

NEW JERSEY STATE TDR BANK BOARD

REGULAR MEETING

October 9, 2025

The meeting was called to order at 9:10 a.m. by Edward D. Wengryn, Secretary of Agriculture, Chairman.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Edward D. Wengryn, Chairman
James Fruscione (rep. State Treasurer Maher Muoio)
Susan Weber (rep. NJDOT Commissioner O'Connor)
Robert Blew (State Board of Agriculture)
Gina Fischetti (rep. DCA Commissioner Suarez)
Matthew Stanisci (rep. DOBI Commissioner Zimmerman)
Walter Lane (State Planning Commission)
Nicholas Angarone (rep. DEP Commissioner LaTourette)

Members Absent

Jennifer Coffey (ANJEC)

Charles Roohr, Executive Director
Jason Stypinski, Deputy Attorney General

CHAIRMAN'S REPORT:

Secretary Wengryn thanked all the members for their participation on the TDR Bank board and is looking forward to finding a solution for today's matter.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Roohr provided a brief summary of the Woolwich Township request for the forgiveness of the loan received from the TDR Bank.

APPROVAL OF MINUTES:

State TDR Bank Regular Meeting of October 12, 2021

It was moved by Mr. Fruscione and seconded by Mr. Stanisci to approve the Open Session minutes of the State TDR Bank meeting of October 12, 2021. The motion was unanimously approved.

PUBLIC COMMENT

Mr. Marmero, Woolwich Township counsel, stated Woolwich partnered with the state in the TDR program with a goal of preserving farmland and directing growth to appropriate areas. Using a \$5 million grant from the TDR Bank and \$2 million from the township, approximately 851 acres were preserved through the Woolwich TDR program.

Mr. Marmero stated that due to a shift in demand from residential projects to commercial uses and several other factors, the credits no longer have a market value and the program has been repealed by ordinance. The township is now asking for forgiveness of the grant repayment so that it can rejoin the state's preservation efforts through the farmland preservation program.

Ms. Matthias, Woolwich Township Mayor, provided a summary of Woolwich's location, agricultural history and intense development pressure. Ms. Matthias reiterated the complications that ultimately made the program unsuccessful and the township's inability to sell the TDR credits. She stressed the importance of preservation and the strong desire from her citizens to continue to do so.

Mr. Nocentino, Woolwich Deputy Mayor, expressed the similar hopes that the board would allow the township to move past the failed TDR program and allow continued farmland preservation efforts.

OLD BUSINESS

A. Woolwich Township, Gloucester County Request for Grant Forgiveness

Mr. Bruder provided an extensive background to the board about the formation of the Woolwich TDR program and the review process. He also summarized the difficulties experienced by Woolwich such as a changed economy, the shift from residential to commercial development, affordable housing requirements and the construction of water and sewer lines. Mr. Bruder reviewed the mechanics of the auction that resulted in the preservation of 18 properties using 274.5 development credits. He also outlined requirements for the release of the funds, including not preserving parcels in the receiving areas and continuing municipal efforts to provide water and sewer service infrastructure to serve receiving area development. Mr. Bruder stated the \$5 million grant was to be paid back to the bank as the township sold the credits in conjunction with development in the receiving area.

Mr. Bruder also summarized the meetings and correspondence between staff and Woolwich over the last five years related to eliminating the TDR program and settlement offers made by the town regarding the grant forgiveness. He also provided an overview of the recent development that has occurred and remaining developable acres within the township. Mr. Bruder stated staff is asking the board for guidance as to the township's request for the loan forgiveness.

NEW BUSINESS

A. Fiscal Year 2026 Budget

Mr. Roohr referred the Board to the FY2026 administrative budget sheet.

It was moved by Mr. Lane and seconded by Mr. Angarone to approve the FY 2026 administrative budget. The motion was unanimously approved.

PUBLIC COMMENT

None at this time.

TIME AND PLACE OF NEXT MEETING:

To Be Determined

CLOSED SESSION

At 10:35 a.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the TDR Bank shall now go into executive session to discuss matters falling within the attorney-client privilege and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Board determines that the need for confidentiality no longer exists.

It was moved by Mr. Blew and Mr. Fruscione to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

Mr. Stypinski stated that as a result of the discussion in closed session, the board has directed staff to negotiate a resolution with Woolwich Township and has directed the Attorney General's office to continue legal research on the issues raised by the township's request for loan forgiveness.

It was moved by Mr. Angarone and seconded by Mr. Lane to approve the resolution as presented. The motion was unanimously approved.

The meeting was adjourned at 11:48 a.m.

Respectively Submitted,



Charles Roohr
Executive Director
State Transfer of Development Rights Bank Board