

Disclaimer

These minutes reflect the actions taken by the Commission during its October 13, 2023 meeting. Although these minutes have been approved by the Commission, no action authorized by the Commission during this meeting, as reflected in these minutes, shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of these minutes has been delivered to the Governor for review, unless prior to expiration of the review period the governor approves same, in which case the action shall become effective upon such approval. These minutes were delivered to the Governor on October 19, 2023.

PINELANDS COMMISSION MEETING

MINUTES

October 13, 2023

All participants were either in-person or present via Zoom conference and the meeting was livestreamed through YouTube: https://www.youtube.com/watch?v=btXk_Kce8QQ

Commissioners Participating in the Meeting

Nicholas Asselta, Alan W. Avery Jr., Jerome H. Irick, Theresa Lettman, Mark Lohbauer, Mark Mauriello, Jonathan Meade, William Pikolycky, Douglas Wallner and Chair Laura E. Matos. Also participating were Executive Director Susan R. Grogan, Deputy Attorney General (DAG) Jay Stypinski and Governor's Authorities Unit representative Dorian Smith.

Commissioners Absent

Dan Christy & John Holroyd

Call to Order

Chair Matos called the meeting to order at 9:33 a.m.

DAG Stypinski read the Open Public Meetings Act Statement (OPMA).

Executive Director (ED) Grogan called the roll and announced the presence of a quorum. Ten Commissioners participated in the meeting.

The Commission pledged allegiance to the Flag.

Minutes

Chair Matos presented the minutes from the Commission's September 8, 2023 meeting. Commissioner Pikolycky moved the adoption of the minutes. Commissioner Lohbauer seconded the motion.

The minutes from the September 8, 2023 Commission meeting were adopted by a vote of 10 to 0.

Committee Reports

Chair Matos provided a summary of the September 29, 2023 Policy and Implementation Committee meeting:

The Committee adopted the minutes of the August 25, 2023 meeting.

The Committee received an update on the South Jersey Transportation Authority's (SJTA) request for an extension of the deadline to record the deed of conservation restriction on the new Grassland Conservation and Management Area (GCMA) established in Hamilton Township. The new GCMA was a requirement of the Commission's Amended Memorandum of Agreement with the SJTA. Recordation of the deed restriction was required by April 2023 but was delayed because of ongoing negotiations with Atlantic City Electric regarding applicability of the deed restriction to its easement on the property. The SJTA requested an extension through April 16, 2024. The Committee voted to recommend the matter to the full Commission and it is on our agenda for action today.

Commissioner Lohbauer made a presentation on Enduro Racing in the Pinelands.

The Committee was briefed on potential Comprehensive Management Plan (CMP) amendments involving application fee changes and the establishment of expiration dates for Certificates of Filing and pre-1992 Waivers of Strict Compliance.

Commissioner Lohbauer provided an update on the September 20, 2023 Climate Committee meeting:

The Committee adopted the minutes of the July 19, 2023 meeting.

The Committee received a presentation from the staff on the Pinelands management area boundary assessment, including the next level of analysis to be completed.

The staff also provided brief updates on state and Pinelands office initiatives.

Finally, the Committee discussed its work plan for Fiscal Year 2024.

Executive Director's Report

ED Grogan provided information on the following matters:

- The Commission was awarded a \$575,000 capital fund grant for improvements to Fenwick Manor. It's a matching grant and the Fiscal Year 2024 Budget included \$575,000 designated for Fenwick Manor. The majority of those funds originated from a special appropriation in last year's state budget. One of the next steps will be the issuance of a Request for Proposal seeking a contractor to complete the restoration work.
- The Commission recently launched an online portal for the payment of application fees. Applicants can now pay application fees using a credit card or e-check.
- The science office is preparing an Environmental Protection Agency (EPA) grant application due on October 24th. The study must be related to the following: wetlands, climate change and environmental justice.
- Commissioners were invited to stay for a tree dedication in memory of Commissioner Edward Lloyd after the Commission meeting.

ED Grogan said recruitment efforts are ongoing for three vacant positions. She said former employee Ed Wengrowski will be working on a part-time basis. He will review landfill closure projects that are funded by escrow payments from the applicant.

ED Grogan said the Planning office has been restructured and will now be called Land Use Programs. She said Gina Berg has been promoted to Director of that office and Brad Lanute has been promoted to Chief Planner.

April Field, Chief Permit Administrator, provided information on the following regulatory matters:

- Staff recently sent a letter to Evesham Township regarding the establishment of hiking trails and other recreational improvements at the Black Run Preserve. Staff noted that an application must be submitted for development activities. The letter also noted that the parcel has extensive wetlands and threatened and endangered (T&E) species habitat.
- The Town of Hammonton submitted an application to treat Hammonton Lake with herbicide. Staff advised that there may be a T&E plant species and requested the applicant to submit a T&E plant survey. The T&E survey is currently under review.
- In June, the Commission staff was notified that a wildlife rehabilitation and veterinary center had been established on a 1.5-acre residential property in Southampton Township. Staff sent a letter to the property owner advising them that an application was necessary and that there were issues related to lot size, zoning and environmental constraints. To date, the Commission has not received a

response but did receive a public comment indicating the center had been closed and raising concerns over who would rehabilitate endangered bat species.

- Recently, there have been a few news articles regarding the installation of a well at the Woodland Volunteer Fire and EMS in Chatsworth. Staff has advised Woodland Township that an application for the well would be necessary. To date, the Commission has not received an application for the well.

Gina Berg, Director of Land Use Programs, provided the following updates:

- The Kirkwood-Cohansey water management rule is currently under a 30-day review period by the Governor. The review period expires on October 30th. The adopted amendments will be submitted to the Office of Administrative Law and published in the New Jersey Register on December 4, 2023, which will also serve as the effective date.

Director Berg reviewed a number of National Park Service work plan initiatives. She noted that the federal fiscal year began on October 1st. She said staff will continue to work on the economy of open space project. The Long-Term Economic Monitoring report was previously completed annually and later became a five-year report. It will be produced this federal fiscal year.

She said staff will also begin development of a new and improved local conformance and municipal zoning information system. She said there are also plans to arrange an archaeological field school. She added that staff will be using ground penetrating radar at a cemetery in Tabernacle Township.

Lastly, she said the staff will visit and monitor approximately five sites that were preserved using Pinelands Conservation Fund grant monies. She said stewardship issues will be evaluated and staff will use that information to put together a comprehensive proposal for a future America the Beautiful Challenge grant proposal.

Chief Planner Brad Lanute introduced Nick Crivaro, who attended the meeting. Mr. Crivaro is a 2nd year Executive Master of Public Administration (MPA) Candidate at the Fels Institute of Government at the University of Pennsylvania. Nick reached out to the Commission in July to see if we would be interested in partnering with him on his Capstone Project. Mr. Crivaro will be evaluating the ways in which the Pinelands Development Credit (PDC) Bank communicates with its stakeholders and he will be putting together a plan to help modernize the Bank's communications between now and next May. We are hoping his findings will provide a road map to an improved PDC Bank website that will better assist landowners with the PDC severance process as well as improve the efficiency of PDC transactions between buyers and sellers. We look forward to working with Nick in the coming months and look forward to sharing the results of his work sometime in the late spring of 2024.

Mr. Lanute said the State Planning Commission is embarking on the first update to the State Plan since 2001. The State Plan contains a comprehensive framework intended to guide future development, redevelopment, conservation, preservation, and restoration efforts in the state of New Jersey. The revised plan will add two new goals to its planning framework: a Climate Change and Resilience goal as well as an Equity and Environmental Justice goal.

He said the State Plan doesn't directly impact planning within the Pinelands Area as the Pinelands CMP and the Pinelands Commission serve that function. Staff will be participating in an interagency workgroup to ensure any changes to the State Plan are consistent with the CMP including areas outside the Pinelands Area but within the Pinelands National Reserve.

The State Planning Commission is seeking to adopt an updated plan by the end of 2024 and have already started stakeholder outreach and expects to publish a preliminary plan in early 2024. This will be followed by the cross-acceptance process whereby state agencies, counties, and municipalities negotiate further refinement to the plan. Once those final revisions are incorporated, the State Planning Commission will consider the revised plan for adoption.

He said to learn more about this process or provide input see the following website: www.publicinput.com/njstateplan.

Paul Leakan, Communications Officer, provided the following update:

- The Pinelands Commission's online store was launched last month and has registered approximately \$500 in themed merchandise. All proceeds from sales will support the Katie Fund for native plants and plantings.
- The annual World Water Monitoring Challenge is scheduled for October 20th at Batsto Lake, and over 100 students from South Jersey will be participating.
- The 2024 Pinelands National Reserve wall calendar is currently being drafted. This year's theme will be "winged wonders," including birds, butterflies, moths, dragonflies, damselflies, bees, insects and other winged creatures.

Commissioner Irick asked if the well proposed in Chatsworth is centrally located so as to address recent forest fire issues and if other fire departments could use the well to fill their trucks.

Ms. Field said at this point she could not answer those questions because an application has not been submitted but she said she would keep the Commission updated on the matter.

Commissioner Mauriello wanted confirmation that staff participates on the Governor's Interagency Council on Climate Change. He said it's key to have the Commission's concerns and issues raised in the Council's reports because it may lead to specific funding.

ED Grogan said she is a member of the Council and participates in the meetings. She said she has mentioned to the Council that the Commission would like to be more involved but has challenges with staffing and resources. She said there will be a Pinelands component in each of the reports that are issued.

Commissioner Mauriello suggested that the Commission consider adopting a resolution outlining its goals and priorities that align with the Council's efforts so as to better position itself for future funding requests.

Public Comment on Development Applications and Items Where the Record is Open

Chair Matos read the list of public development projects.

No one from the public provided comment.

Ordinances Not Requiring Commission Action

Mr. Lanute said the Commission reviewed 11 Ordinances in the month of September that were found to raise no substantial issue. He said five were related to the CMP stormwater amendments and two were related to the Department of Community Affairs model ordinance for electric vehicle charging stations. He said Evesham Township Ordinance 13-8-2023 adopted the Evesham Landfill Solar Energy Redevelopment Plan. The redevelopment area is about 55 acres and spans six lots in the Rural Development Area. It's the site of a former municipal landfill that ceased operation in 1983 and has been capped. The Township is seeking to develop solar energy facilities on the landfill.

Commissioner Avery asked if the landfill cap was impermeable.

Mr. Lanute said he believes it's an impermeable cap.

Other Resolutions

Chair Matos introduced a resolution that would grant an extension to the South Jersey Transportation Authority (SJTA) related to an amended Memorandum of Agreement (MOA).

Commissioner Irick made a motion Authorizing an Additional Extension of the Deadline for Recordation of a Deed Restriction on the Parcel Where the New Grassland Conservation and Management Area Will Be Constructed in Accordance with the April 16, 2019 First Amendment to the February 26, 2004 Memorandum of Agreement Between the New Jersey Pinelands Commission and the South Jersey Transportation Authority (See Resolution # PC4-23-39). Commissioner Pikolycky seconded the motion.

ED Grogan said today's extension request stems from a 2019 amendment to an existing MOA between the Commission and SJTA that required the creation of a new Grassland

Conservation Management Area (GCMA) for a T&E birds species found at the Atlantic City Airport. She said SJTA was required to find and purchase a site suitable for the creation of the GCMA. The purchase has been facilitated by Atlantic County. The County has made very good progress, which included a public development application that the Commission approved in August of 2022 and more recently the issuance of a wetlands General Permit. A number of other permits and approval were required and have been obtained.

She said the last remaining requirement is the recording of the deed to prohibit all future development at the site. She said that was supposed to occur by April 16, 2023 but was delayed because it was determined that there is an Atlantic City Electric (ACE) easement on the property. The County has been working with ACE regarding the language of the deed restriction and its impacts. Staff feels comfortable recommending the extension request to April 16, 2024 at which time its anticipated that the construction of the GCMA will be complete and the deed restriction will be recorded. (See attached presentation slides.)

The resolution was adopted by a vote of 10 to 0.

Presentation: Annual Update on Permanent Land Protection and the Pinelands Development Credit Program

Director Berg provided an update on lands permanently protected in the Pinelands Area from July 1, 2022 - June 30, 2023. A total of 1,359 acres were protected through one of the following initiatives: Pinelands programs, the Pinelands Development Credit (PDC) severance process, state acquisitions and county farmland preservation. She said 65% of the Section 502 Target Areas have been preserved and 40% of the Commission's own 20 Planning target Areas have been preserved. She said 85% of the Preservation Area District has been preserved through deed restrictions and state ownership. (See attached Presentation slides.)

Commissioner Asselta asked if there was something that could be attributed to the slower increase in preserved lands in recent years.

Director Berg said several years ago, staff conducted a survey after receiving little interest in Pinelands Conservation Fund grants. Several of the counties said that the Commission was doing a good job preserving lands in the Pinelands and, therefore, they were going to focus on preserving lands outside of the Pinelands Area.

She added that the NJDEP is currently preparing its Statewide Comprehensive Outdoor Recreation Plan (SCORP). She said SCORP is still in draft form, but the focus is on environmental justice and climate impacts, both of which tend to be more urban issues. She said the Green Acres program is likely to have the same goals.

Commissioner Mauriello said Green Acres has to contend with properties that are heavily regulated under various land use statues, and that creates a tendency for them to focus on

preserving properties that have a development potential rather than lands in the Pinelands that they know are regulated and protected by the CMP.

Director Berg said years ago, the National Parks Service gave money to the NJDEP for acquisition of lands in the Section 502 Areas in the Pinelands Area. She said that money has been spent and it would be helpful to get more funds appropriated for the Section 502 Areas.

Commissioner Asselta said Cumberland County, the county which he represents on this board, is the second poorest county in the state. He said it becomes difficult to create economic growth when so much land is preserved. He described a situation in Cumberland County outside of the Pinelands Area where a large property was preserved rather than developed and the County lost jobs and tax revenue.

Commissioner Avery said the Ocean County Natural Lands Trust Program has been actively preserving lands in the Pinelands National Reserve. He said a property is only considered if it's voluntarily brought to the board. He said Ocean County has focused its efforts in Jackson Township to preserve lands in the Toms River Corridor. A study from long ago determined that the area had important land and water resources.

ED Grogan added that Ocean County requires a letter of support from the town before approving an acquisition. She said this recognizes the town will lose tax revenue if the parcel is preserved.

Commissioner Avery suggested that the Commission consider expanding its acquisition priority areas to facilitate preservation of more land in the Pinelands Area.

Commissioner Lohbauer said the PDC program, a successful transfer development right program, has demonstrated that land can have value without being developed. He said land preservation has come along way, but the acquisition price needs to be higher for it to work in counties like Cumberland.

Commissioner Irick said he would like PDCs to be required for more than just residential development.

Steve Simone, Planning Specialist, said the PDC Bank is separate from the Commission but is administered by Commission staff. The Bank is required to issue an annual report before or on August 28th. He said the report was shared with Commissioners and can be viewed on the [Commission's website](#). He summarized the key findings of the Fiscal Year 2023 PDC Bank Annual Report. He noted that the number of PDC redemptions were up compared to the previous year, while the number of PDC allocations were comparable to the previous fiscal year, and the number of sales and the average price of PDCs were slightly down. Staff also presented the latest estimates of PDC supply and demand, while explaining the methodologies utilized to formulate these estimates. (See attached presentation slides.)

Commissioner Lohbauer asked if there is any correlation between the demand for PDCs and the increase in sales price.

ED Grogan said the sales price is a function of the immediate supply. She said typically and especially with large projects, developers will wait until they receive their final approval to purchase PDCs. She said for the most part, PDCs are not purchased as an investment and buyers aren't holding on to the PDCs.

Commissioner Mauriello suggested that the Commission may want to rethink how it calculates the PDC obligation for single-family dwellings and multi-family dwelling units; and is it helping or hindering land preservation goals. He asked if it would be beneficial to require a specific or lower number of PDCs if an applicant proposes to cluster development or includes affordable housing units.

ED Grogan said staff has been thinking about modifications to PDC requirements for the last 10 years, especially as the housing market has changed. She said the most recent round of affordable housing rules and Fair Share Housing litigation promoted the use of PDCs. She municipalities were seeking the Commission's assistance with new housing plans, ordinances and redevelopment plans to facilitate high density and mixed-use development. She said this provided the Commission the opportunity require a PDC component for certain units while exempting the affordable housing units. She said it was not done through CMP amendments but through the municipal flexibility provision. She added that staff is meeting regularly with Fair Share Housing, in part to prepare for the next affordable housing round.

Commissioner Irick asked if there was any news about officially moving the Bank to the Commission.

ED Grogan said for years Commission staff has been administering the daily operations of the PDC Bank with no funding. She said the Bank requires a great deal of staff time. She said staff will be working on the necessary steps, which include a legislative change, to formally move the bank from the Department of Banking & Insurance to the Commission.

General Public Comment

Mike Czyzyk of Medford Township, NJ, said he is interested in working cooperatively with the Commission regarding current issues that his Pinelands municipality faces regarding state-mandated affordable housing, limited commercial space, creating more open space and overcrowded schools with limited expansion potential. He was curious if the Commission has a mechanism, such as outreach programs or best practices, to ensure that the Pinelands remain safeguarded from over development. He expressed interest in learning more about voluntary deed restrictions of property in the Pinelands. He thanked Commissioners for their dedication and volunteerism.

Ed Ferruggia of Voorhees Township, NJ, said he worked with Ed Lloyd many years ago and was happy to hear about the tree memorial. He said he would be speaking on behalf of

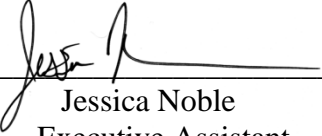
a recently created group called New Jersey Pinelands SOAR (Save our Arboreal Resources). He said the group is opposed to the Draft Black Run Rule proposal that would create a super dense cluster development of 290 units on 175 acres in Evesham Township. He provided two additional reasons why the development is not feasible, one being that 38% of the proposed cluster development will be located in the watershed. He provided maps (see attached). He said the proposed development will not be able to link to existing roads in Voorhees due to existing utilities and cul-de-sacs and it will be necessary to construct new roads through the Black Run watershed. He said SOAR is interested in finding grant partners to acquire and preserve the property slated for the cluster residential development.

Connie Wagner of Voorhees Township, NJ, said she is also a member of New Jersey Pinelands SOAR. She said according to her calculation, the cluster development will be 1.1 miles long and the houses would be constructed right up to the fences in the back yards of properties in her Voorhees Township housing development. She said the cluster development could lead to increased damage from dirt bikes and more chemicals affecting the environment. She said the property located in Evesham Township is better suited for preservation and her group will be actively looking for other partners and organizations to preserve the land.

Adjournment

Commissioner Irick moved to adjourn the meeting. Commissioner Lohbauer seconded the motion. The Commission agreed to adjourn at 11:16 a.m.

Certified as true and correct:



Jessica Noble
Executive Assistant

Date: October 19, 2023

P&I Committee
Meeting

September 29,
2023

South Jersey Transportation
Authority

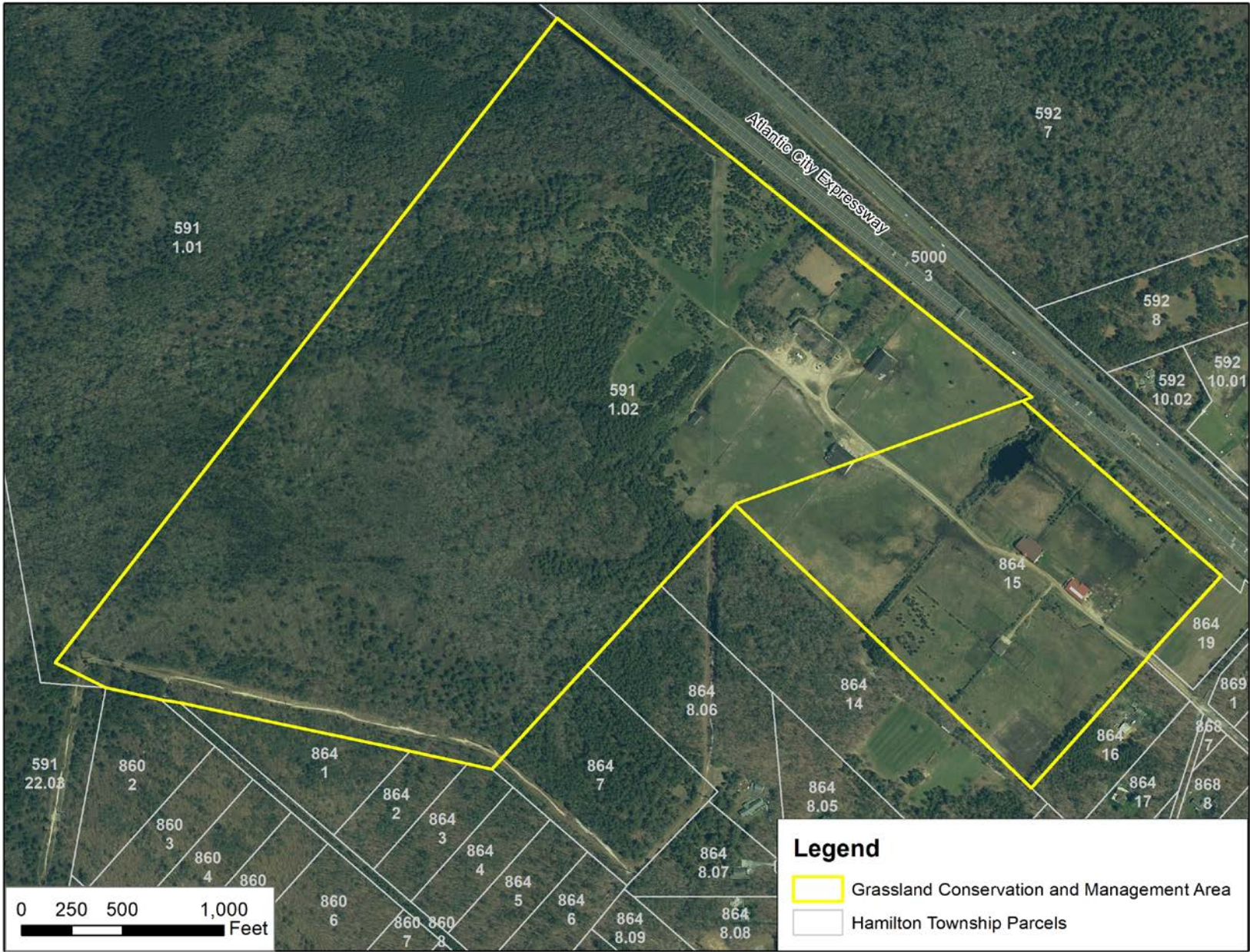
Request for Extension of
Deadline to File the Deed of
Restriction

Status of GCMA Obligations

1. Land for New GCMA Site Acquired December 21, 2021
2. Public Development Application Approved by the Commission on August 12, 2022
3. NJDEP, Division of Forestry issued a Conditional Approval under the No Net Loss of Forest Act on June 6, 2023

Status of GCMA Obligations

4. NJDEP issued a Flood Hazard Control Act IP and Verification on July 13, 2023
5. SJTA awards construction contract for development of the GCMA on July 19, 2023
6. Commission issued FWPA GP on August 16, 2023
7. Construction was to commence October 2023.



Extension Request

- September 19, 2023 SJTA submitted a request for an extension of the April 16, 2023 Deadline for the Filing of a Deed of Conservation Restriction for the new GCMA site.
- Development of the Deed Restriction has been delayed as Atlantic County, on behalf of SJTA, has worked with ACE re: terms of the Deed Restriction.
- Language is almost finalized.
- SJTA has asked to extend the deadline to April 16, 2024, which is also the deadline for completion of construction of the GCMA

Permanent Land Protection

FY 2023

Annual Update

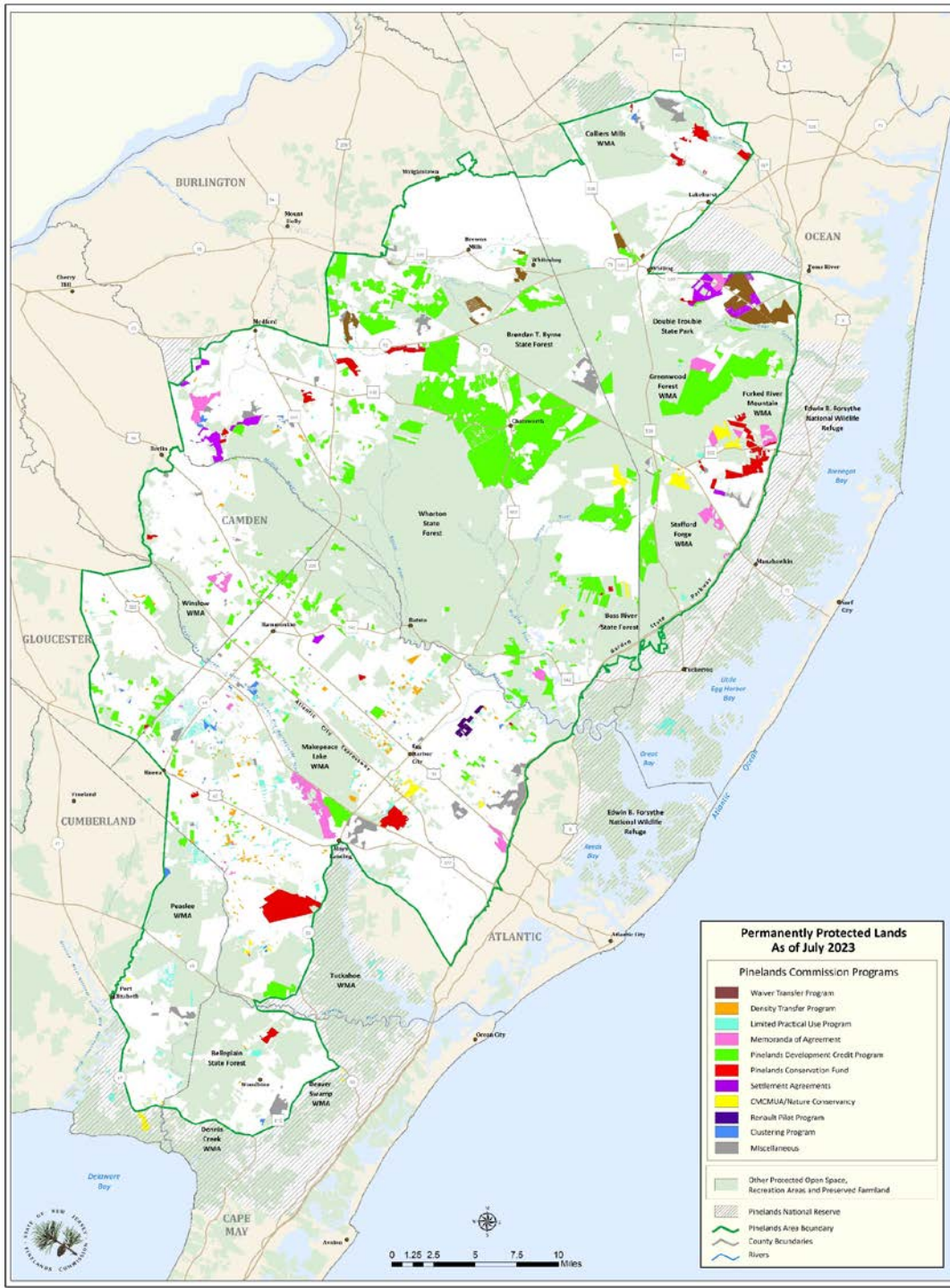




Highlights

- Farmland Preservation: Dennis, Pemberton, Tabernacle & Hammonton
- 348 acres in PDC Severances
- Open space acreage added in Estell Manor between Peaslee acquisition area & Tuckahoe acquisition area

Newly Protected Land in the Pinelands Area July 2022 – June 2023



All Programs FY 2023	Acres Protected
Pinelands Programs	123
PDC Severance	348
State Acquisitions	198
County Farmland Preservation	690
County Open Space	0
Non-Profit Organizations	0
Total Acres	1,359



Preservation by Agency Group

620 ac = Government Agencies (farmland, open space)

123 ac = Pinelands Programs (app conditions, settlements, Ocean Acres ordinance)

348 ac = Pinelands Development Credit Program

0 ac = Non-Governmental Organizations

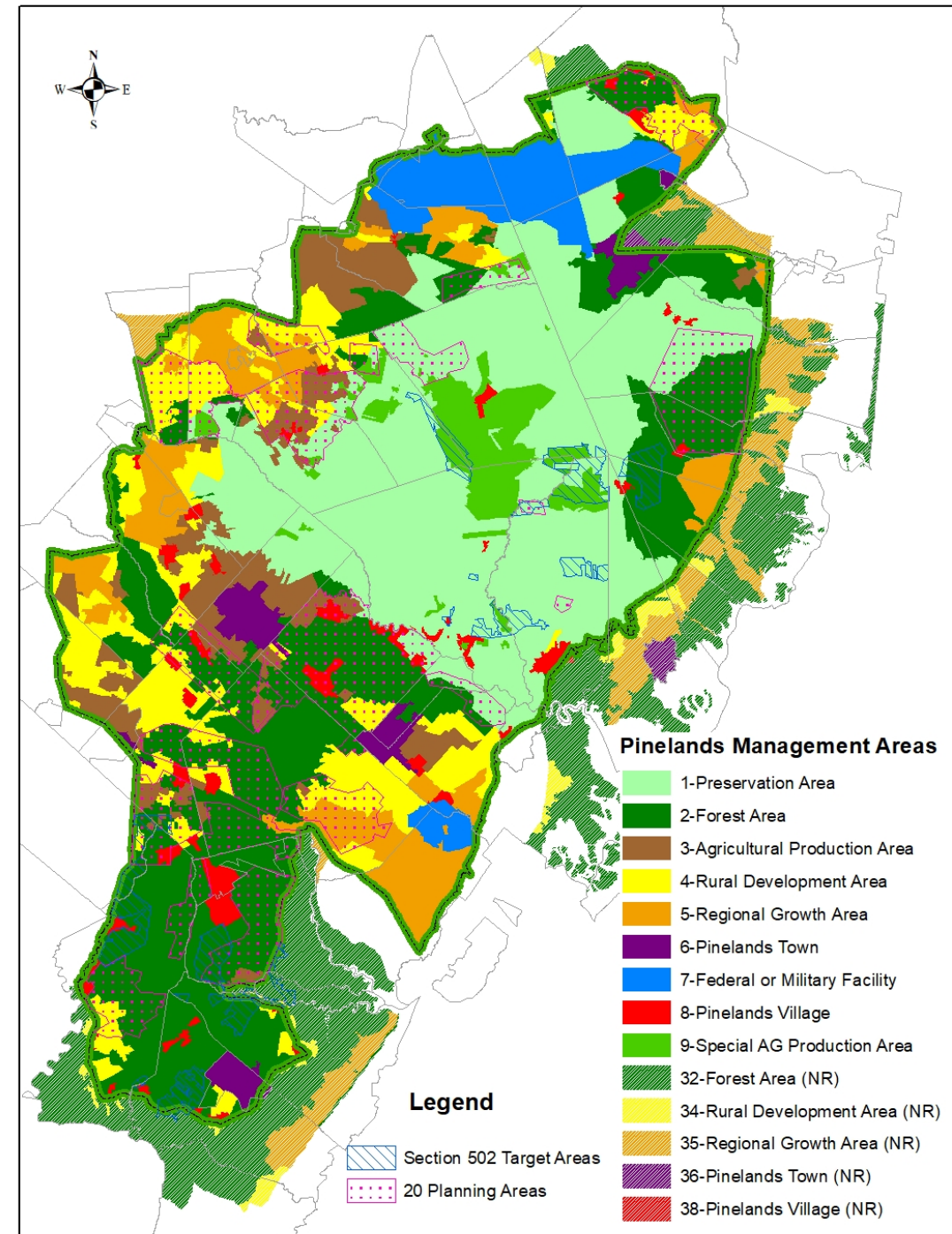
Planning Areas & Section 502 Target Areas

Section 502 Target Areas

- Refers to National Parks & Recreation Act of 1978, Title 16 sec.471i
- Appropriated funding, identified acquisition goals and target areas
- 65% of total acreage in Section 502 Target Areas is preserved (no change)

Planning Areas

- Identified by the Pinelands Commission
- Some overlap with Section 502 targets
- 40% of total acreage in 20 Planning Areas is preserved



Pinelands Programs



Non-buildable subdivision – 84 acres

Violation reparation – 19 acres

Septic dilution – 14 acres

Forest Area/Rural Development Area Clustering – 6 acres

Green Acres/NJDEP Pinelands Area Acquisitions

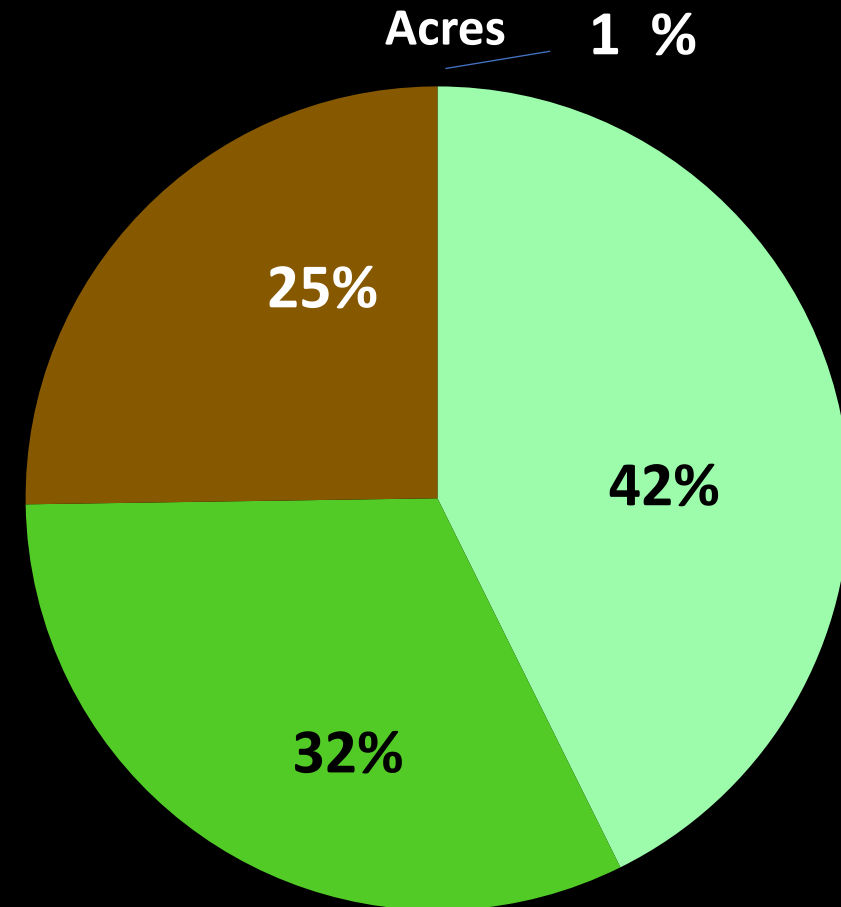
Municipality	Management Area	Area
Barnegat Township	Preservation Area District	1 acre
Bass River Township	Preservation Area District	144 acres
Eagleswood Township	Preservation Area District	2 acres
Estell Manor City	Forest Area and Pinelands Village (50/50)	31 acres
Galloway Township	Preservation Area District	20 acres

Protected Land in All Management Areas 2023

Management Area	Total Acres in Management Area	% Protected
Preservation Area District	295,000	85%
Special Agricultural Production Area	37,500	66%
Forest Area	257,000	57%
Agricultural Production Area	68,500	43%
Rural Development Area	109,500	21%
Regional Growth Area	76,500	8%
Pinelands Village	26,000	4%
Pinelands Town	21,500	6%
Military/Federal Installation Area	47,000	1%

PDC Program Lands Preserved through FY 2023

Management Area	Acres Preserved
Preservation Area District	24,431
Special Agricultural Production Area	18,371
Agricultural Production Area	14,446
Total	57,248

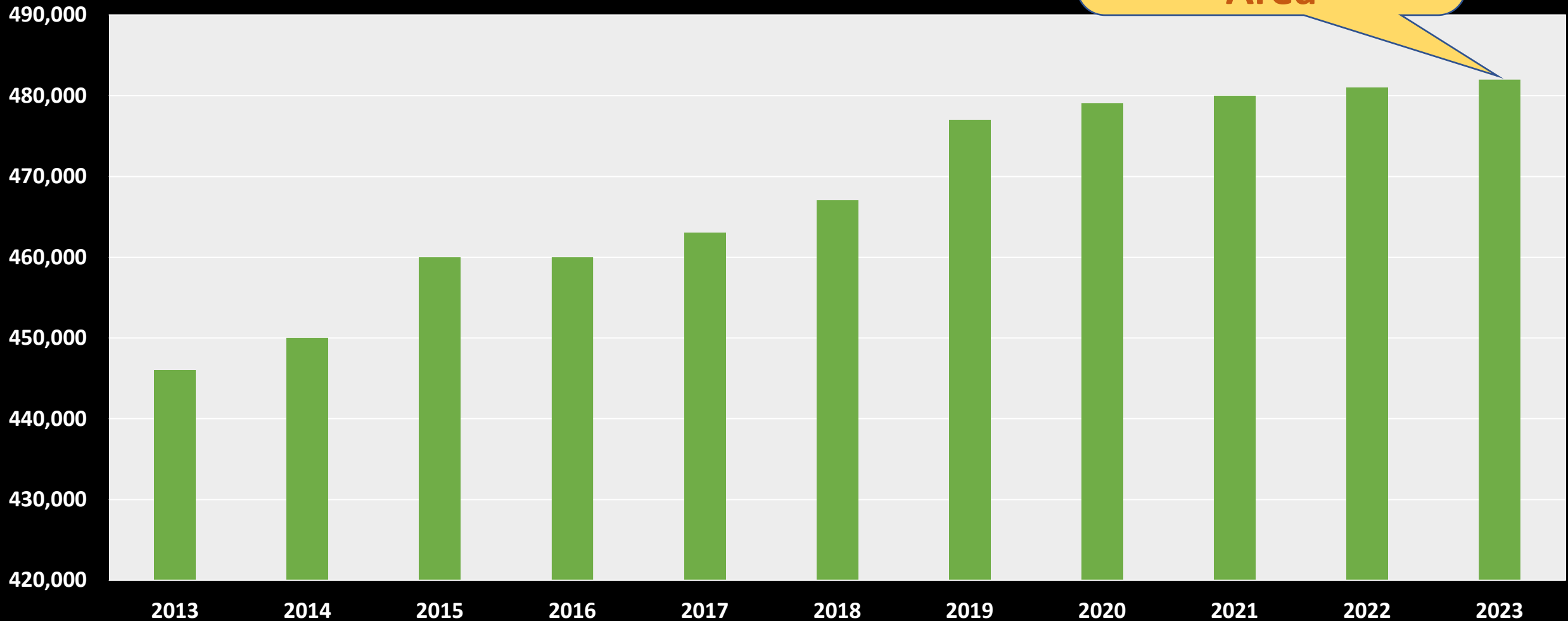


- Preservation Area District
- Special Agricultural Production Area
- Agricultural Production Area

Acres Preserved

(rounded to the nearest thousand)

**482,000 ACRES =
51% of Pinelands
Area**



PDC Bank Annual Report

FY 2023



October 13, 2023

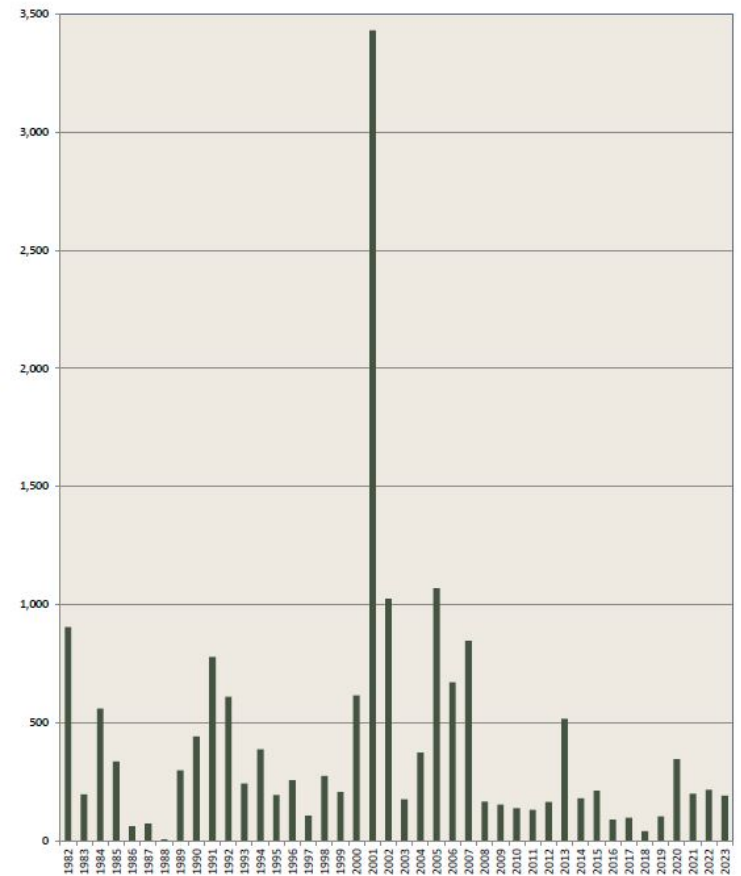
PDC Bank FY23 Annual Report

- **Statistics**
 - **Allocations**
 - **Severances**
 - **Transactions**
 - **Prices**
 - **Redemptions**
- **Executive Summary**
- **Narrative & interpretive content to provide context**
- **Tables & graphs for deeper analysis**

FY23 Allocations

- **FY23:**
 - 18 Letters of Interpretation issued to sending area parcels
 - 10 APA; 6 PAD; 2 SAPA
 - 47.75 PDCs (191 rights)
- Comparable to FY21 and FY22 in number of LOIs and PDCs
- 17,071 rights allocated since program inception
- 12,135 “active” rights

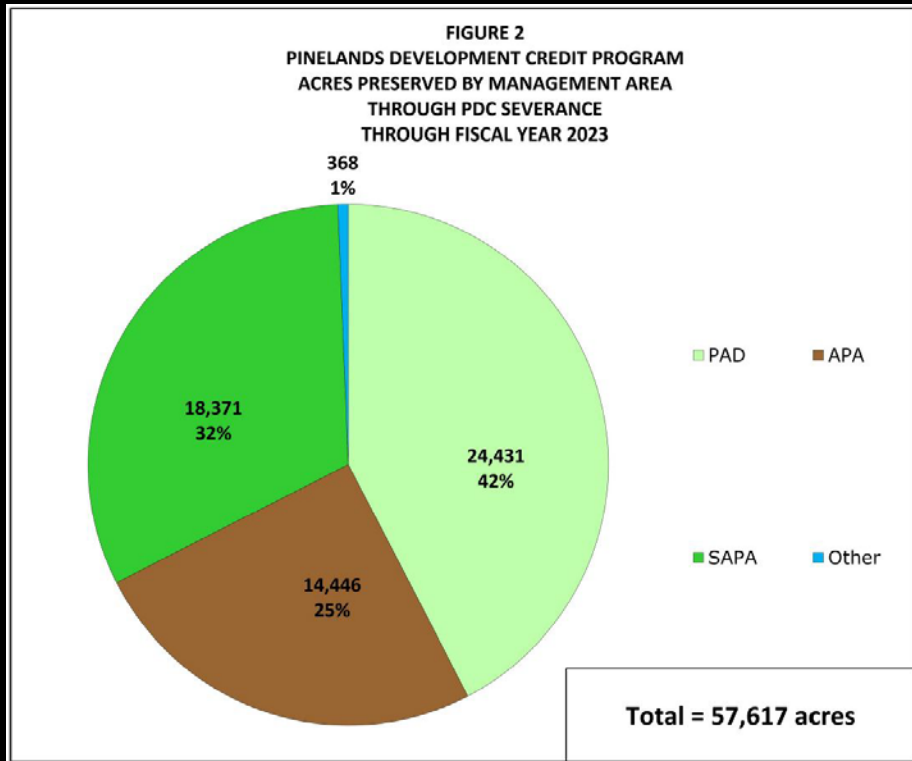
FIGURE 1
RIGHTS ALLOCATED BY FISCAL YEAR



TOTAL ACTIVE ALLOCATED RIGHTS: 12,135

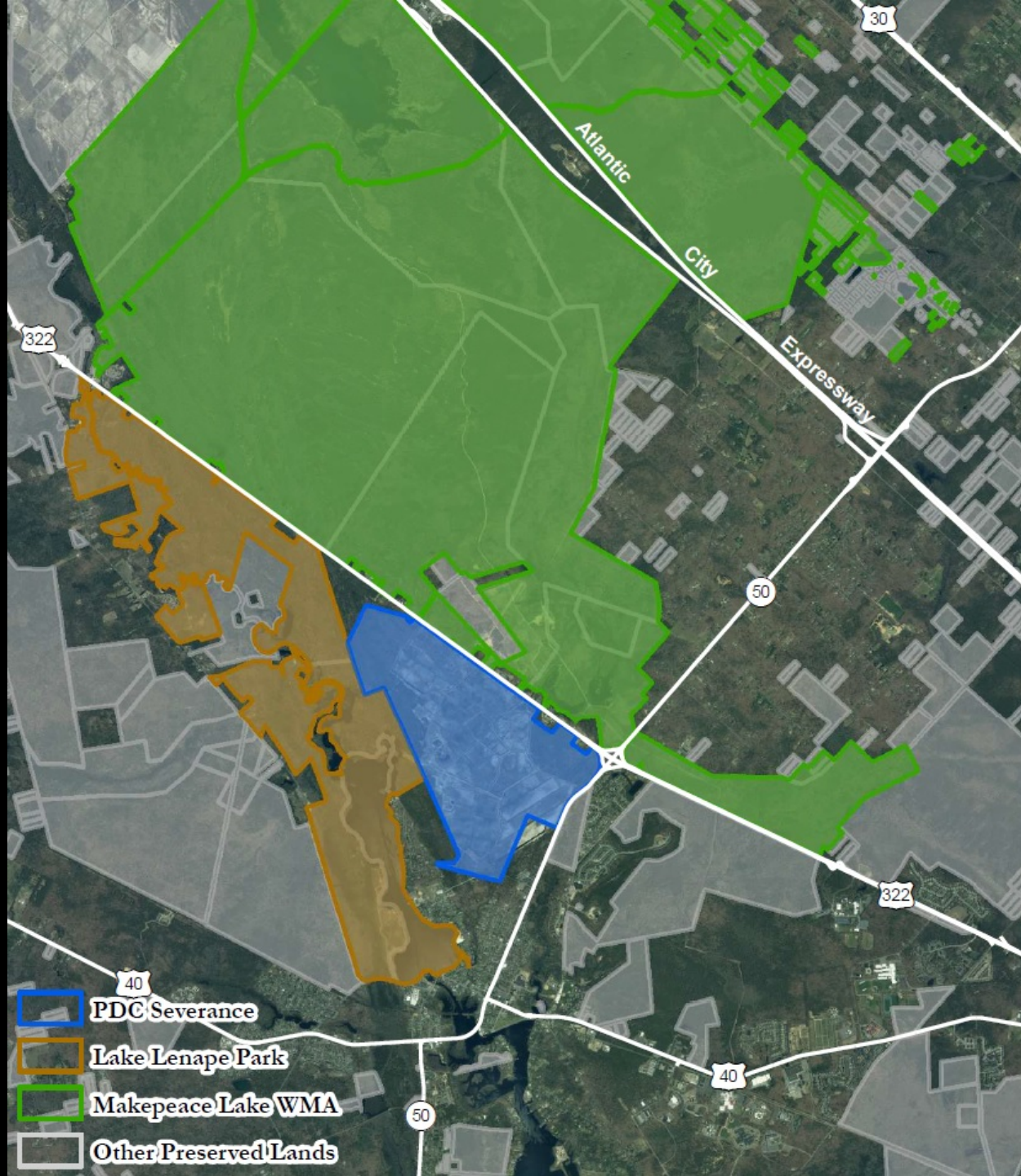
1) One transferable development right equals one-quarter Pinelands Development Credit





FY23 Severances



- FY 23
 - Severances: 4
 - PDCs severed: 14.25
 - Acres preserved:
 - PAD = 98 acres
 - APA = 250 acres*
 - Total = 348 acres
- 57,617 acres preserved to date

*Most acres preserved through the PDC Program in APA since 2009



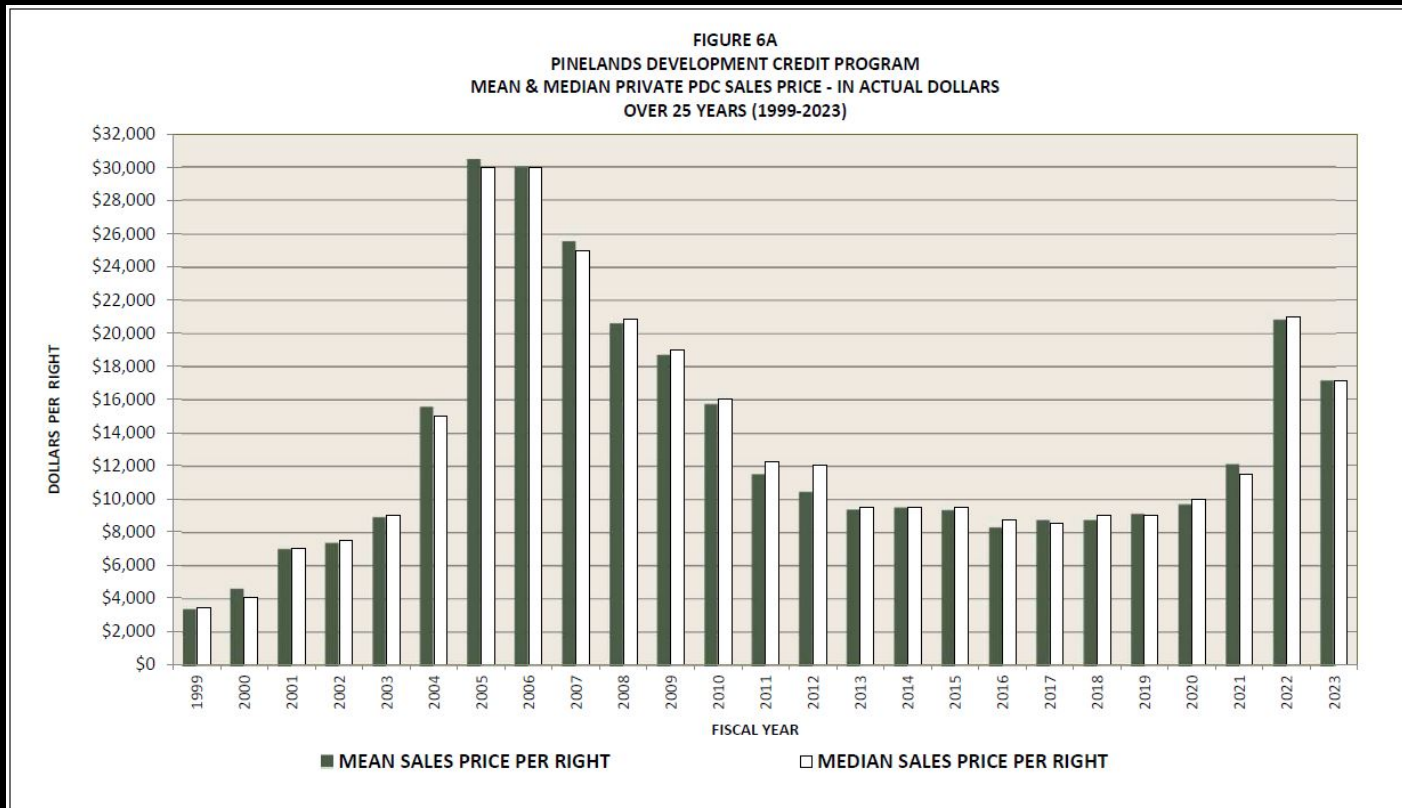
-  PDC Severance
-  Lake Lenape Park
-  Makepeace Lake WMA
-  Other Preserved Lands

FY23 Sales

- **FY23:**
 - 27.50 PDCs (110 rights) sold
 - 10 first-time sales
 - 4 resales
- **FY23 saw a decrease in PDC sales transactions & total rights sold, but an increase in the number of rights per sales transaction**
- **Data reflect only “arm’s-length” transactions. Gifts, sales involving family members, and sales with property are excluded**

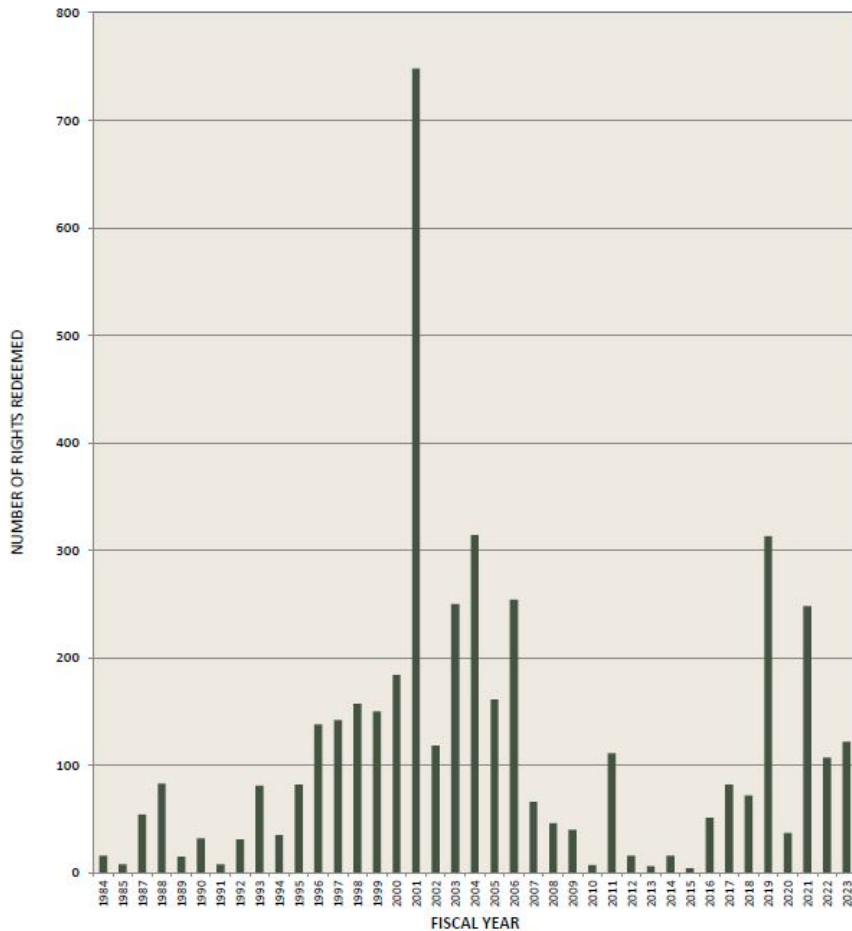
FY23 Sales Prices

- The average sales price of a right decreased in FY23
 - FY22: \$20,862
 - FY23: \$17,182
- Still high, relative to previous years



FY23 Redemptions

FIGURE 7
PINELANDS DEVELOPMENT CREDIT PROGRAM
RIGHTS REDEEMED THROUGH FISCAL YEAR 2023



TOTAL RIGHTS REDEEMED TO DATE: 4,405

1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
2) Rights redeemed at the Pinelands Development Credit Bank.

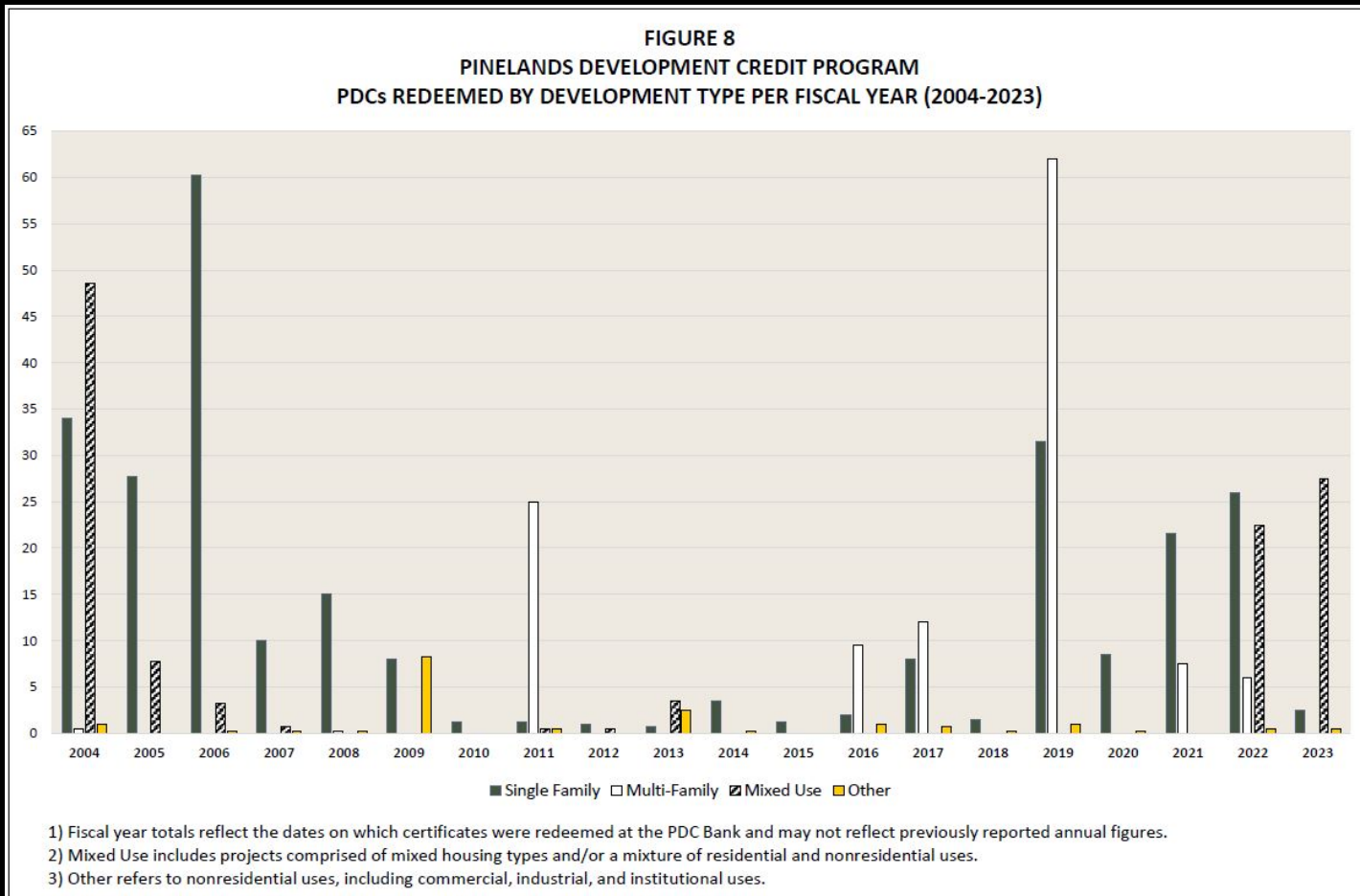
- FY 23:
 - 30.50 PDCs (122 rights) redeemed
 - 9 municipalities
 - 13 applications
 - 2 - density bonus
 - 2 - mandatory %
 - 1 - use variance
 - 2 - undersized lot
 - 5 - waiver
 - 1 - nonresidential use

PDC Redemptions

- To date, 4,616 rights have been redeemed or required for approved projects
 - 2,502 (54%) Residential density bonus
 - 761 (16%) Mandatory minimum % of units
 - 553 (12%) Use variances
 - 283 (6%) Undersized lots
 - 229 (5%) Waivers of Strict Compliance
 - 27 (0.6%) Non-Residential uses
 - 253 (5.5%) Other

Development Types

- Since 2004, nearly half of all PDC redemption has occurred in association with single family residential development
- Use of PDCs in multi-family residential projects (townhomes, apartments) has increased in recent years, including FY23



PDC Supply and Demand Estimates

	Supply		Demand	
	PDCs	Rights	PDCs	Rights
1981	7,500	30,000	17,500	70,000
1991	5,625	22,500	11,550	46,200
2002	4,500	18,000	9,750	39,000
2023	2,300	9,200	2,700	10,800

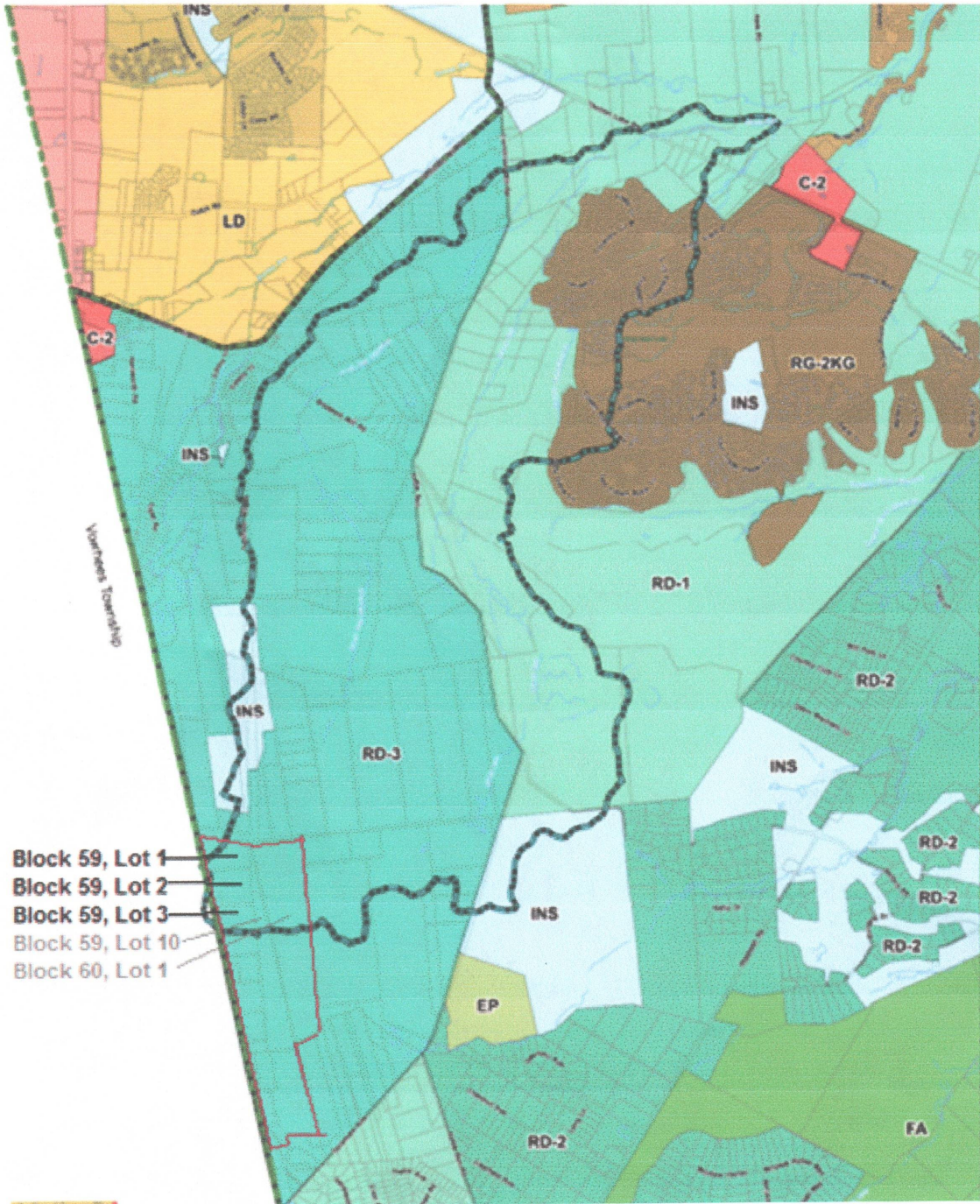
PDC Supply and Demand

- Original CMP goal: Opportunities for use of PDCs in RGAs should be twice the number of PDCs that could be allocated to sending area properties. Reflects largely optional nature of bonus residential density envisioned by the original CMP.
 - Ideal ratio of Supply to Demand = 1:2
- Updated goal: Opportunities for the use of PDCs in RGAs should be larger than the number of PDCs that could be allocated to sending area properties; however, a 2 to 1 ratio is no longer necessary, given the increasing number of ordinances and redevelopment plans that contain mandatory PDC requirements.
 - 2023 ratio of Supply to Demand = 1:1.2

PDC Supply and Demand

- Factors affecting PDC supply and demand
 - State land acquisition and farmland preservation
 - Management area boundary changes
 - Development in sending areas
 - Low density development in receiving areas
 - High bonus density thresholds
 - Adoption of mandatory PDC requirements
 - Housing market
 - Redevelopment plans and affordable housing obligations
 - Expanded opportunities for PDC use in nonresidential developments
 - Education and outreach

Black Run Watershed with proposed cluster area that is in the watershed



Mapford Township	
	Evesham Underclass Overlay
	Historic District Overlay (C-3 Zoning Designation)
	MDR, Moderate Density Residential Overlay
	Municipal Center Overlay
	Black Run Watershed (For Reference Purposes)
	Pinelands Boundary
Redevelopment Areas	
	23 East Main St. Redevelopment Plan
	Arizona Tract & DPW Site Redevelopment Plan
	East Main Street Redevelopment Area
	ODPA, O-Boys Redevelopment Area
	Census RMA Plan
	Marlton Executive Redevelopment Plan
	South Maple Development Plan
	Tri-Town Redevelopment Plan
	Other Redevelopment Area
Rehabilitation Areas	
	East Main Street & Cooper Avenue Project Area
	Lincoln Drive Rehabilitation Area
	Marlton Village Rehabilitation Area
	Marlton Property Rehabilitation Area
	Other Rehabilitation Area

Block 59, Lot 1
 Block 59, Lot 2
 Block 59, Lot 3
 Block 59, Lot 10
 Block 60, Lot 1

Taken from Evesham Township Zoning map

<https://ecode360.com/attachment/EV0481/EV0481-160%20Zoning%20Map%20eCode%20Only.pdf>

Added to this map:

- Black Run Proposal Potential RDA Receiving Area in RED
- Land areas mentioned as part of the cluster area within the Black Run Watershed are noted by Block & Lot numbers