The New Jersey Pinelands Development Credit Program
At A Glance
March 2009
Basics of the PDC Program

Sending Areas
- Preservation Area District
- Agricultural Production Area
- Special Agricultural Production Area

Receiving Area
- Regional Growth Areas
- Residential Development
1981 Challenges

- Widespread Local Opposition to the Pinelands Protection Program
- No Successful TDR Models
- TDR Boycotts By Towns, Developers and Farmers
- No Financial Underpinning
Initial Progress Was Slow

• Most Receiving Area Zoning Put Into Place Over A 6 Year Period

• Some Municipalities Structured Zoning to Minimize PDC Use

• Other Municipalities Effectively “Discouraged” Developers From Applying Density Bonuses

• Pinelands Development Credit Bank Act Didn’t Become Law Until 1988
Chief Functions of the PDC Bank

- Financial Certainty
- Central Clearinghouse
- Education and Outreach
- Recordkeeping
Aggressive Marketing and Education Programs Undertaken

- 361 rights severed in first nine years; 1655 in next nine years
- Private purchases totaled 66 in first decade; 2479 in the last decade

PDC Bank Purchased 175 Rights in its First Several Years of Operation

PDC Bank Has Sold Almost 200 Rights Through Auction

Pinelands Commission Remained Vigilant to Minimize Abuses
Where the PDC Program Stands Now

- Almost 6,000 Rights Severed
- More Than 1,000 Rights Retired Through Special Public Purchases
- Almost 60,000 Acres Protected
- Almost 3,200 Rights Redeemed in Development Projects
- Pending Development Projects Propose to Use Almost 4,700 Rights
PDC Enhancements Being Considered

- Designate Additional Sending and Receiving Areas
- Mandate PDC Use for Residential Development; Lower PDC Use as Densities Increase
- No PDC Obligation for Affordable Housing Units
- Allow PDCs to Increase Business Development Above 0.5 ISR