

Pinelands Commission

A scenic photograph of a pond with lily pads and autumn trees. The pond is filled with green lily pads and reflects the surrounding trees and sky. The trees are in various stages of autumn, with some showing vibrant red and orange foliage. The sky is a clear, bright blue with a few wispy clouds and a single white contrail. The foreground shows a sandy bank with some dry grass.

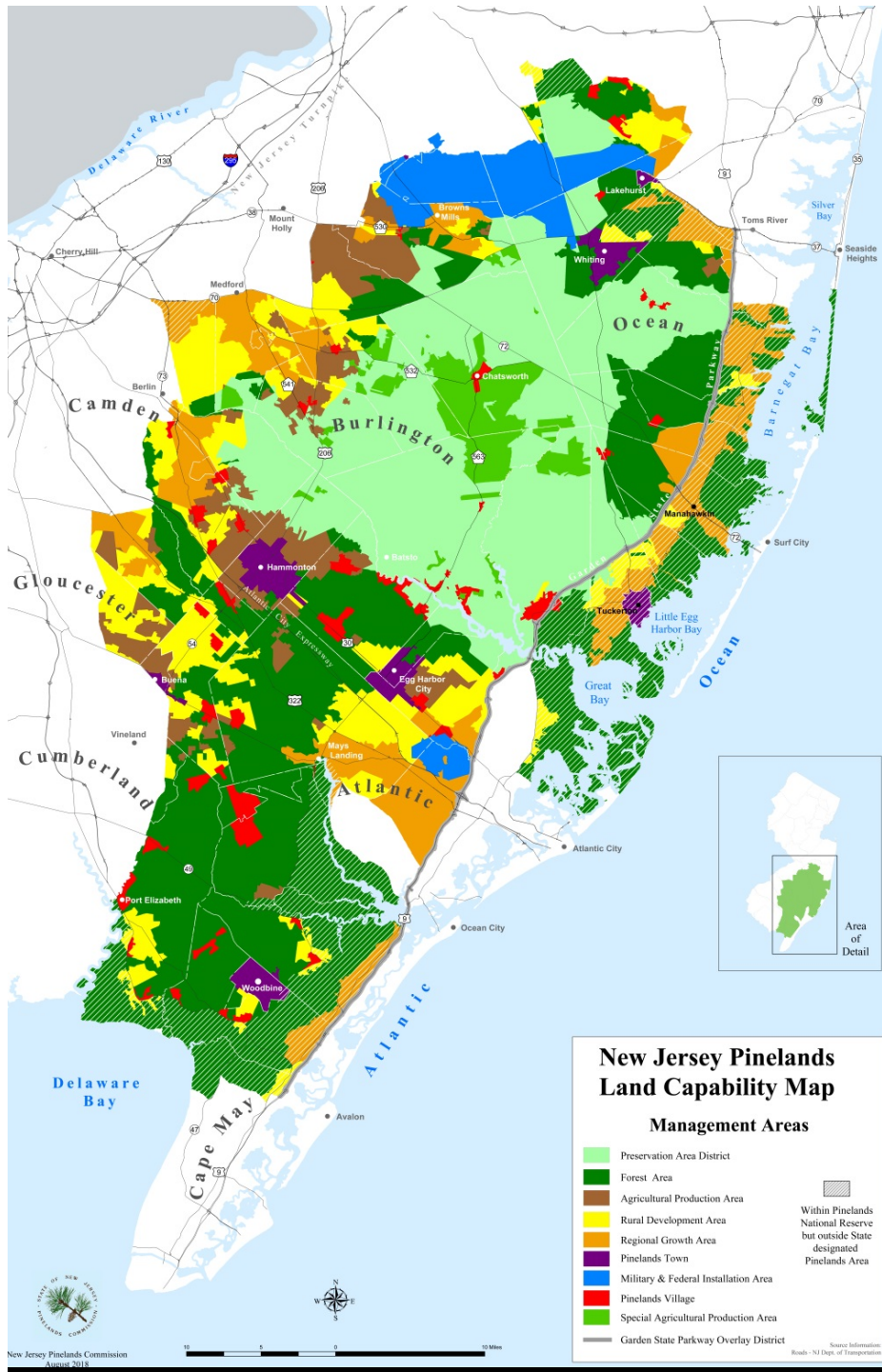
December 6, 2018

Pinelands Commission

- Established on February 8, 1979
- National Parks & Recreation Act signed on November 10, 1978, establishing the Pinelands National Reserve
- State Pinelands Protection Act signed on June 28, 1979
- CMP adopted and effective January 1981
- Portions of seven counties
- All or portions of 53 municipalities

Pinelands Comprehensive Management Plan

- Pinelands Management Areas
 - Permitted Uses and Intensities
 - Boundaries
- Minimum Environmental Standards
 - Septic systems
- Pinelands Development Credit Program
 - Letters of Interpretation
 - Severance
 - Sales



Pinelands Land Capability Map

Pinelands Management Areas

- Preservation Area District
- Forest Area
- Special Agricultural Production Area
- Agricultural Production Area
- Rural Development Area
- Regional Growth Area
- Pinelands Village
- Pinelands Town
- Military/Federal Installation

Preservation Area District: Residential Uses

- Cultural Housing
 - Continuous ownership since 1979
 - Principal residence
 - 5/20 year Pinelands residency
 - 3.2 acre new lots
 - 1.0 acre existing lots
- Seasonal ag housing
 - Accessory to farm
- Infill Areas
 - 1.0 acre existing lots
 - Municipally-defined boundaries
 - No subdivision permitted

Preservation Area District: Nonresidential Uses

- Berry Agriculture
- Forestry
- Beekeeping
- Low Intensity Recreation
- Campgrounds
- Continuation of Mining
- PDCs



Forest Area: Residential Uses

- Single-Family Dwellings
 - Municipally-established densities
 - Average density = 1 unit per 25 acres
- Cluster Development
 - 1.0 acre lots
 - Bonus density
- Density Transfer
 - Undersized lots
 - Noncontiguous land
- Cultural Housing
- Grandfathered Lots
 - Continuous ownership since 1979
 - Principal residence
 - Common ownership
 - Vacant/Developed
 - 1.0 acre minimum
- Seasonal ag housing

Forest Area: Nonresidential Uses

- Agriculture
- Forestry
- Recreation
 - Low Intensity
 - Expansion of Intensive
- Campgrounds
- Continuation of Mining
- Agricultural commercial establishments
- Roadside retail
 - Within 300 feet of existing commercial use in 1979
- Institutional
 - Must primarily serve the Forest Area

Special Agricultural Production Area: Residential Uses

- Cultural Housing
- Seasonal ag housing
- Farm-related housing
 - Accessory to active farm
 - Only for farm operator or employee
 - 40 acre minimum



Above: Agricultural housing

Special Agricultural Production Area: Nonresidential Uses



Above: Cranberries being harvested

- Berry agriculture
- Forestry
- Beekeeping
- Pinelands Development Credits

Agricultural Production Area: Nonresidential Uses

- Agriculture
- Forestry
- Recreation
 - Low Intensity
 - Expansion of Intensive
- Agricultural commercial establishments
- Agricultural processing facilities
- Roadside retail
 - Within 300 feet of existing commercial use in 1979
- Airports
 - Accessory to farm
- Pinelands Development Credits

Agricultural Production Area: Residential Uses

- Farm-related housing
 - Accessory to active farm
 - Only for farm operator or employee
 - 1 unit per 10 acres
 - 1 unit at a time, once every 5 years
- Cultural Housing
- Grandfathered lots
- Seasonal ag housing
- Non-farm related housing
 - 1 unit per 40 acres
 - Clustering on 1.0 acre lots required
 - Remainder of property deed restricted for agriculture

Rural Development Area: Residential Uses

- Single-Family Dwellings
 - Municipally-established density
 - Average density = 1 unit per 5 acres
- Cluster development
 - 1.0 acre lots
 - Bonus density
- Density Transfer
 - Undersized lots
 - Noncontiguous land
- Cultural Housing
- Grandfathered Lots
- Seasonal ag housing

Rural Development Area: Nonresidential Uses

- Agriculture
- Forestry
- Intensive Recreation
- Mining
- Agricultural commercial establishments
- Agricultural processing facilities
- Community commercial
- Institutional
- Light industrial

Regional Growth Area: Residential Uses

- Single-Family Dwellings, Duplexes, Townhouses, Apartments, Mobile Homes, Affordable Housing, Mixed Use
- CMP prescribes a density for each RGA
- Municipalities establish zoning districts and permitted densities (typically, 2-6 units per acre)
- Use of Pinelands Development Credits must be accommodated

Regional Growth Area: Nonresidential Uses

- Commercial
- Institutional
- Recreation
- Industrial
- Mixed Use



Above: Stockton University's Campus Center

Pinelands Towns and Villages: Residential Uses

- Single-Family Dwellings, Duplexes, Townhouses, Apartments, Mobile Homes
 - Municipally-established densities
 - Typical Village zoning = 1.0-5.0 acre lots
 - Typical Town density = 2-4 units per acre



Above: Condominiums in Egg Harbor City

Pinelands Towns and Villages: Nonresidential Uses

- Commercial
- Institutional
- Recreation
- Industrial
- Mixed Use



Above: A restaurant in the Village of Warren Grove

Military/Federal Installation: Permitted Uses

- Any use associated with the Installation
- Other public purpose uses



Above: New Jersey Air National Guard

Minimum Environmental Standards

- Wetlands and Wetlands Buffers
- Water Quality (septic systems)
- Stormwater Management
- Threatened and Endangered Species
- Historic and Archaeological Resources
- Landscaping
- Fire Management

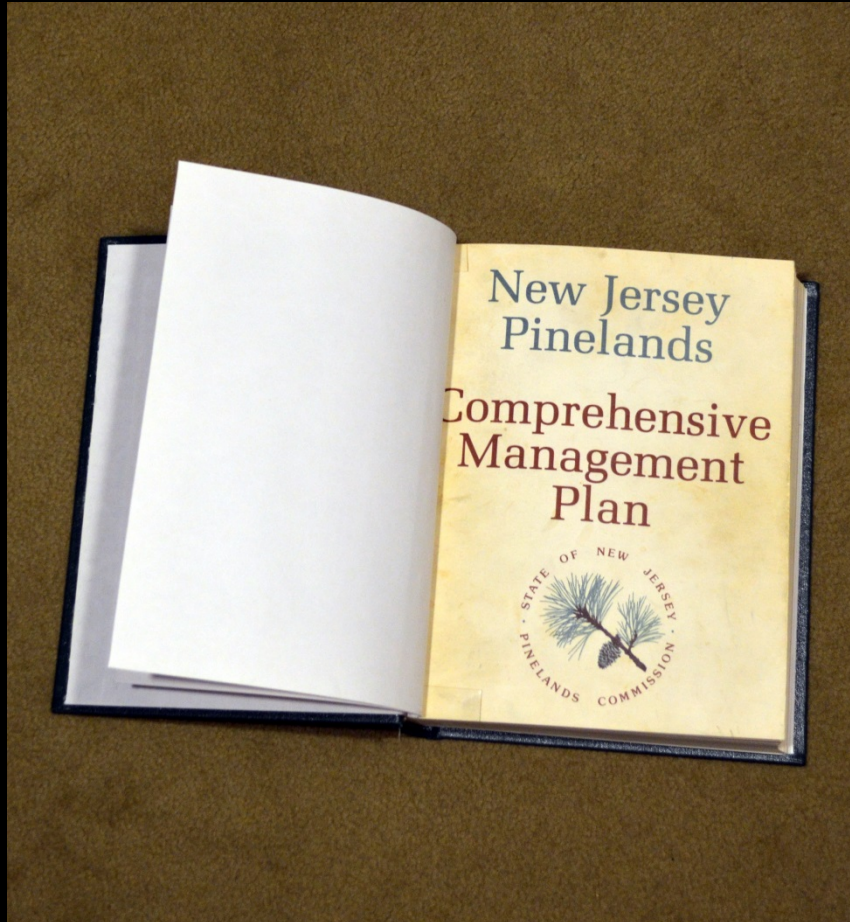
Septic Systems

- Sewer service is permitted only in Regional Growth Areas, Towns and Villages
- Residential and nonresidential development in all other management areas must use a septic system
- Standard septic systems = 3.2 acres per house
- Advanced treatment systems = 1.0 acre per house

Advanced Treatment Systems

| Technology | Average Total Cost* |
|--|---------------------|
| Amphidrome | \$31,562 |
| Bioclere | \$27,486 |
| FAST | \$28,504 |
| BioBarrier | \$28,775 |
| SeptiTech | \$28,414 |
| *Includes 5-year warranty and operation/maintenance contract | |

Municipal/County Conformance



- The Pinelands Protection Act requires that all municipalities and counties with land in the Pinelands Area revise their master plans and land use ordinances to implement the objectives and standards of the Pinelands Comprehensive Management Plan.

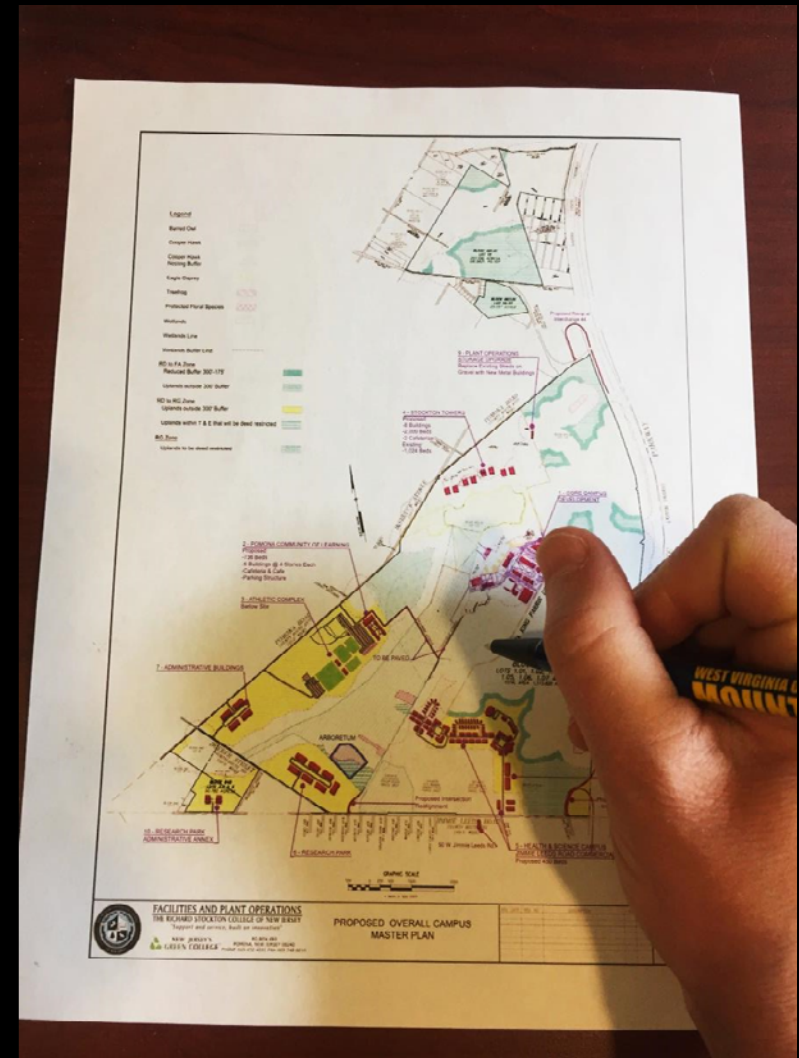
Municipal/County Conformance

As of October 2013, the Commission has certified the master plans and ordinances of all 53 municipalities and all seven Pinelands counties as being in conformance with the CMP.



Municipal/County Conformance

- The conformance process is ongoing, because the CMP requires Commission review and approval of all master plan and land use ordinance amendments before they take effect.



Municipal Conformance

- New zoning districts
- Changes in zoning and management area boundaries
- Permitted uses and densities
- Redevelopment plans
- More restrictive standards
- Municipal flexibility



**Pinelands
Development
Credit Program**

The PDC Program -- Briefly

- PDCs are development rights that are allocated by the Pinelands Commission to properties in sending areas that can be transferred to increase the amount of residential development permitted on other properties in receiving areas.
- Each PDC transfers the right to build four homes and can be bought and sold in 1/4 (or 1 right) increments.

Sending Areas



- Preservation Area District
- Agricultural Production Area
- Special Agricultural Production Area
- Conservation or agricultural easements are placed on the sending properties when the PDCs are severed

Receiving Areas

- Receiving areas consist of 24 Regional Growth Areas (76,000 acres) where municipal zoning plans allow for bonus densities through the use of PDCs or require a minimum % of PDC use.
- PDCs can also be used in other areas of the Pinelands to build homes on undersized lots or on lots that require waivers (deviations) from environmental standards.



PDC Allocation

- Property owner in a sending area applies to the Pinelands Commission for a Letter of Interpretation (LOI)
- Pinelands Commission issues LOI, indicating the number of PDCs allocated to a property
- Allocations are based on CMP formula, with deductions for existing development and future homes
- LOIs are valid for 5 years
- LOIs are not transferable

PDC Allocation Estimates

Preservation Area District

wetland acres ÷ 49.0 acres/right = # rights

remaining acres ÷ 9.75 acres/right = # rights

Total Rights _____

PDC Allocation Estimates

Agricultural Production/Special Agricultural Production

farmed acres ÷ 4.9 acres/right = # rights

wetland acres ÷ 49.0 acres/right = # rights

remaining acres ÷ 4.9 acres/right = # rights

Total Rights _____

PDC Allocation Estimates

Adjustments

Subtract

existing homes x 1 right/home = # rights

Reserved building

opportunities x 1 right/home = # rights

Total Rights

Total PDCs (Rights ÷ 4)

PDC Severance

- Property owner with valid LOI applies to the PDC Bank for a PDC Certificate
- PDC Bank reviews deed and title search
- PDC Bank files deed restriction with County
- PDC Bank issues PDC Certificate, which can then be sold or transferred (separate from the land)
- Owner's contact information is posted on the PDC Bank's Seller's List on the website



State of New Jersey
Pinelands Development Credit Bank
P.O. Box 359
New Lisbon, NJ 08064 (609) 894-7300

No. _____
Date Issued _____
LOI No. _____

Pinelands Development Credit Certificate

Pursuant to Pinelands Development Credit Bank Act N.J.S.A 13:18A - 30 et seq.,
and the Pinelands Comprehensive Management Plan N.J.A.C. 7:50 -1.1 et seq.

This certifies: _____ hereby owns,

_____ Pinelands Development Credits (_____) Rights

A restriction on the Deed to Block(s) _____ Lots(s) _____

situated in the Municipality of _____, County of _____

is recorded in Book _____ Page _____ at the County Clerk's Office,

_____, New Jersey. _____

Owner's signature

This certificate entitles the owner to a density bonus
as provided in the Pinelands Comprehensive Management Plan

Executive Director
Pinelands Development Credit Bank

FOR BANK PURPOSES ONLY
SEE REVERSE FOR INSTRUCTIONS

PDC Information

- PDC Bank/Pinelands Commission Website
 - Sample deed restrictions
 - PDCs sales prices
 - Sellers and Buyers Lists
 - PDC Bank Annual Report
 - List of sending municipalities
 - List of receiving zoning districts
 - Map of Permanently Protected Lands
 - Land Capability Map
- Interactive map under development
 - Public access; searchable block/lot database

More Information

- Susan Grogan and Betsy Piner
 - Call: 609-894-7300
 - Email: PDCCBank@pinelands.nj.gov
 - Website: www.nj.gov/pinelands