

July 2026

Friends and Supporters of Save Ridge,

We have important progress to share.

The NJ developer continues to push a massive retail development at Ridge Road and Route 202 that would permanently affect traffic, safety, stormwater, wetlands, wildlife, and the character of our community.

We continue to show up - and we are being heard.

Over the past several weeks, Save Ridge has made real progress.

We met with State Rep. Craig Williams.

Our message was clear: **no public entrance to the shopping center on Ridge Road**, and an independent, current traffic study that addresses the residential roads most impacted by the development before any approval moves forward.

Rep. Williams has publicly stated his opposition to the project several times. He has called on PennDOT to reject the proposed new Route 202 traffic signal and require an independent traffic study.

"To repeat what I have said many, many times: I am opposed to building another massive, redundant, unneeded, unwanted shopping center - especially on 202 where our traffic is already miserable and especially in our historic district."

We met with the office of State Senator John Kane.

Senator Kane's office is helping us elevate our concerns directly with PennDOT and other state agencies. Their support is helping bring serious attention to the traffic, safety, stormwater, and environmental issues residents have been raising for months.

We engaged an independent engineer.

Save Ridge has engaged an independent engineering expert to review the revised development plans, including stormwater, erosion and sediment control, environmental impacts, wetlands, and compliance with applicable regulations.

We showed up at Concord Planning Commission.

Alongside legal counsel, Save Ridge members and concerned residents raised serious questions about the revised plan, including stormwater runoff, traffic, the proposed car wash, fast-food drive-throughs, emergency access, school bus safety, and the need for no Ridge Road entrance and an independent traffic study.

The gas station is no longer part of the plan - a major win.

The fight is far from over.

The revised proposal still includes serious concerns, including conditional use requests for a **car wash** and **fast-food drive-throughs**, continued traffic impacts, stormwater questions, environmental issues, and the proposed entrance on Ridge Road, which reflects an expansion from 2 to 5 lanes.

Our message remains simple:

- **No public shopping center entrance on Ridge Road**
- **Independent, current traffic study addressing residential road impacts**
- **No new Route 202 traffic light without an independent traffic study**
- **Full stormwater review**

- Full environmental review including impacts on federally protected species, wetlands, and streams
- No recommendation for approval until all of the serious issues, deficiencies and community impacts are heard and addressed.

July is a critical month!

Two upcoming meetings are especially important:

Monday, July 20 — Concord Township Planning Commission Meeting

This is an important opportunity for residents to continue raising concerns about traffic, stormwater, the environment, public safety, and the overall impact of the proposed development.

Tuesday, July 28 — Concord Township Conditional Use Hearing

Residents should speak about the long list of conditional use requests, including the proposed **car wash, several fast-food restaurants, a fast-food drive-through, and the Giant liquor license.**

Please note: *the July Zoning Hearing for the Shoppes at Concord has been cancelled and rescheduled for **November 30, 2026**. That does **not** reduce the importance of July meetings.*

Please attend and bring a neighbor.

Showing up matters. And if you are willing to speak, **your voice can make a real difference.**

We have momentum. Let's accelerate it.

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zelle

With gratitude,
SAVE RIDGE & 202

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