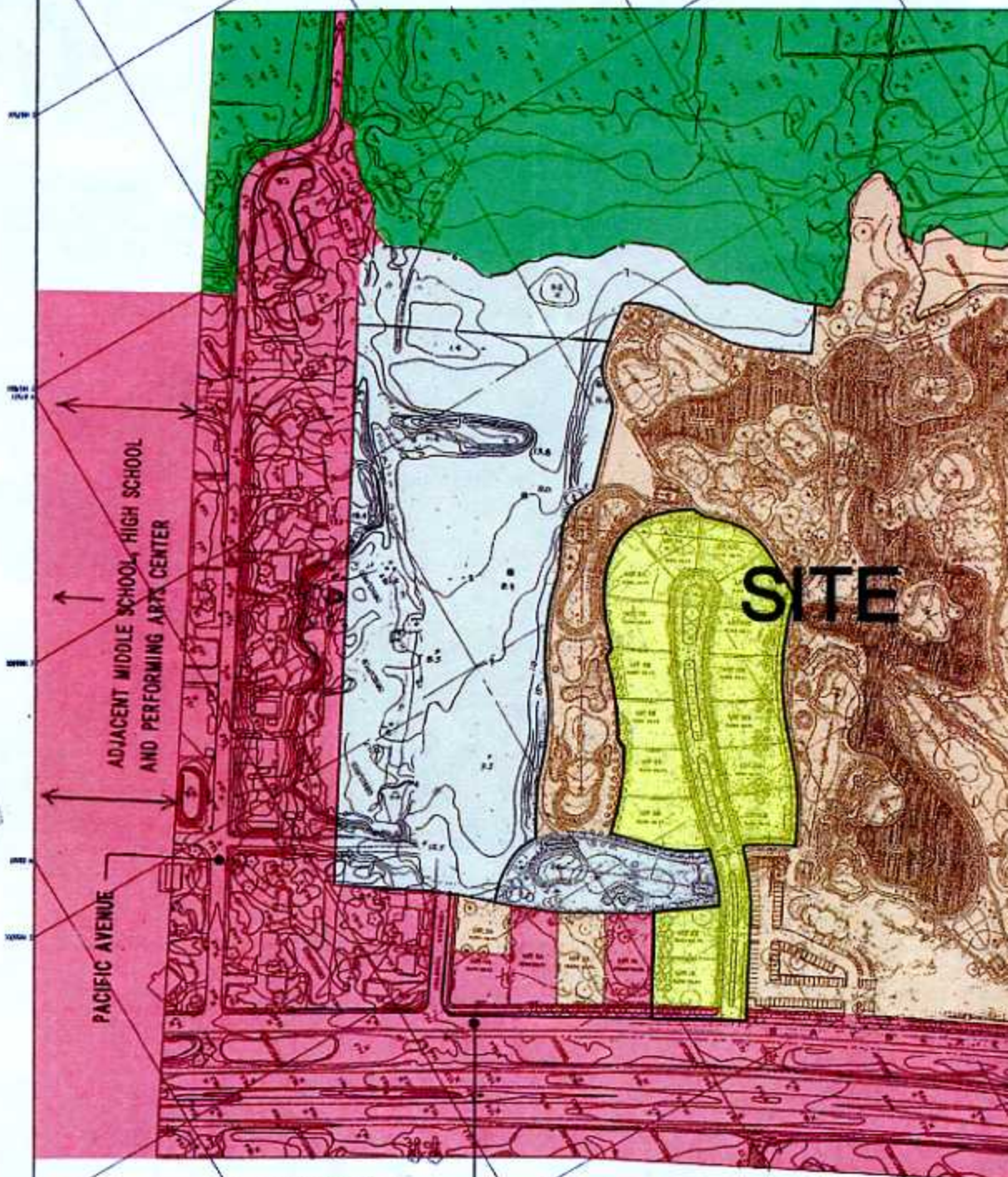
## LEGEND

- |  |                    |  |              |
|--|--------------------|--|--------------|
|  | MUNICIPAL BOUNDARY |  | WATER BODIES |
|  | PROPOSED CENTERS   |  | STREAMS      |
|  | CAPRA BOUNDARY     |  |              |
|  | PARCELS            |  |              |
|  | NJDOT ROADS        |  |              |
|  | LOCAL ROADS        |  |              |

FIGURE 1



SCALE: 400'  
200' 200'



ADJACENT MIDDLE SCHOOL, HIGH SCHOOL  
AND PERFORMING ARTS CENTER

PACIFIC AVENUE

BAYBERRY DRIVE

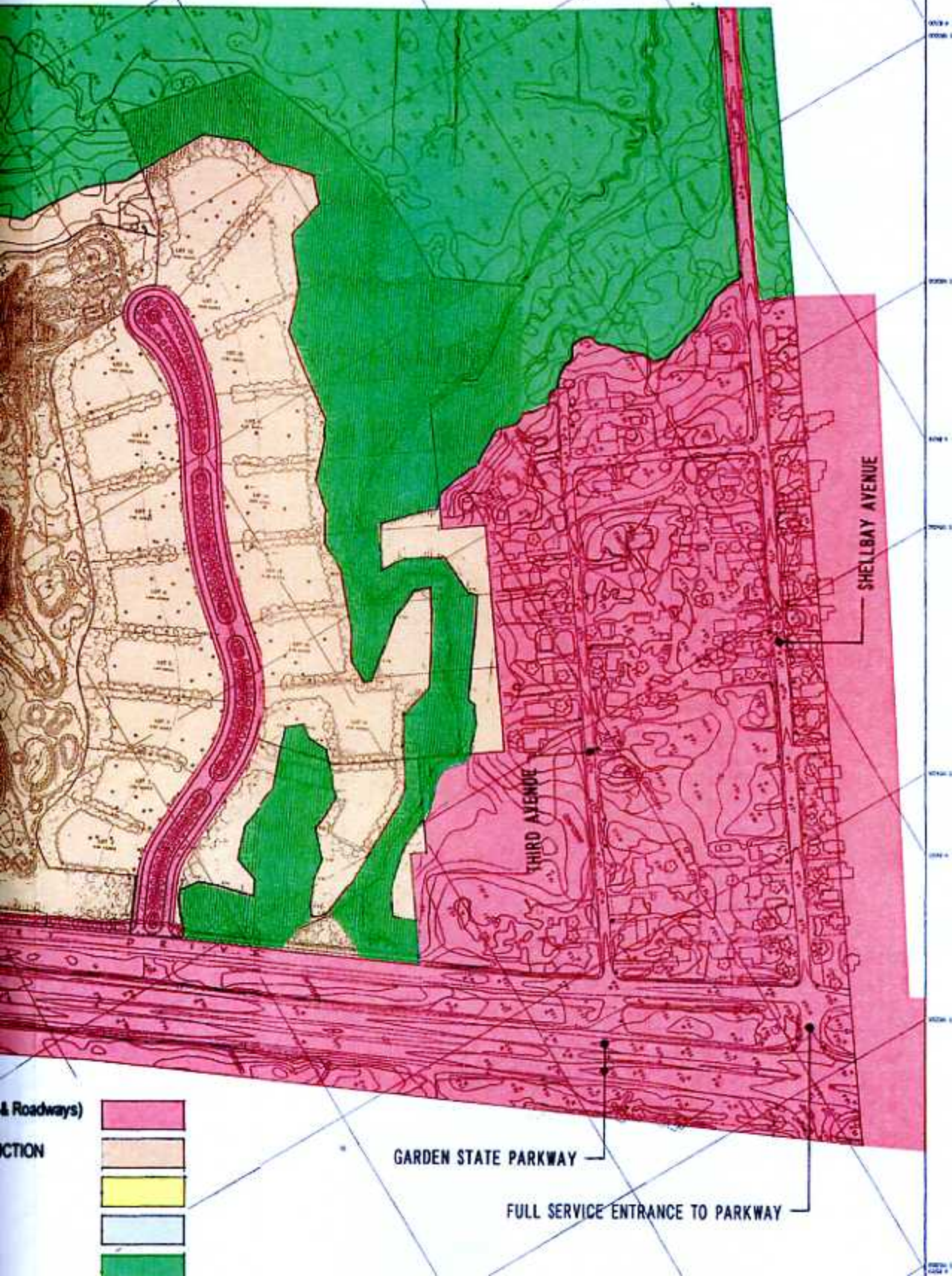
**SITE**

**LEGEND**

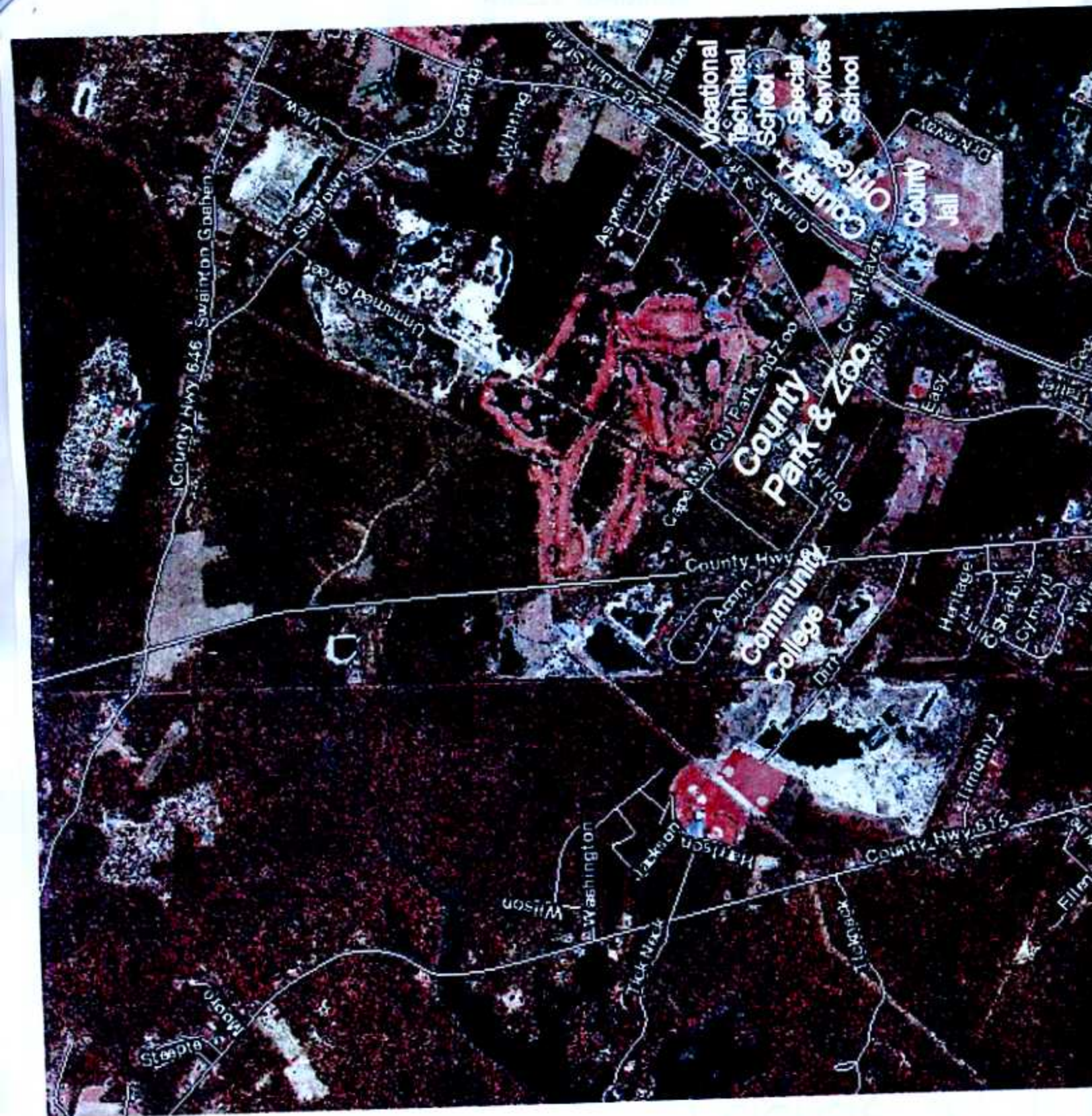
- EXISTING DEVELOPMENT (Residential, Schools & Ro
- APPROVED DEVELOPMENT UNDER CONSTRUCTION
- APPLICATION UNDER REVIEW
- FUTURE EXPANSION OF GOLF COURSE
- WETLANDS (Coastal & Freshwater)



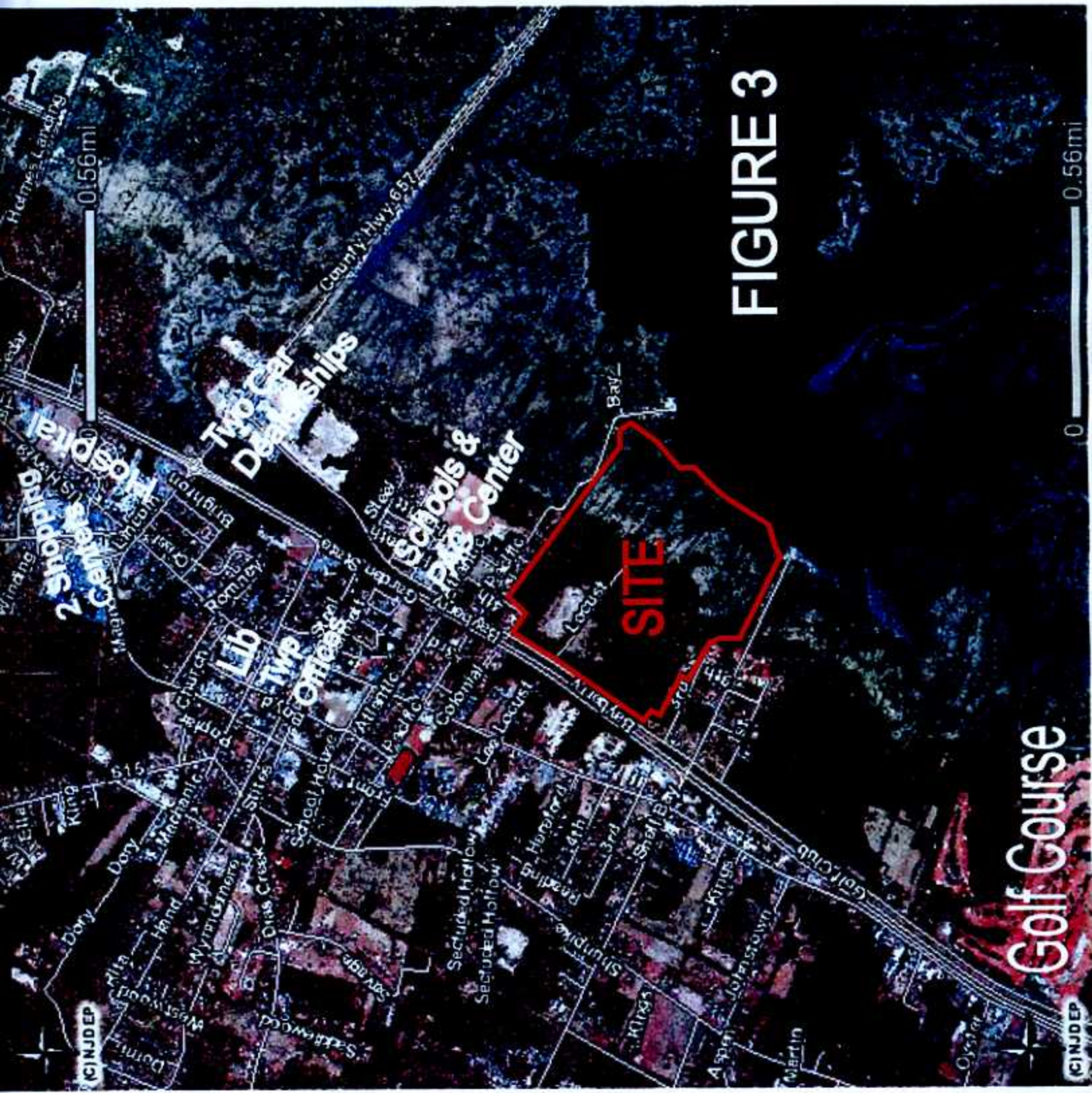
# FIGURE 2











# FIGURE 3

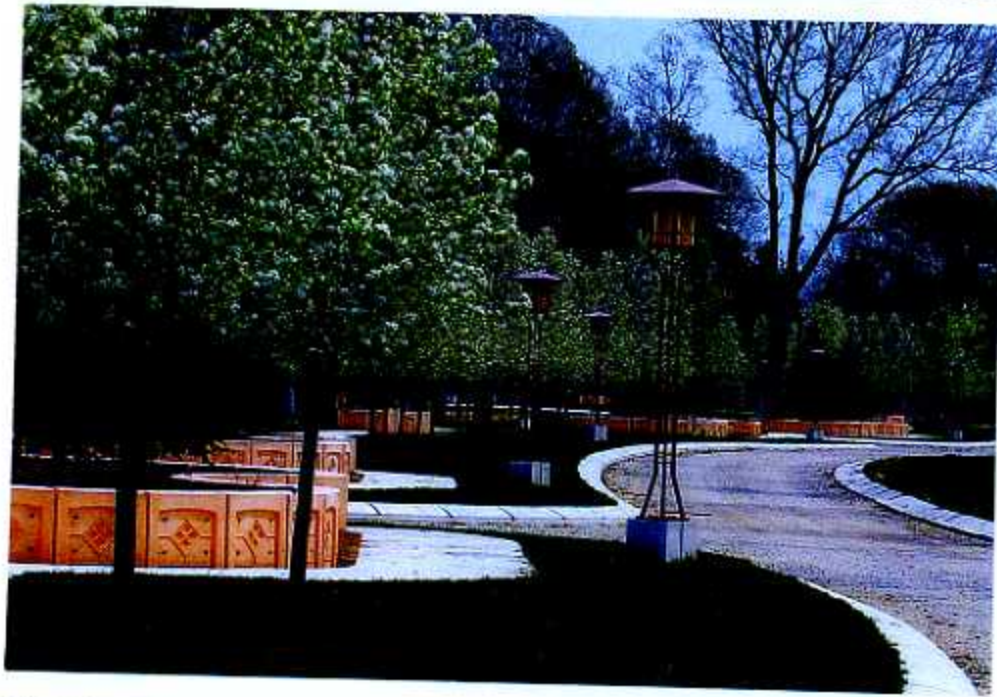




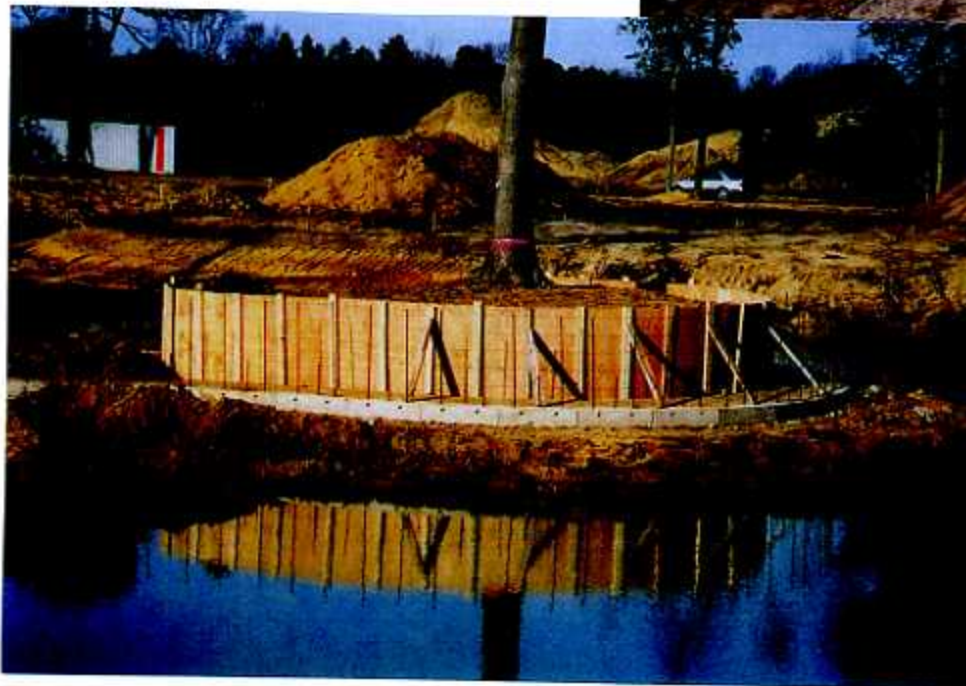














# PHOTO SHEET 5

