



NEWS

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State TDR Bank Board Approves Planning Assistance Grants

Grants to Fanwood Borough and Berkeley, Hopewell, Montgomery and Woolwich Townships

The State Transfer of Development Rights (TDR) Bank Board today approved \$40,000 matching grants to five municipalities to help them conduct the planning necessary to implement successful transfer of development rights programs.

“TDR provides municipalities statewide with an important tool to help plan for growth while protecting farmland and other important resources,” said Agriculture Secretary Charles M. Kuperus, who chairs the State TDR Bank Board. “We’re pleased to provide financial assistance to these towns to help them conduct the planning necessary to prepare viable TDR ordinances and establish effective TDR programs.”

“TDR is a creative approach to planning and preservation that allows us to accommodate our growing populations without consuming all of our open space,” said Charles A. Richman, Acting Commissioner of the Department of Community Affairs. “New Jersey is the most densely populated state in the nation. The TDR program helps municipalities create more livable communities by steering development away from our precious open space and into more appropriate areas.”

The TDR Bank Board approved \$40,000 matching grants for each of the following municipalities:

- Fanwood Borough, Union County, which intends to preserve the character of the Fanwood Park Historic District by transferring potential infill development to an adjacent downtown commercial area;
- Berkeley Township, Ocean County, which is attempting to transfer the development rights from seven undeveloped wooded parcels in the southeast section of the township to an underutilized industrial area in the northeast section of the township along Route 9 to create a mixed-use town center style of development;
- Montgomery Township, Somerset County, which intends to use TDR to supplement preservation efforts within the environmentally sensitive Sourland Mountain region and transfer development to the Belle Mead designated growth area;

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- Hopewell Township, Cumberland County, which intends to use TDR as an additional tool to preserve agricultural lands north of Sewall Road and transfer those rights to a receiving area targeted within the existing sewer service area;
- Woolwich Township, Gloucester County, which intends to further its farmland and open space preservation efforts by developing a TDR program to create mixed-use growth along the Route 322 corridor while protecting its prime farmland.

TDR programs are designed to encourage a shift in growth away from a municipality's critical resource areas (agricultural, environmentally sensitive, open space or historic) to areas that can accommodate the growth. Landowners in areas where land use is restricted are able to sell their development rights – or development credits. Purchasers of these credits may use them to build elsewhere in a designated growth area at a higher density than normally allowed in a town's zoning ordinance.

A total of up to \$1.5 million is available for the grants program. Applications for planning assistance grants will continue to be accepted and awarded on a rolling basis, depending on funding availability. Funds may be used to pay for up to 50 percent of the cost of preparing a utility service plan element or a development transfer plan element of a master plan, a real estate market analysis and/or a capital improvement program for the purposes of transferring development potential.

To be eligible for a grant, a municipality must have an updated master plan that includes an appropriate conservation element. The maximum grant award is \$40,000.

For an application or more information on the grants, contact the State TDR Bank Board at (609) 984-2504 or visit www.state.nj.us/agriculture/toolkit.htm for the Department of Agriculture's Smart Growth Toolkit. Additional information on TDR also is available through the Department of Community Affairs' Office of Smart Growth at (609) 943-9938.

The TDR Bank provides financial and other assistance to landowners and municipalities that enact TDR ordinances. The bank is an in-but-not-of agency of the State Agriculture Development Committee, which administers the state Farmland Preservation Program.

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