



# NEWS

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## **Ocean Township Awarded \$40,000 State Grant to Help Develop TDR Plan**

OCEAN TWP. – The State TDR Bank Board has awarded Ocean Township, Ocean County, a \$40,000 matching grant to help it conduct the planning necessary to implement a successful transfer of development rights (TDR) program, Agriculture Secretary Charles M. Kuperus announced today.

“TDR is an important tool to help municipalities manage development, protect the lands most valuable to them and plan for how they want their communities to look in the future,” said Secretary Kuperus, who chairs the State TDR Bank Board. “We applaud Ocean Township officials for undertaking this process and are pleased to assist them as they work to balance growth and preservation within the Township’s unique environmental and coastal resources.”

Kuperus presented Mayor Daniel Van Pelt with a \$20,000 check that represents the first installment in the planning assistance grant. Ocean Township will be eligible to receive the remaining \$20,000 once it has developed a TDR ordinance and submitted it to the State Planning Commission.

Ocean Township plans to direct growth to the proposed Waretown Town Center along the Route 9 corridor. It is considering the Barnegat Bay shoreline, the Pinelands, and environmentally sensitive, undeveloped lands in the Waretown and Oyster Creek watersheds as potential areas for protection under a TDR program.

TDR programs are designed to encourage a shift in growth away from a municipality’s critical agricultural, environmentally sensitive or historic lands (sending areas) to areas that can accommodate the growth more readily (receiving areas). Landowners in sending areas are able to sell their development rights – or development credits – to developers who can use them to build elsewhere in a designated growth area at a higher density than normally allowed in a town’s zoning ordinance. Once TDR credits are sold from a sending area property, that property is permanently preserved.

TDR programs are designed to benefit all parties involved. Landowners are able to realize the development value of their property while maintaining ownership and use, while developers benefit from greater public cooperation and increased densities that lower infrastructure expenses. From a taxpayer perspective, TDR preserves critical resources through private-market transactions with little or no public expenditure.

The TDR Bank provides financial and other assistance to landowners and municipalities that enact TDR ordinances. The bank is housed within the N.J. State Agriculture Development Committee, which administers the state Farmland Preservation Program.

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