



Municipalities and Zoning Districts in Which Pinelands Development Credits May Be Used

(Revised July 2021)

New Jersey Pinelands Commission
 P.O. Box 359, New Lisbon, NJ 08064
 Susan R. Grogan, Acting Executive Director

phone: 609-894-7300
 fax: 609-894-7330
 www.nj.gov/pinelands

Pinelands Development Credits may be redeemed in all of the municipal zoning districts shown below. Typically, PDCs are used to obtain bonus residential density (an increase in the number of housing units with defined ranges). In some zoning districts, however, PDC use is mandatory for a specific percentage of the proposed units. In others, PDCs may be used in association with nonresidential development. The table below indicates where these special provisions apply.

Details of the bonus densities and PDC requirements for the zoning districts on the table may be found in municipal ordinances. Many Pinelands municipal ordinances are accessible at www.generalcode.com or www.codedsystems.com or through the municipality's own website.

Municipality	Zones in Which PDC Use is Permitted
Barnegat Township	RH, RL, RL/AC, C-N ² , Shoreline Sand and Gravel and Compass Point Redevelopment Area ²
Beachwood Borough	RAA
Berkeley Township	RGR
Berlin Borough	PR-1
Berlin Township	C-3 ¹
Chesilhurst Borough	R-1, R-2, SC, MHP
Egg Harbor Township	RG-1, RG-2, RG-3, RG-4 ² , RG-5 ² , AH-RG-4 ²
Evesham Township	RG-1, RG-2
Galloway Township	R, PIRD, I, HC-2 ² , Nantucket Redevelopment Area ²
Hamilton Township	GA-L, GA-M, GA-I, PVD ² , VC ² , Mill Complex Redevelopment Area ² , Old Harding Highway Redevelopment Area ² , Atlantic City Race Course Rehabilitation Area ²
Jackson Township	RG-2 ² , RG-3 ² , PED-1
Manchester Township	PR-A, PR-40, PED-1 ² , PRC-1 ² , PAF-1 ² , PB-1 ² , POR-LI ²
Medford Township	GMS ² , GD ² , HM, HVR, PPE, RGD-1 ² , RHO, VRD ² , Medford Crossings South Redevelopment Area, Stokes Square Redevelopment Area ²
Monroe Township	RG-MR, RG-MU ² , RG-PR, RG-RA ² , Acme Shopping Center Redevelopment Area ² , Williamstown Square Redevelopment Area ²
Pemberton Township	R-I, R-A, Browns Mills Town Center Redevelopment Area ² , Rowan College at Burlington County Redevelopment Area ² , Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area ²
Shamong Township	RGA-R, RGA-C
Southampton Township	RC
South Toms River Borough	SED ² , Municipal Landfill Redevelopment Area ² , Dover Road Redevelopment Area ²
Stafford Township	CC ² , HMC ² , NMC ² , P, R-90, R-3, R-4, Stafford Business Park Redevelopment Area ²

¹ In these zoning districts, PDCs may be used in association with nonresidential uses.

² In these zoning districts, PDCs must be used for a minimum percentage of the proposed residential units, regardless of density.

Tabernacle Township
Waterford Township
Winslow Township

RG-R, RG-MH, RG-RRHS, RG-SC
R1², R2², R3², R4², OP, Haines Boulevard Redevelopment Area²
PR-2, PR-3, PR-4, PTC, PC-1¹, PC-2¹, PI-1¹, Maressa Redevelopment
Area², Churchill Redevelopment Area², Randevco Redevelopment Area²