

**TOWNSHIP OF BERKELEY**

**PUBLIC NOTICE**

**AMENDMENT TO THE  
BERKELEY TOWNSHIP MASTER PLAN**

**ADOPTION OF A TRANSFER OF DEVELOPMENT RIGHTS (TDR)  
DEVELOPMENT TRANSFER PLAN ELEMENT  
AND  
UTILITY SERVICES ELEMENT & CAPITAL IMPROVEMENT PLAN  
AS PART OF THE MASTER PLAN**

**NOTICE IS HEREBY GIVEN** that the Planning Board of the Township of Berkeley will conduct a public hearing at 7:00 PM on December 6, 2012 to consider the adoption of an Amendment to the Berkeley Township Master Plan adopting a Transfer of Development Rights (TDR) Development Transfer Plan Element and a Utility Services Element/Capital Improvement Program as part of the Master Plan pursuant to Article 3 of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28.b.(5) and (14)).

The public hearing will be held at the Berkeley Township Municipal Building, 627 Pinewald-Keswick Road, Bayville, New Jersey and public comment will be taken during the public hearing. Potential action taken by the Planning Board at the public hearing will be the adoption of the Development Transfer Plan Element and the Utility Services Element/Capital Improvement Program as part of the Township's Master Plan.

The Development Transfer Plan element has been prepared in accordance with the requirements of the State Transfer of Development Rights Act (P.L. 2004, c.2) and sets forth the public purposes of the Township's TDR program, the location of sending and receiving zones, and the technical details of the TDR program. The purpose of the TDR program is to provide an incentive-based process for permanently preserving environmentally sensitive and open space lands in Berkeley by transferring the development rights associated with a parcel of land in a designated sending zone to a designated receiving zone. The receiving zones are delineated based on their ability to support additional growth and development due to the availability of infrastructure and the absence of severe environment constraints. The receiving areas are also reflective of the Township's vision for guiding growth to well-planned and compact centers and nodes.

The Utility Services Element/Capital Improvement Plan provides the basis upon which the capacity of water supply, wastewater treatment, vehicular and non-vehicular circulation, and stormwater management is planned for and funded to support development in the receiving zones. The adoption of the Development Transfer Plan Element and the Utility Services Element/Capital Improvement Program by the Planning Board will enable the Township governing body to adopt an ordinance establishing the Township's TDR program.

A copy of the Development Transfer Plan Element and the Utility Services Element/Capital Improvement Program will be on file and available for public inspection at least ten (10) days prior to the date of the hearing in the office of the Planning Board Secretary of the Planning Board at the Berkeley Township Municipal Building, 627 Pinewald-Keswick Road, Bayville, NJ, 9:00 AM. to 4:00 PM, Monday through Friday. A copy of the Development Transfer Plan Element and the Utility Services Element/Capital Improvement Plan also are available on the Berkeley Township web site at \_\_\_\_\_.

Melissa Kazmac  
Planning Board Secretary  
BERKELEY TOWNSHIP PLANNING BOARD  
\_\_\_\_\_, 2012