



Overview

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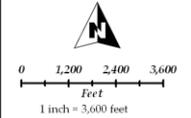


BERKELEY TOWNSHIP TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

TDR Process:

1. Identify Sending Areas
 - Areas that are environmentally sensitive and of high resource value
2. Identify Receiving Areas
 - Areas where development and redevelopment is to be encouraged
3. Balance the Sending Area credit generation with the capacity of the Receiving Areas to absorb additional growth
4. Prepare a Real Estate Market Analysis (REMA) to establish values and feasibility
5. Adopt TDR Master Plan Element, Infrastructure Plan and Utilities Plan
6. Adopt TDR Ordinance to initiate the Program

**Town Center
Redevelopment
Plan**
Figure 3
2020
Vision Plan
Berkeley Township
Ocean County, New Jersey

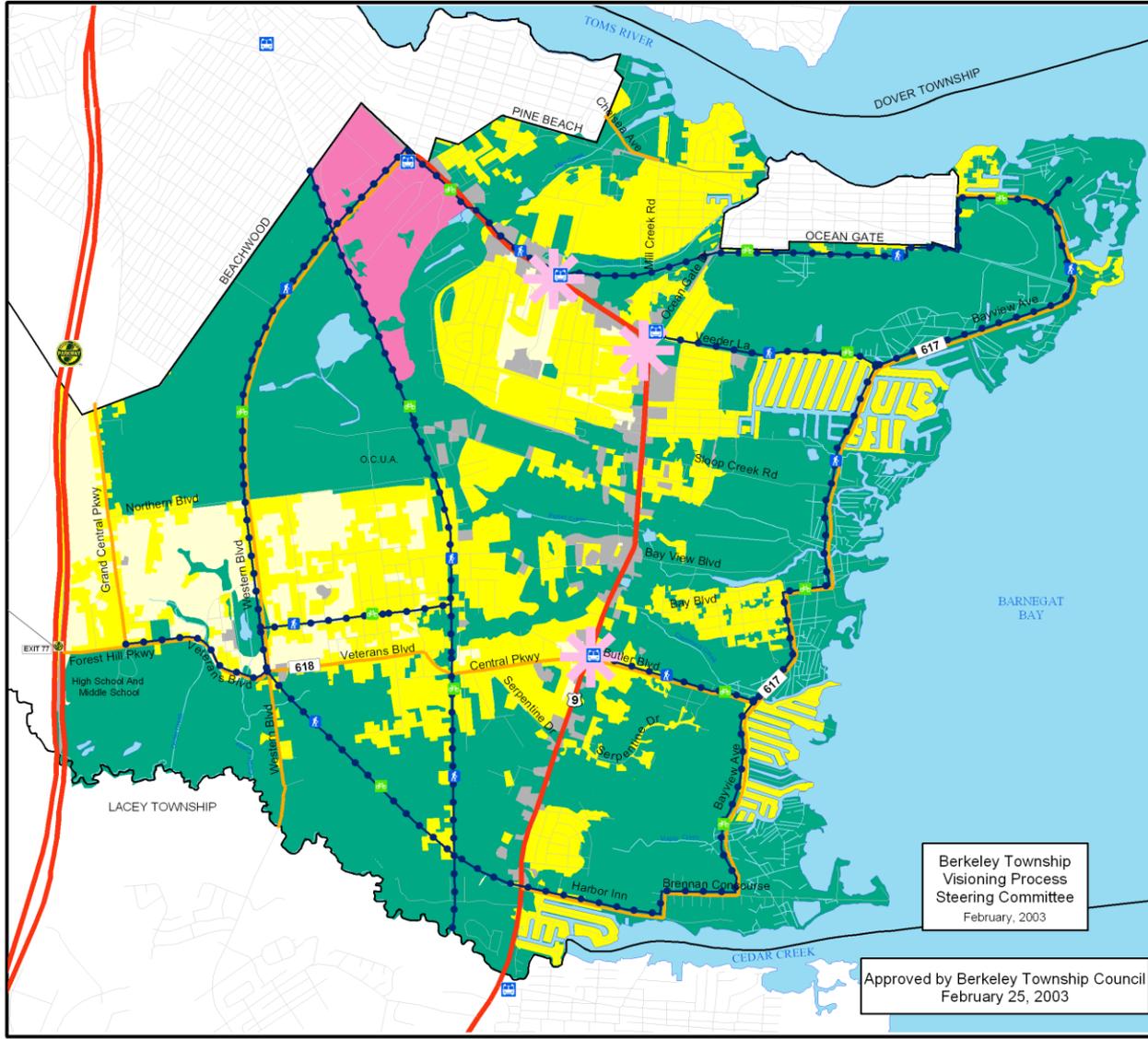


- Legend**
- Principal Arterials
 - Minor Arterials
 - Bus Stops
 - Trail System
 - Water Bodies
 - Town Center
 - Commercial Nodes
 - Public and Private Undeveloped Land
 - Residential 2003
 - Residential 2020
- Data Sources:
NJDEP & U.S. Census



The following data has been used as is. The user of this data is responsible for the currency or accuracy of the information provided. For further information regarding this data please contact the source agency.

Data Type	Source	Date



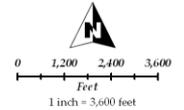
Berkeley Township
Visioning Process
Steering Committee
February, 2003

Approved by Berkeley Township Council
February 25, 2003

Download	GIS	Date	02/20/2003	Job #	000001951	Task #	5
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**Town Center
Redevelopment
Plan
Figure 4
2008 Berkeley
Land Use Plan
(East of GSP)
Berkeley Township
Ocean County, New Jersey**

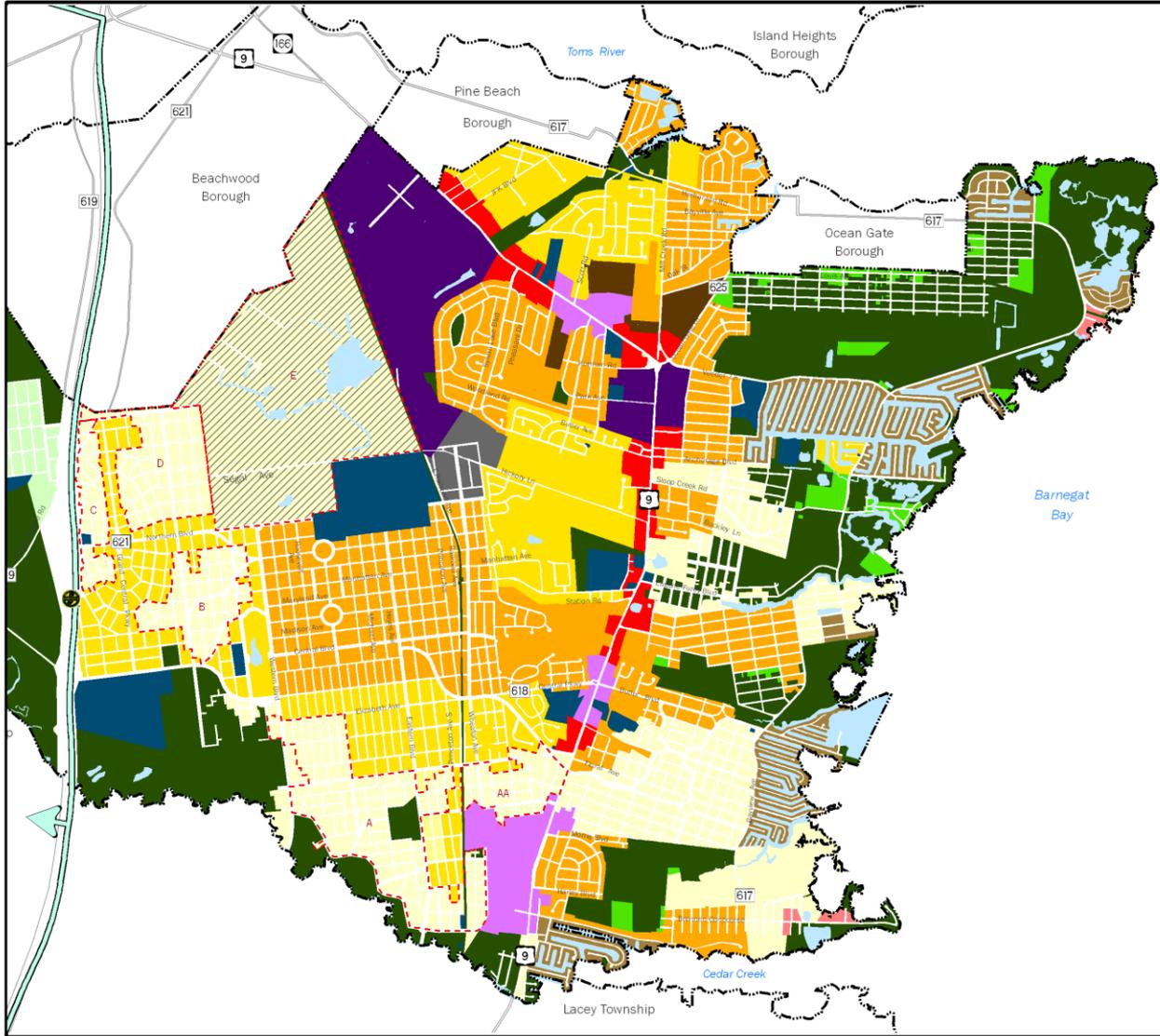


- Legend**
- Pinelands Boundary
 - TDR Sending Zone
 - Municipal Boundary
 - Water Body
- Land Use Districts**
- Conservation-Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium-High Density Residential
 - High Density Residential
 - Multi-Family Residential
 - Planned Residential
 - Retirement Community
 - Bayfront Commercial
 - Highway Commercial
 - Corridor Node
 - Conservation-Light Industrial
 - Light Industrial
 - Town Center
 - Public Building/Facility
 - Parks & Preserved Open Space
 - Preservation and Conservation
 - Pinelands Districts

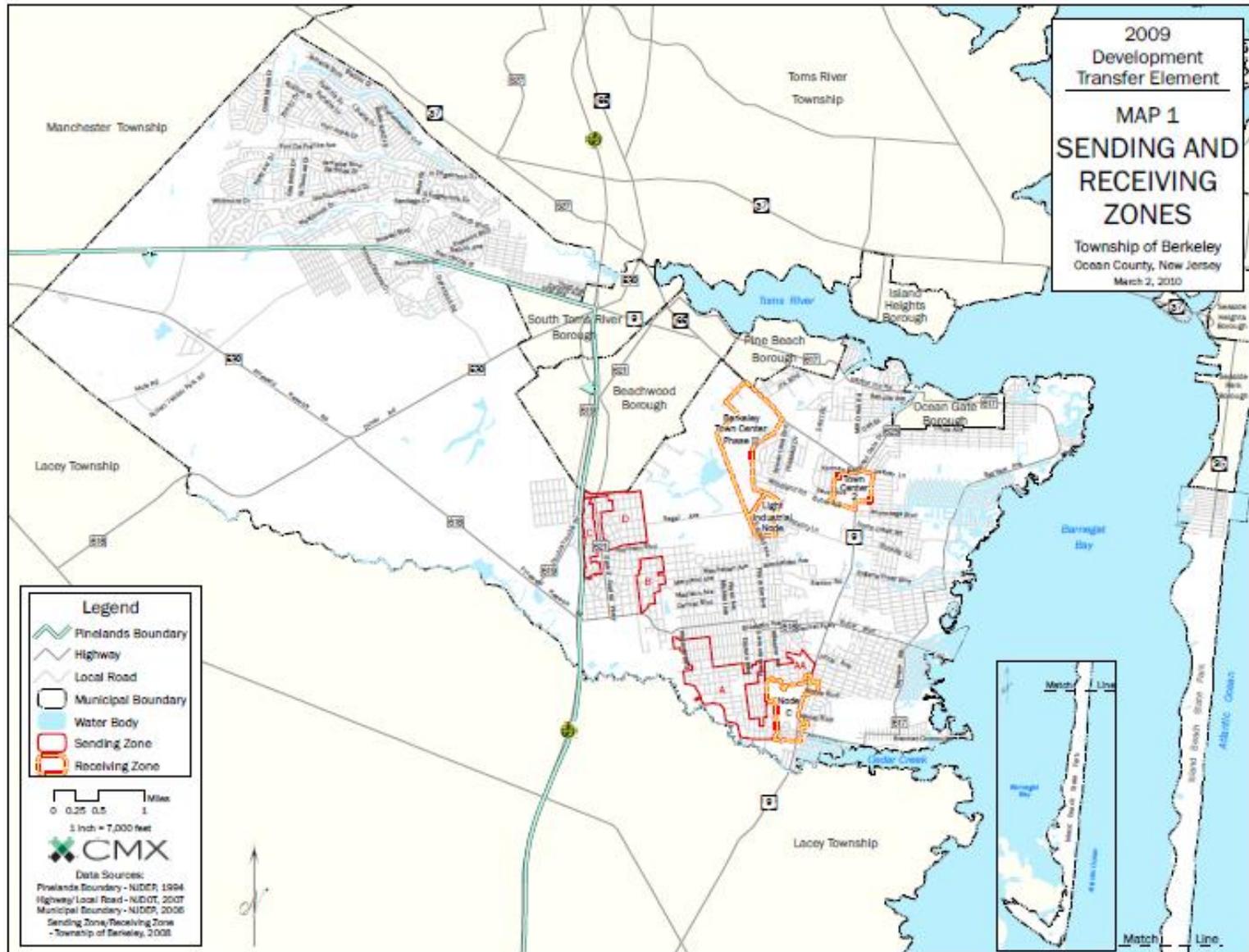
Data Sources:
NJDEP & Township of Berkeley



Revised: 02/12/2008 Date: 02/25/2008 Job #: 08080061 Task: 5
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Sending and Receiving Areas



Mixed-Use Town Centers “PLACE making..”





**Proposed
Secondary
Town Center**
ShopRite Area
Township of Berkeley
Ocean County, New Jersey
May 2009

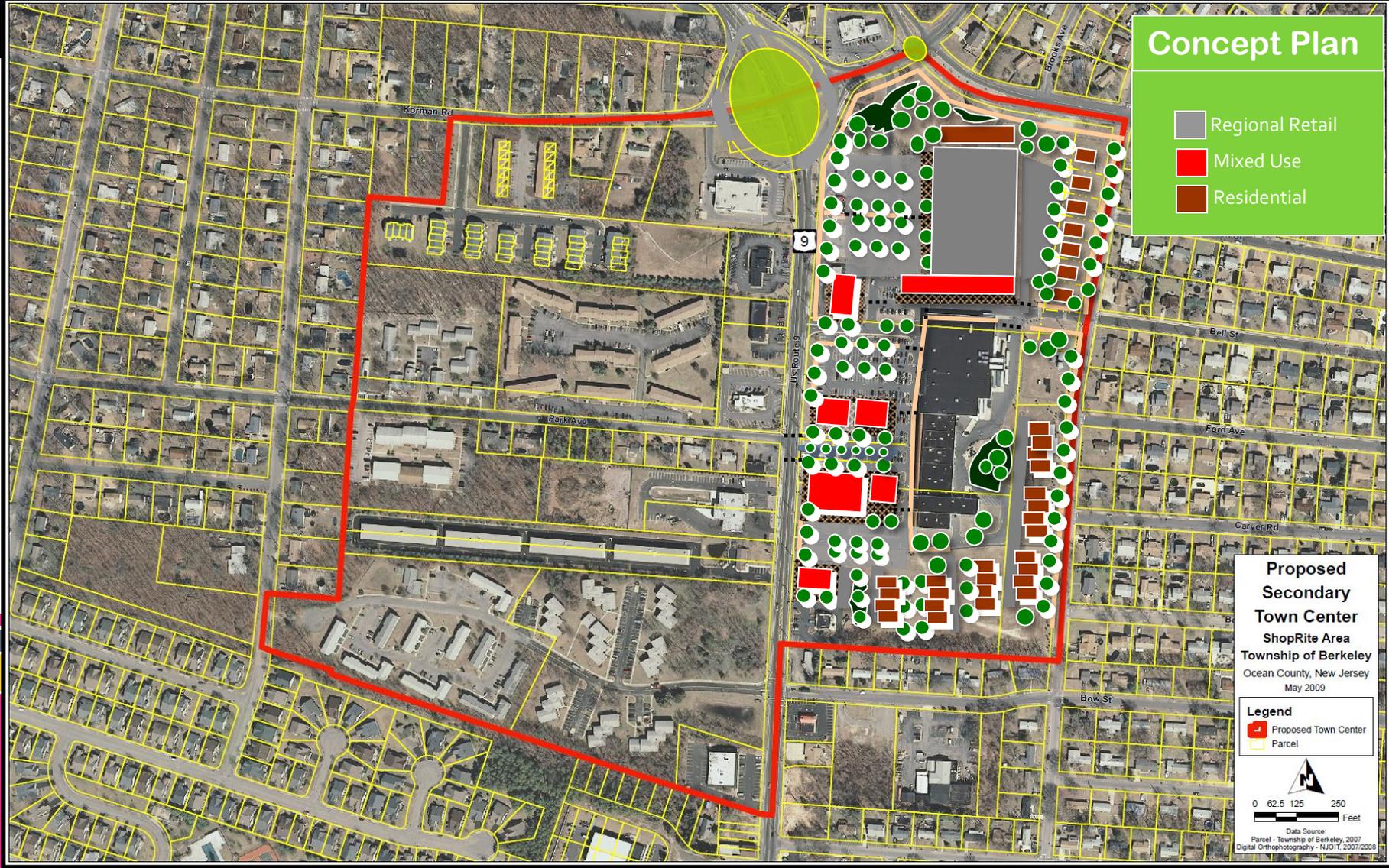
Legend
■ Township of Berkeley
■ Parcel



Data Source:
Parcel - Township of Berkeley, 2007
Digital Orthophotography - NJGIT, 2007/2008

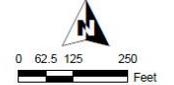
Concept Plan

- Regional Retail
- Mixed Use
- Residential

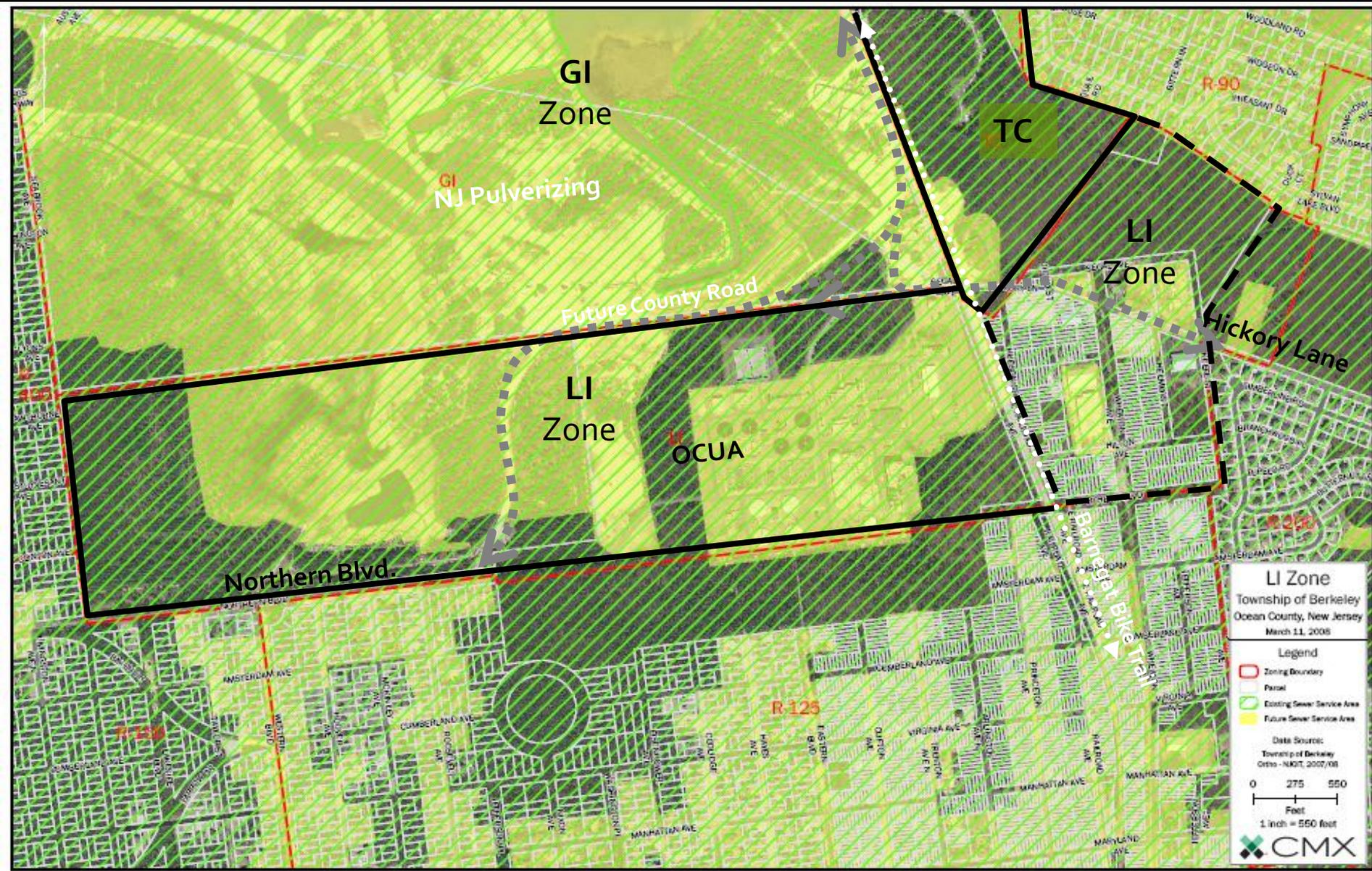


**Proposed
Secondary
Town Center
ShopRite Area
Township of Berkeley
Ocean County, New Jersey
May 2009**

- Legend**
- Proposed Town Center
 - Parcel



Data Source:
Parcel - Township of Berkeley, 2007
Digital Orthophotography - NJDOT, 2007/2008

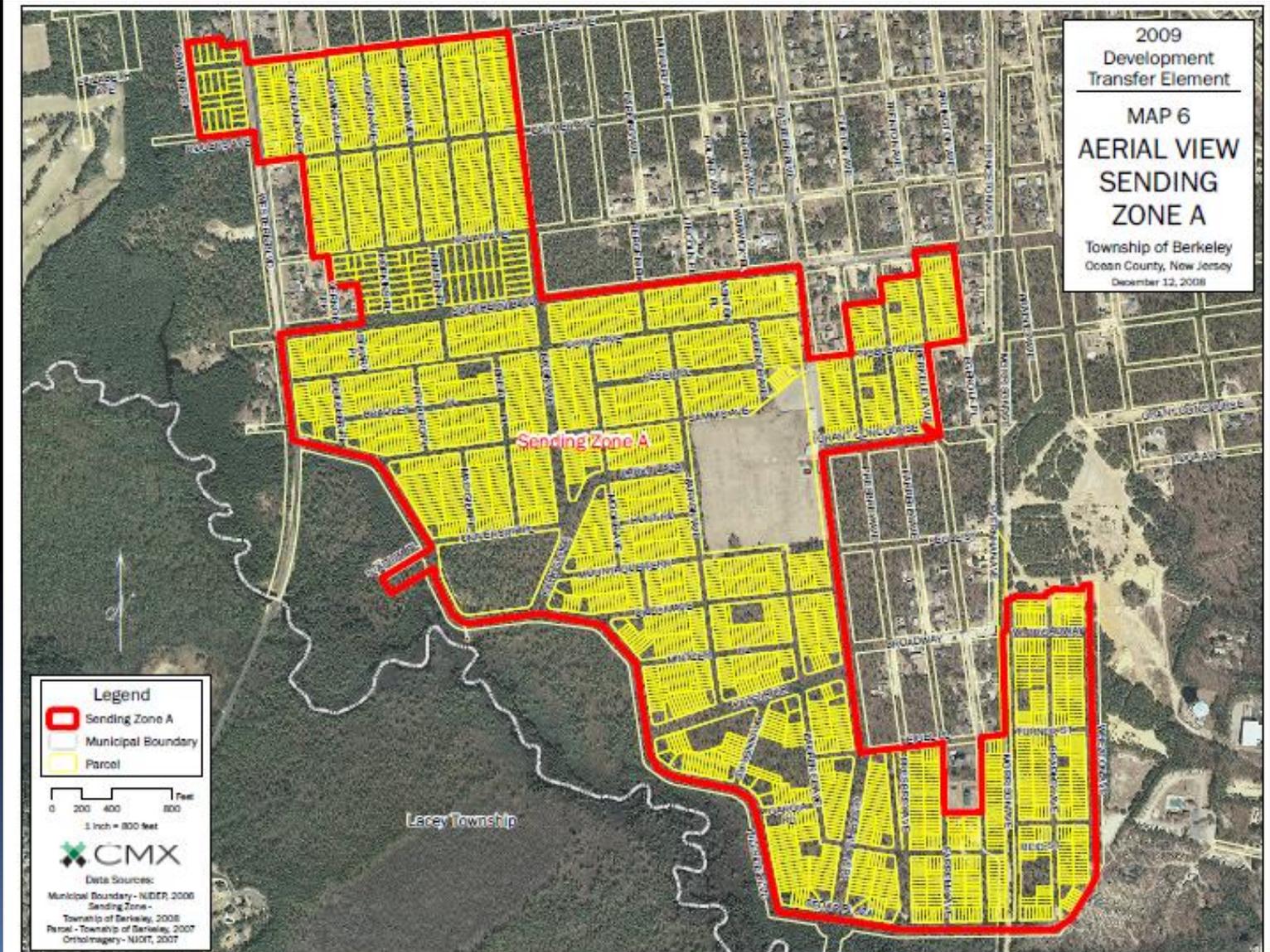


Key: Diagonal Hash- Existing SSA; Yellow Shading – DEP Future SSA;

Node “C” – Cedar Creek Campground & WOBM Pit



Sending Area "A"



Frequently Asked Questions: (FAQs)

Q: What is Transfer of Development Rights?

A: The Transfer of Development Rights program is an organized mechanism by which owners of vacant lots within designated “Sending Areas” have the OPTION to sell their “development rights” to a developer in one of the designated “Receiving Areas” who will be REQUIRED to buy credits in order to expand their lot coverage.

Q: Will the Township be buying development rights?

A: The Township has no plans to purchase development rights/credits from Sending Area property owners and the TDR Program is based on their being sufficient demand by developers to purchase rights or credits to absorb all of the credits from the Sending Areas.

Frequently Asked Questions: (FAQs)

Q: Will we have to sell our development rights?

A: You will not be compelled to sell your development rights and will not be restricted from using your lot(s) other than the zoning that regulates it today. If you had planned to build on the lot and have a conforming building lot under the applicable zoning regulations, the TDR Program will not impact your ability to do so.

Q: If we sell our development rights, can we still build on the lot?

A: If you choose to sell your development rights, which are valued based on the size of your lot compared to a conforming “building lot”, you will still own the land, but the development rights will have been “transferred”, so you would not be able to build on the lot.

Frequently Asked Questions: (FAQs)

Q: What will be the value of each development right/credit?

A: While the actual dollar value per credit is not established yet, a full Real Estate Market Analysis (REMA) will be prepared by our subconsultant, Urban Partners, prior to the adoption of the TDR Ordinance and will provide the details as to how the program will work, the allocation of credits based on lot size and the estimated value per credit. We will post the REMA on the Township's website when it is completed and approved by the Township. There is also a required public hearing on the REMA. Generally, the value of one credit would be the market value of a constructed home on a conforming lot.

Frequently Asked Questions: (FAQs)

Q: Will the value of a development credit be “locked in” or is it negotiable and will it fluctuate with the market?

A: The value is negotiable and will not be set by the Township or other entity. The buyer of a credit may be willing to pay more or less for a credit depending on the market demand for the product he is building.

Q: Are development credits transferable?

A: Yes. You can hold onto your development credits as long as you like and they can be transferred to family members or added to your will. It is also possible that you could buy or sell credits with other Sending Area owners, but once the credits are sold to a developer, the affected lots will be deed restricted from development forever.

Frequently Asked Questions: (FAQs)

Q: Will the Township continue to auction off their lots in the Sending Areas?

A: As a general policy, the Township will no longer make lots that it owns in the Sending Areas available for purchase. However, the Township Council may make exceptions in cases where the circumstances merit a sale. The overall objective is to promote the consolidation and preservation of these forested areas in perpetuity.

Frequently Asked Questions: (FAQs)

Q: Won't it be several years before the Town Center developer will be buying development credits?

A: It is true that the initial part of the Town Center will not be part of the TDR Program because of all of the other costs of site clean-up, road improvements, etc. The remainder of the Town Center will be linked to the construction of Western Boulevard Extension and will be part of the TDR Program in the future. However, the Shop Rite site (Town Center 2) and the Industrial Park owners have plans to expand once the Township gets their allowable lot coverage increased by the NJ DEP and we anticipate that they will be in the market for credits almost immediately.

Frequently Asked Questions: (FAQs)

Q: How long will it take before the TDR Program is operational?

A: We need to complete three documents, along with the REMA to submit to the State over the next couple of months. Once the State approves them and they are adopted by the Township Planning Board, the Township will receive its "Plan Endorsement" from the State Planning Commission and the actual TDR Ordinance will be drafted. Once that is approved by the state and adopted by the Township, the Program will be operational. We estimate about a year in total.



END OF PRESENTATION

YOUR QUESTIONS ARE WELCOME!