



NEWS

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TDR Grants to Help 5 Municipalities Plan for Growth

*State TDR Bank Board Approves Grants to Frankford, Oxford, Ocean
and Mannington townships and Prospect Park Borough*

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

“These grants will help five more towns 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 that an increasing number of municipalities are realizing TDR is an important tool to help them control development, protect lands most valuable to them and plan for how they want their towns to look in the future.”

QUOTE FROM DCA COMMISSIONER SBL

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

- Frankford Township, Sussex County, a rural community seeking to concentrate growth in a planned town center at Ross’s Corner, and protect farmland and open space in the surrounding areas;
- Prospect Park Borough, Passaic County, which is planning to increase density for development of an existing quarry site by using the site as a receiving area for Highlands region sending credits;
- Oxford Township, Warren County, which is attempting to redevelop abandoned industrial sites and direct development pressure toward higher density neighborhoods surrounding the existing downtown;

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- Ocean Township, Ocean County, which intends to direct growth to the Waretown Town Center and promote redevelopment of existing marinas, while preserving the Barnegat Bay shoreline, environmentally sensitive areas west of the Parkway and undeveloped land in the Waretown and Oyster Creek watersheds;
- Mannington Township, Salem County, which is seeking to protect its rural character and large agricultural land base – representing 77 percent of the land area in the township – by directing development to a receiving area with access to public water and sewer.

In October, the TDR Bank Board approved planning assistance grants for Fanwood Borough, Union County; Berkeley Township, Ocean County; Montgomery Township, Somerset County; Hopewell Township, Cumberland County; and Woolwich Township, Gloucester County.

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 \$1.1 million remains available through 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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