

# **2020 Annual Report**

## **Pinelands Development Credit Bank**



**Cover Photo:**

The Ocean County Natural Lands Trust acquired and permanently preserved this 8,000-acre property in Lacey and Ocean townships in 2019, and it preserved 3,000 acres of the parcel in the Preservation Area District through the severance of PDCs.

Photo courtesy of the Ocean County Planning Department

# Pinelands Development Credit Bank

The Pinelands Development Credit (PDC) Bank is the processing agency for the Pinelands Development Credit Program, one of the oldest and most successful transfer of development rights (TDR) programs in the world.

The PDC Bank plays a key role in helping to protect agricultural and environmentally-sensitive land, while working with landowners to promote appropriate economic development in the Pinelands Area. To date, 55,391 acres have been permanently protected through the PDC Program.

Since its inception in 1985, the Bank has helped Pinelands property owners who wish to sell (or “sever”) the credits from their land and preserve it in perpetuity. Developers buy and use PDCs in order to build their residential projects at higher densities in designated regional growth areas, thereby promoting efficient use of land and preventing sprawl.

The PDC Bank is governed by a nine-member Board of Directors. Among its responsibilities, the Bank issues PDC certificates that enable transferable development rights to be bought and sold; tracks the sale, purchase and redemption of PDCs to ensure that accurate records of all transactions are maintained; and provides information to people about opportunities to buy and sell PDCs, including recent sales prices and contact information for interested buyers and sellers.



This 29-acre blueberry farm in Hammonton has been permanently preserved through the Pinelands Development Credit program.  
Photo/Paul Leakan



This 636-unit planned development in Hamilton Township, Atlantic County required the use of 45.75 PDCs.

Photo/Paul Leakan

# Pinelands Development Credit Bank

## Board of Directors

### Ex-officio members:

- Honorable Marlene Caride, Commissioner/Chair, NJ Department of Banking & Insurance;
- Honorable Douglas H. Fisher, Secretary of Agriculture, NJ Department of Agriculture;
- Honorable Gurbir S. Grewal, Attorney General, NJ Department of Law & Public Safety;
- Honorable Catherine R. McCabe, Commissioner, NJ Department of Environmental Protection;
- Richard H. Prickett, Chairman, New Jersey Pinelands Commission

### Designees:

- *To Be Determined*, Director of Banking, NJ Department of Banking and Insurance;
- Susan Payne, Executive Director, NJ Department of Agriculture;
- David C. Apy, Assistant Attorney General, NJ Dept. of Law & Public Safety;
- Fawn Z. McGee, Bureau Chief, State Land Acquisition, Green Acres Program;
- Jordan P. Howell, New Jersey Pinelands Commission

### At-Large Members:

- Edward J. McGlinchey;
- Sam Mento, III; and
- Robert C. Shinn.

Susan R. Grogan, Executive Director  
Pinelands Development Credit Bank  
PO Box 359  
New Lisbon, NJ 08064  
(609) 894-7300

<http://www.nj.gov/pinelands/pdcbank/>

# Pinelands Development Credit Sending Areas

## Atlantic County

Buena Borough (APA)  
Buena Vista Township (APA)  
Egg Harbor City (PAD)  
Estell Manor City (APA)  
Folsom Borough (APA)  
Galloway Township (APA, PAD)  
Hamilton Township (APA, SAPA, PAD)  
Hammonton Town (APA, SAPA, PAD)  
Mullica Township (APA, PAD)  
Port Republic City (PAD)

## Burlington County

Bass River Township (SAPA, PAD)  
Medford Township (APA, SAPA, PAD)  
Pemberton Township (APA, SAPA, PAD)  
Shamong Township (APA, SAPA, PAD)  
Southampton Township (APA)  
Tabernacle Township (APA, SAPA, PAD)  
Washington Township (SAPA, PAD)  
Woodland Township (SAPA, PAD)

## Camden County

Waterford Township (APA, PAD)  
Winslow Township (APA, PAD)

## Cumberland County

Vineland City (APA)

## Gloucester County

Franklin Township (APA)  
Monroe Township (APA)



**Above:** This plant nursery in Southampton Township, Burlington County, was preserved through the PDC program.

Photo/Paul Leakan

## Ocean County

Barnegat Township (PAD)  
Berkeley Townshiop (APA, PAD)  
Eagleswood Township (PAD)  
Jackson Township (PAD)  
Lacey Township (PAD)  
Little Egg Harbor Township (PAD)  
Manchester Township (PAD)  
Ocean Township (PAD)  
Plumsted Township (PAD)  
Stafford Township (PAD)

PAD = Preservation Area District  
SAPA = Special Agricultural Production Area  
APA= Agricultural Production Area

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

Pinelands Development Credits may be redeemed in all of the municipalities and 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.

Municipality	Zones in Which PDC Use is Permitted
Barnegat Township	RH, RL, RL/AC, C-N <sup>2</sup> , Shoreline Sand and Gravel and Compass Point Redevelopment Area <sup>2</sup>
Beachwood Borough	RAA
Berkeley Township	RGR
Berlin Borough	PR-1
Berlin Township	C-3 <sup>1</sup>
Chesilhurst Borough	R-1, R-2, SC, MHP
Egg Harbor Township	RG-1, RG-2, RG-3, RG-4 <sup>2</sup> , RG-5 <sup>2</sup> , AH-RG-4 <sup>2</sup>
Evesham Township	RG-1, RG-2
Galloway Township	R, PIRD, I, HC-2 <sup>2</sup> , Nantucket Redevelopment Area <sup>2</sup>
Hamilton Township	GA-L, GA-M, GA-I, PVD <sup>2</sup> , VC <sup>2</sup> , Mill Complex Redevelopment Area <sup>2</sup> , Old Harding Highway Redevelopment Area <sup>2</sup> , Atlantic City Race Course Rehabilitation Area <sup>2</sup>
Jackson Township	RG-2 <sup>2</sup> , RG-3 <sup>2</sup> , PED-1
Manchester Township	PR-A, PR-40, PED-1 <sup>2</sup> , PRC-1 <sup>2</sup> , PAF-1 <sup>2</sup> , PB-1 <sup>2</sup> , POR-LI <sup>2</sup>
Medford Township	GMS <sup>2</sup> , GD <sup>2</sup> , HM, HVR, PPE, RGD-1 <sup>2</sup> , RHO, VRD <sup>2</sup> , Medford Crossings South Redevelopment Area, Stokes Square Redevelopment Area <sup>2</sup>
Monroe Township	RG-MR, RG-MU <sup>2</sup> , RG-PR, RG-RA <sup>2</sup> , Acme Shopping Center Redevelopment Area <sup>2</sup> , Williamstown Square Redevelopment Area <sup>2</sup>
Pemberton Township	R-I, R-A, Browns Mills Town Center Redevelopment Area <sup>2</sup> , Rowan College at Burlington County Redevelopment Area <sup>2</sup> , Former Burlington County Minimum Security Corrections and Work Release Center Redevelopment Area <sup>2</sup>
Shamong Township	RGA-R, RGA-C
Southampton Township	RC
South Toms River Borough	SED <sup>2</sup> , Municipal Landfill Redevelopment Area <sup>2</sup> , Dover Road Redevelopment Area <sup>2</sup>
Stafford Township	CC <sup>2</sup> , HMC <sup>2</sup> , NMC <sup>2</sup> , P, R-90, R-3, R-4, Stafford Business Park Redevelopment Area <sup>2</sup>
Tabernacle Township	RG-R, RG-MH, RG-RRHS, RG-SC
Waterford Township	R1 <sup>2</sup> , R2 <sup>2</sup> , R3 <sup>2</sup> , R4 <sup>2</sup> , OP, Haines Boulevard Redevelopment Area <sup>2</sup>
Winslow Township	PR-2, PR-3, PR-4, PTC, PC-1 <sup>1</sup> , PC-2 <sup>1</sup> , PI-1 <sup>1</sup> , Maressa Redevelopment Area <sup>2</sup>



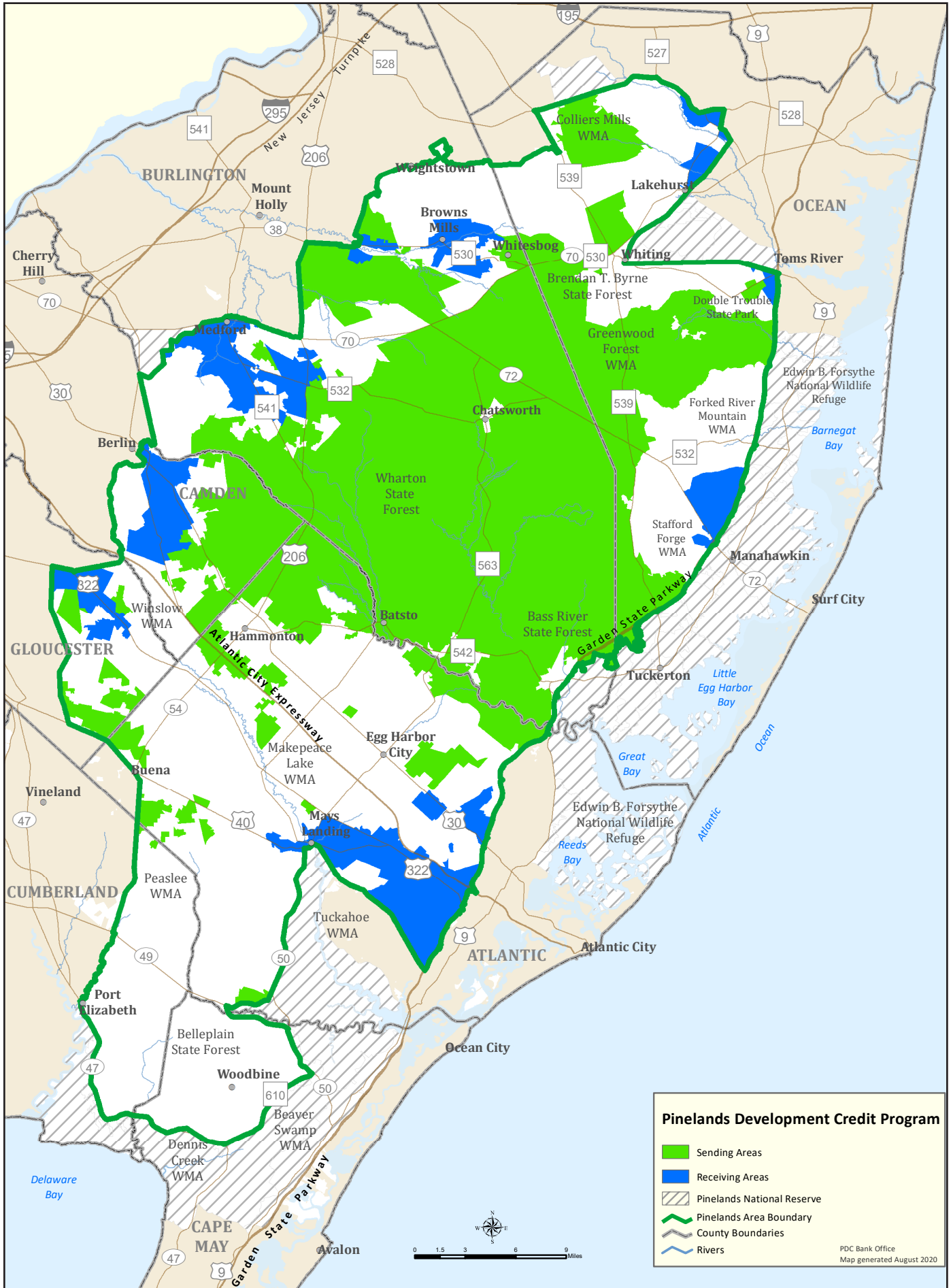
**To the left:**

This development is located in a Pinelands Development Credit receiving area in Egg Harbor Township, Atlantic County.

Photo/Paul Leakan

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

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



Pinelands Development Credit Bank - 2020 Annual Report

# *Pinelands Development Credit Bank*

## **Annual Report**

Fiscal Year 2020

	PDCs	Rights
<b>PDCs Allocated to Date</b>	<b>2,979.50</b>	<b>11,918</b>
<b>PDCs Severed to Date</b>	<b>1,581</b>	<b>6,324</b>
<b>PDCs Sold to Date (Private Sales)</b>		
First Time Sales	974.75	3,899
Secondary Sales	245.50	982
<b>Total Sales</b>	<b>1,220.25</b>	<b>4,881</b>
<b>PDCs Sold to Date (Public Sales)</b>		
First Time Sales	648.50	2,594
Secondary Sales	126.75	507
<b>Total Sales</b>	<b>775.25</b>	<b>3,101</b>
<b>PDCs Available for Purchase</b>		
On "Sellers List"	135.75	543
Not on "Sellers List"	198.25	793
<b>Total*</b>	<b>334.00</b>	<b>1,336</b>
<b>PDCs Redeemed</b>	<b>982.25</b>	<b>3,929</b>
<b>PDCs Retired under the Special Purchase Program</b>	<b>250.25</b>	<b>1,001</b>
<b>Private Sector Investment through PDC Purchases</b>		<b>\$54,871,583.46</b>
<b>Acres Preserved by Management Area</b>		
Preservation Area District (PAD)	24,301	
Agricultural Production Area (APA)	13,959	
Special Agricultural Production Area (SAPA)	16,764	
Other	368	
<b>Total</b>	<b>55,391</b>	<b>**</b>

\* Includes 23.75 PDCs owned by the PDC Bank

\* 6,798 acres preserved through the Special Purchase Program



TABLE 1

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
ALLOCATION OF PDCS BY FISCAL YEAR**

FISCAL YEAR	# OF ALLOCATIONS	# PDCS	# RIGHTS
1982	15	226.00	904
1983	25	49.00	196
1984	50	140.00	560
1985	34	84.00	336
1986	18	15.25	61
1987	13	18.00	72
1988	6	1.50	6
1989	28	74.50	298
1990	104	110.25	441
1991	119	194.50	778
1992	117	152.25	609
1993	91	60.50	242
1994	169	97.00	388
1995	86	48.25	193
1996	37	64.00	256
1997	62	26.75	107
1998	91	68.75	275
1999	14	51.50	206
2000	52	154.00	616
2001	318	858.00	3432
2002	68	256.00	1024
2003	31	44.00	176
2004	37	93.25	373
2005	151	267.50	1070
2006	103	167.75	671
2007	61	211.50	846
2008	43	41.50	166
2009	31	38.00	152
2010	42	34.25	137
2011	24	32.75	131
2012	26	41.00	164
2013	38	129.00	516
2014	17	44.75	179
2015	23	53.00	212
2016	21	22.50	90
2017	10	24.25	97
2018	11	10.00	40
2019	13	25.50	102
2020	14	86.25	345

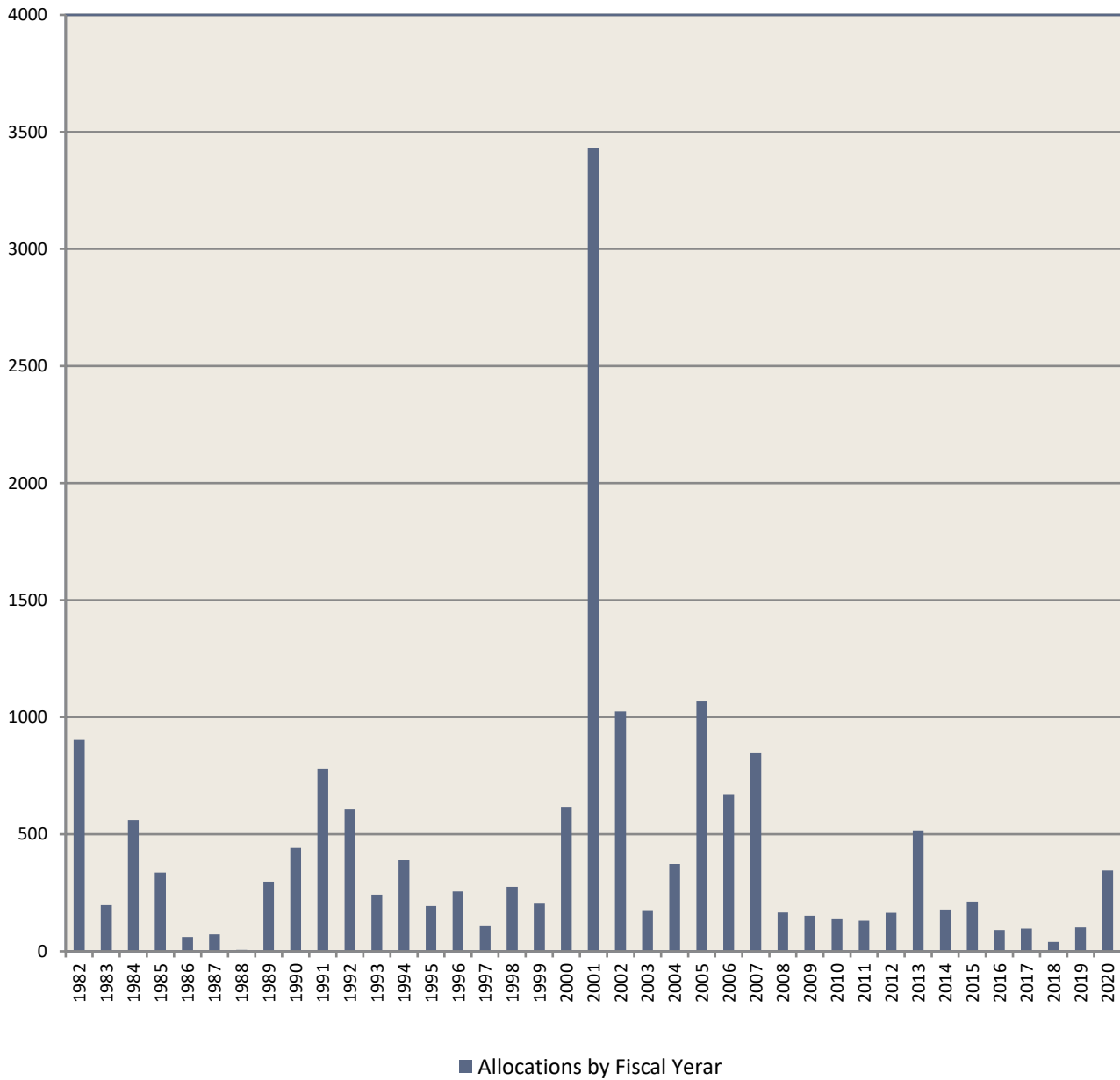
**TOTAL ACTUAL RIGHTS ALLOCATED:**

**11,918**

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) The number of allocations is equivalent to the number of Letters of Interpretation (LOIs) issued by the Pinelands Commission relative to PDC allocations.
- 3) The number of allocations per fiscal year may be overstated due to requests for amended LOIs.
- 4) Total Actual Rights Allocated is the current total of active allocations.
- 5) PDC allocations may include "fractional" allocations.
- 6) The number of PDCs allocated per fiscal year is rounded to the nearest quarter credit.

FIGURE 1

### RIGHTS ALLOCATED THROUGH FISCAL YEAR 2020



**TOTAL ACTUAL RIGHTS ALLOCATED: 11,918**

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

TABLE 2

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
SEVERANCE ACTIVITY - FISCAL YEAR 2020**

SEVERANCE DATE	PDCs SEVERED	RIGHTS SEVERED	ACRES PRESERVED	MANAGEMENT AREA	MUNICIPALITY	CERTIFICATE	PDC VALUE
11/1/2019	9.50	38	403.87	PRESERVATION AREA DISTRICT	LACEY TOWNSHIP	2927	9.50
11/1/2019	60.25	241	2613.14 28.88	PRESERVATION AREA DISTRICT	LACEY TOWNSHIP OCEAN TOWNSHIP	2928 2929 2930	20.00 20.00 20.25

**TOTAL SEVERANCES:** 2  
**TOTAL PDCS SEVERED:** 69.75  
**TOTAL RIGHTS SEVERED:** 279  
**TOTAL ACRES PRESERVED:** 3045.89  
**TOTAL CERTIFICATES ISSUED:** 4

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

**TABLE 3**  
**PINELANDS DEVELOPMENT CREDIT PROGRAM**  
**ACRES PRESERVED - SENDING AREAS**  
**BY FISCAL YEAR**

FISCAL YEAR	TOTAL ACRES PRESERVED	PINELANDS MANAGEMENT AREA			PDCs SEVERED	RIGHTS SEVERED
		PAD	APA	SAPA		
1983	754	754	0	0	14.00	56
1984	966	164	801	0	34.50	138
1985	731	258	0	473	26.25	105
1986	429	387	32	10	9.00	36
1987	133	0	133	0	5.00	20
1989	2	2	0	0	1.00	4
1990	1,722	1,526	196	0	49.50	198
1991	1,201	550	534	117	28.00	112
1992	2,478	1,028	1,450	0	74.00	296
1993	1,401	1,284	117	0	31.50	126
1994	675	282	261	133	24.00	96
1995	2,211	1,747	434	30	65.75	263
1996	392	3	389	0	21.75	87
1997	1,526	969	342	214	30.00	120
1998	1,324	333	768	222	43.00	172
1999	2,678	2,436	18	225	70.50	282
2000	2,755	473	397	1,885	113.50	454
2001	6,092	1,393	1,217	3,482	180.75	723
2002	8,578	3,087	283	5,209	270.00	1,080
2003	1,511	1,205	306	0	29.50	118
2004	829	699	130	0	21.00	84
2005	3,854	648	2,272	934	118.25	473
2006	5,708	331	2,572	2,805	162.75	651
2007	1,650	599	245	807	30.25	121
2008	579	263	300	16	14.75	59
2009	374	72	250	52	12.25	49
2010	253	121	131	0	7.25	29
2011	425	276	0	149	6.00	24
2012	55	0	55	0	1.50	6
2013	20	20	0	0	0.50	2
2014	96	96	0	0	2.75	11
2015	149	2	148	0	3.00	12
2016	264	249	15	0	3.50	14
2017	162	0	162	0	5.50	22
2018	0	0	0	0	0.00	0
2019	0	0	0	0	0.00	0
2020	3,046	3,046	0	0	69.75	279
<b>TOTAL ACRES PRESERVED</b>	<b>55,024</b>	<b>24,301</b>	<b>13,959</b>	<b>16,764</b>	<b>1,580.50</b>	<b>6,322</b>

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) Numbers may not total due to rounding.
- 3) The State Agriculture Development Committee (SADC) and the County Freeholder Boards have protected additional lands through the Farmland Preservation Program and extinguished the associated PDCs. Please see Table 7 for more details.
- 4) No severances occurred in 2018 or 2019.

**LEGEND:**

**PAD = Preservation Area District**  
**APA = Agricultural Production Area**  
**SAPA = Special Agricultural Production Area**

**TABLE 4**

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
MUNICIPAL ACRES PRESERVED - SENDING AREAS  
THROUGH FISCAL YEAR 2020**

MUNICIPALITY	TOTAL ACRES PRESERVED	PINELANDS MANAGEMENT AREA		
		PAD	APA	SAPA
Barnegat Township	168	168	0	0
Bass River Township	3,014	2,201	0	813
Buena Borough	272	0	272	0
Buena Vista Township	453	0	453	0
Estell Manor City	709	0	709	0
Folsom Borough	6	0	6	0
Franklin Township	1,255	0	1,255	0
Galloway Township	581	223	359	0
Hamilton Township	297	0	297	0
Hammonton Town	1,840	0	1,696	144
Lacey Township	6,810	6,810	0	0
Little Egg Harbor Township	1,459	1,459	0	0
Manchester Township	428	428	0	0
Medford Township	291	291	0	0
Monroe Township	307	0	307	0
Mullica Township	569	197	372	0
Pemberton Township	4,192	1,043	3,008	141
Ocean Township	29	29	0	0
Shamong Township	955	381	425	149
Southampton Township	3,144	0	3,144	0
Stafford Township	265	265	0	0
Tabernacle Township	4,485	1,882	451	2,151
Vineland City	166	0	166	0
Washington Township	1,606	1,587	0	19
Waterford Township	371	38	333	0
Winslow Township	709	0	709	0
Woodland Township	20,646	7,299	0	13,346
<b>TOTAL ACRES PRESERVED</b>	<b>55,024</b>	<b>24,301</b>	<b>13,959</b>	<b>16,764</b>

- 1) Numbers may not total due to rounding.
- 2) The State Agriculture Development Committee (SADC) and the County Freeholder Boards have protected additional lands through the Farmland Preservation Program and extinguished the associated PDCs. Please see Table 7 for more details.

**LEGEND:****PAD = Preservation Area District****APA = Agricultural Production Area****SAPA = Special Agricultural Production Area**

TABLE 5

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
ACRES PRESERVED - NON-SENDING AREAS  
BY FISCAL YEAR**

FISCAL YEAR	TOTAL ACRES PRESERVED	PINELANDS MANAGEMENT AREA				
		FA	RDA	RGA	VILLAGE	TOWN
1992	62	61	0	2	0	0
1996	1	0	0	1	0	0
1999	150	150	0	0	0	0
2000	2	0	0	0	2	0
2001	46	13	24	0	9	0
2002	21	9	0	0	12	0
2003	27	27	0	0	0	0
2005	1	0	0	0	0	1
2006	49	1	0	0	48	1
2007	1	0	0	0	0	1
2008	6	0	0	0	0	6
2016	3	0	0	3	0	0
<b>TOTAL ACRES PRESERVED</b>	<b>368</b>	<b>260</b>	<b>24</b>	<b>5</b>	<b>71</b>	<b>8</b>

- 1) Numbers may not total due to rounding.
- 2) PDCs are not normally allocated to lands in the non-sending Pinelands management areas listed above. However, the Commission may do so in special cases.
- 3) Acres preserved in the Forest Area (FA), Rural Development Area (RDA), Pinelands Villages and Pinelands Towns were part of larger parcels partially located in PDC sending areas, from which PDCs were severed. Landowners sometimes elect to deed restrict their entire parcels, rather than just the acreage in the PDC sending areas.
- 4) Acres preserved in the Regional Growth Area (RGA) resulted from settlement agreements between the Pinelands Commission and the property owners.

**LEGEND:**

**FA = Forest Area**  
**RDA = Rural Development Area**  
**RGA = Regional Growth Area**  
**VILLAGE = Pinelands Village**  
**TOWN = Pinelands Town**

TABLE 6

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
MUNICIPAL ACRES PRESERVED - NON-SENDING AREAS  
THROUGH FISCAL YEAR 2020**

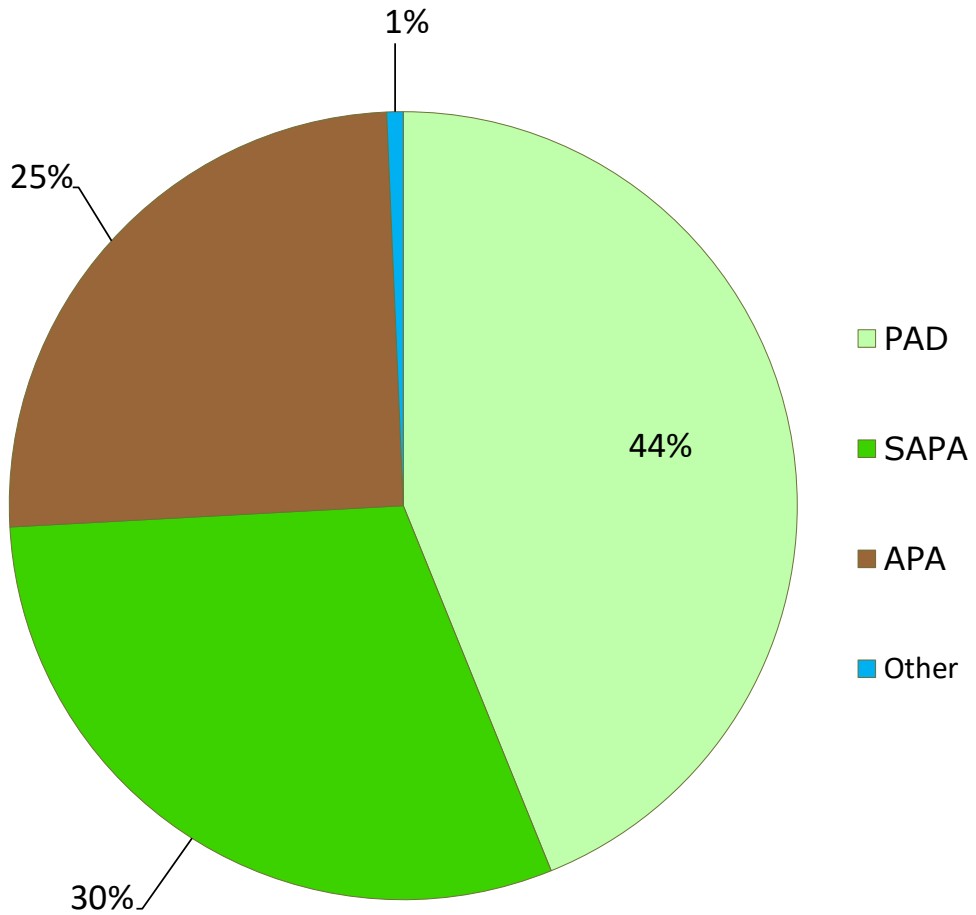
FISCAL YEAR	TOTAL ACRES PRESERVED	PINELANDS MANAGEMENT AREA				
		FA	RDA	RGA	VILLAGE	TOWN
Folsom Borough	20	20	0	0	0	0
Hamilton Township	9	9	0	0	0	0
Hammonton Town	49	41	0	0	0	8
Lacey Township	150	150	0	0	0	0
Medford Township	3	0	0	3	0	0
Monroe Township	13	13	0	0	0	0
Pemberton Township	2	0	0	2	0	0
Southampton Township	27	27	0	0	0	0
Tabernacle Township	24	0	24	0	0	0
Winslow Township	10	0	0	0	10	0
Woodland Township	61	0	0	0	61	0
<b>TOTAL ACRES PRESERVED</b>	<b>368</b>	<b>260</b>	<b>24</b>	<b>5</b>	<b>71</b>	<b>8</b>

- 1) Numbers may not total due to rounding.
- 2) PDCs are not normally allocated to lands in the non-sending Pinelands management areas listed above. However, the Commission may do so in special cases.
- 3) Acres preserved in the Forest Area (FA), Rural Development Area (RDA), Pinelands Villages and Pinelands Towns were part of larger parcels partially located in PDC sending areas, from which PDCs were severed. Landowners sometimes elect to deed-restrict their entire parcels, rather than just the acreage in the PDC sending areas.
- 4) Acres preserved in the Regional Growth Area (RGA) resulted from settlement agreements between the Pinelands Commission and the property owners.

**LEGEND:****FA = Forest Area****RDA = Rural Development Area****RGA = Regional Growth Area****VILLAGE = Pinelands Village****TOWN = Pinelands Town**

FIGURE 2

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
LANDS PRESERVED BY MANAGEMENT AREA  
THROUGH FISCAL YEAR 2020**



**Total: 55,391 acres**

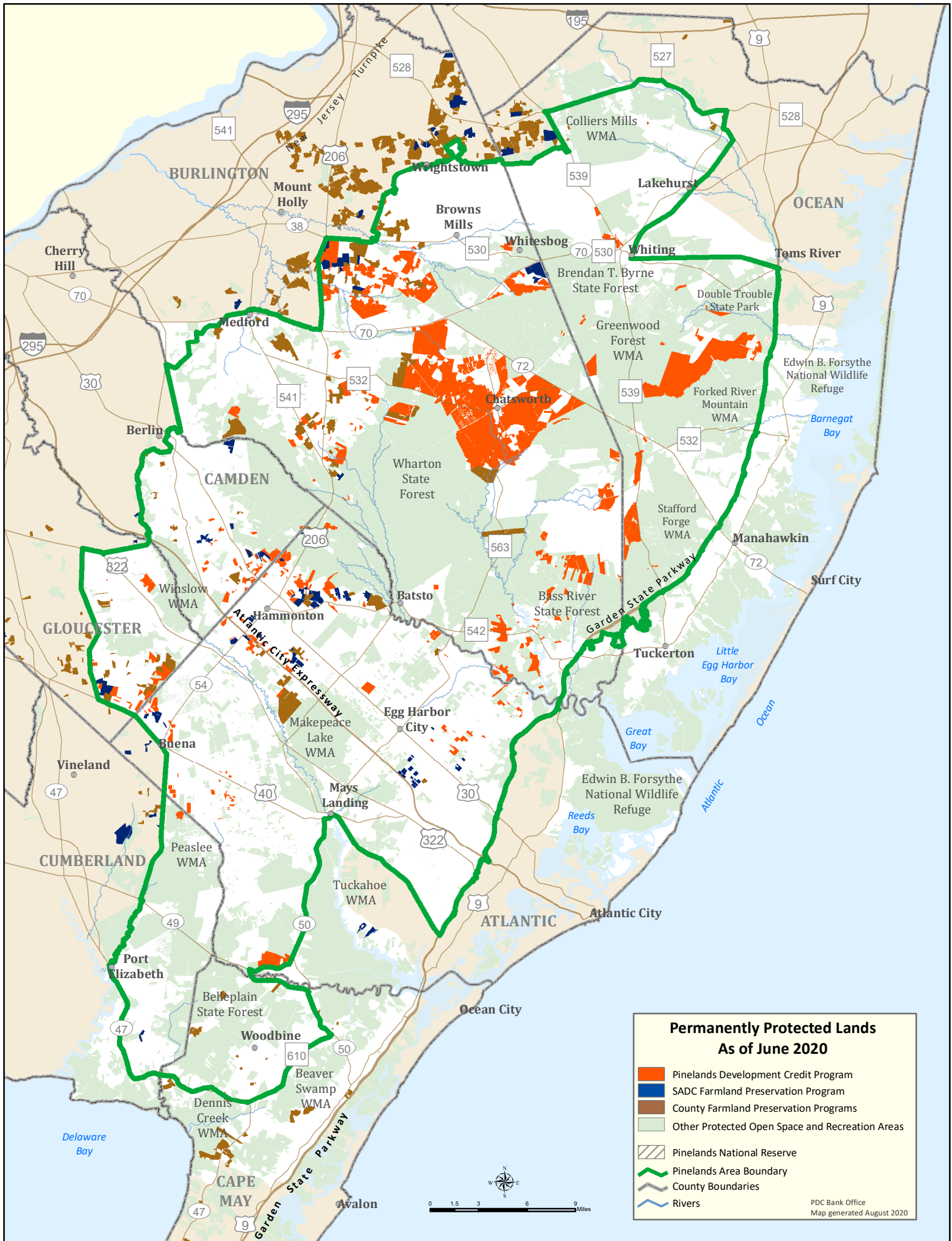


**TABLE 7**

**SADC AND COUNTY FARMLAND PRESERVATION PROGRAMS  
ACRES PRESERVED IN PINELANDS SENDING AREAS BY MUNICIPALITY  
THROUGH FISCAL YEAR 2020**

MUNICIPALITY	TOTAL ACRES PRESERVED	PINELANDS MANAGEMENT AREA			PDCs EXTINGUISHED	RIGHTS EXTINGUISHED
		PAD	APA	SAPA		
Buena Borough	206		206		10.25	41
Folsom Borough	66		66		2.75	11
Franklin Township	377		377		14.50	58
Galloway Township	15		15		0.75	3
Hamilton Township	1,564		1,564		33.75	135
Hammonton Town	1,448		1,130	317	67.25	269
Manchester Township	56	56			0.50	2
Medford Township	1,342	4	675	664	25.25	101
Monroe Township	170		170		4.00	16
Mullica Township	1,029	2	1,027		48.00	192
Pemberton Township	2,234	47	1,695	492	83.25	333
Shamong Township	1,333	30	1,074	230	56.00	224
Southampton Township	1,501		1,501		68.75	275
Tabernacle Township	1,557	59	386	1,112	56.50	226
Washington Township	1,243			1,243	47.75	191
Waterford Township	345		345		17.25	69
Winslow Township	566		566		26.25	105
Woodland Township	68	61		6	2.00	8
<b>GRAND TOTAL</b>	<b>15,120</b>	<b>259</b>	<b>10,797</b>	<b>4,064</b>	<b>564.75</b>	<b>2,259</b>

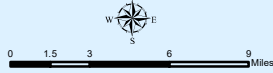
- 1) Acres listed are based on data provided by the State Agriculture Development Committee (SADC) and the County Farmland Preservation Program.
- 2) No PDC Certificates have been issued in association with these deed restrictions. All PDCs associated with these properties are considered "extinguished".
- 3) Numbers may not total due to rounding.



**Permanently Protected Lands  
As of June 2020**

- Pinelands Development Credit Program
- SADC Farmland Preservation Program
- County Farmland Preservation Programs
- Other Protected Open Space and Recreation Areas
- Pinelands National Reserve
- Pinelands Area Boundary
- County Boundaries
- Rivers

PDC Bank Office  
Map generated August 2020



**TABLE 8**

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
SALES REPORT FOR FISCAL YEAR 2020**

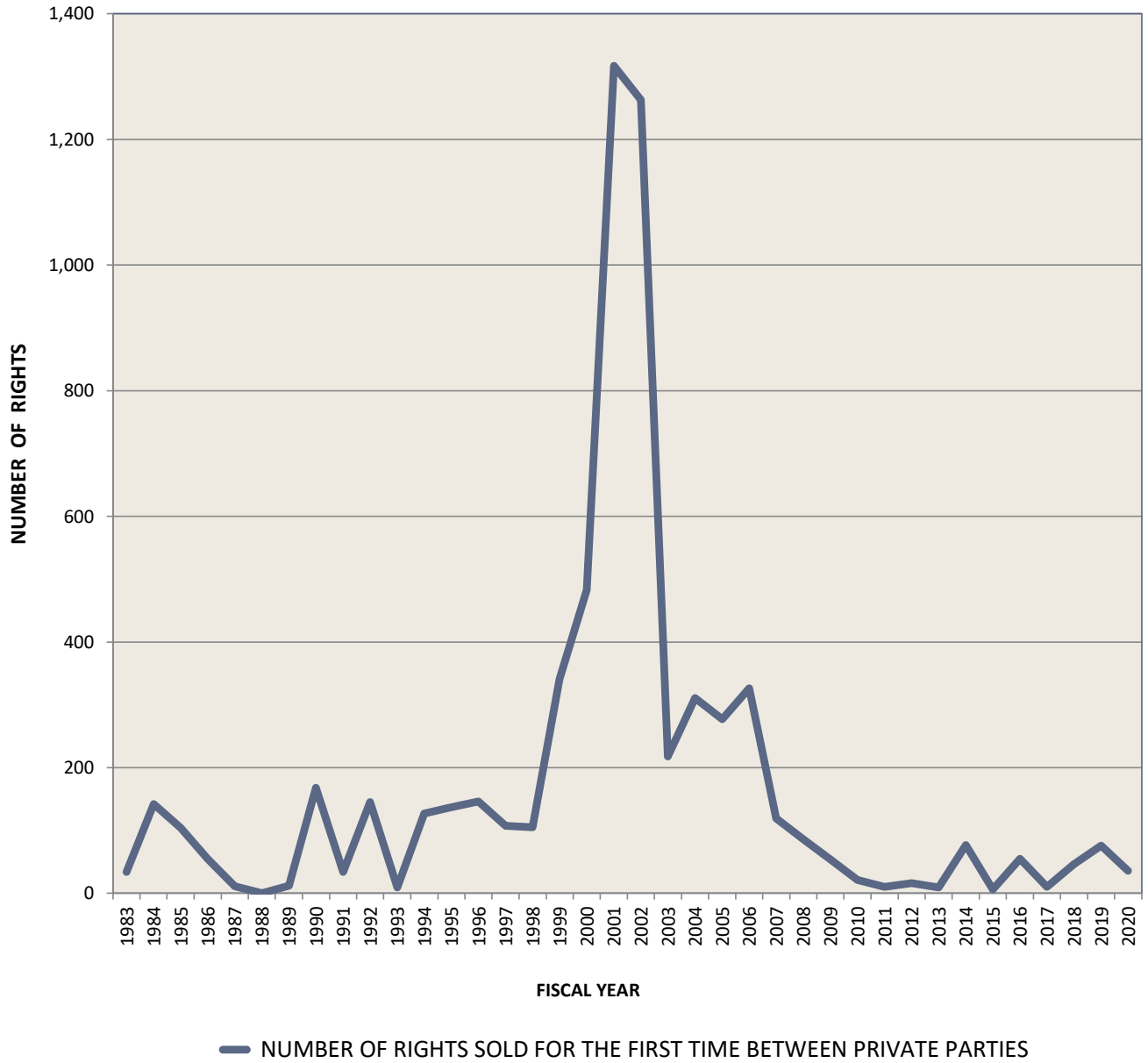
CERTIFICATE	SALES DATE	# PDCs SOLD	# RIGHTS SOLD	FIRST TIME SALE	TOTAL CONSIDERATION	SELLING PRICE PER RIGHT
1967	8/14/2019	0.25	1	No	\$10,000.00	\$10,000.00
2919	10/4/2019	0.25	1	No	\$8,500.00	\$8,500.00
2567	10/7/2019	0.25	1	No	\$8,000.00	\$8,000.00
2568	10/7/2019	0.25	1	No	\$8,000.00	\$8,000.00
2569	10/7/2019	0.25	1	No	\$8,000.00	\$8,000.00
2570	10/7/2019	0.25	1	No	\$8,000.00	\$8,000.00
1053	11/14/2019	0.25	1	No	\$15,000.00	\$15,000.00
2604	12/10/2019	0.25	1	Yes	\$9,110.00	\$9,110.00
122	12/19/2019	2.25	9	No	\$81,990.00	\$9,110.00
2104	12/19/2019	0.25	1	Yes	\$10,000.00	\$10,000.00
2915	12/19/2019	0.25	1	No	\$10,000.00	\$10,000.00
2913	12/19/2019	0.25	1	No	\$10,000.00	\$10,000.00
2914	12/19/2019	0.25	1	No	\$10,000.00	\$10,000.00
2648	1/3/2020	0.25	1	Yes	\$9,500.00	\$9,500.00
2638	1/8/2020	0.25	1	Yes	\$8,500.00	\$8,500.00
2639	1/8/2020	0.25	1	Yes	\$8,500.00	\$8,500.00
2731	1/18/2020	0.50	2	Yes	\$20,000.00	\$10,000.00
2364	2/17/2020	0.25	1	Yes	\$10,500.00	\$10,500.00
2868	2/17/2020	0.25	1	Yes	\$9,500.00	\$9,500.00
2150	2/18/2020	1.00	4	Yes	\$38,000.00	\$9,500.00
2949	2/20/2020	0.75	3	Yes	\$30,000.00	\$10,000.00
2336	2/22/2020	0.25	1	Yes	\$10,000.00	\$10,000.00
2950	3/2/2020	0.25	1	No	\$10,500.00	\$10,500.00
1896	3/18/2020	2.00	8	Yes	\$80,000.00	\$10,000.00
2396	3/18/2020	0.75	3	Yes	\$30,000.00	\$10,000.00
2096	3/19/2020	1.00	4	Yes	\$40,000.00	\$10,000.00
2917	4/10/2020	0.25	1	Yes	\$10,000.00	\$10,000.00
2240	5/29/2020	0.25	1	Yes	\$8,500.00	\$8,500.00
2975	6/29/2020	0.50	2	Yes	\$20,000.00	\$10,000.00
1844	6/30/2020	0.25	1	No	\$15,000.00	\$15,000.00

<b>TOTAL CERTIFICATES SOLD:</b>	<b>30</b>	<b>TOTAL FIRST TIME SALES:</b>	<b>17</b>
<b>TOTAL PDCs SOLD:</b>	<b>14.25</b>	<b>TOTAL RE-SALES:</b>	<b>13</b>
<b>TOTAL RIGHTS SOLD:</b>	<b>57</b>	<b>TOTAL SALES:</b>	<b>\$555,100.00</b>
		<b>AVERAGE SALE PRICE PER RIGHT:</b>	<b>\$9,739.00</b>

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) Only those transactions for which the seller received consideration are included.
- 3) All reported sales were between private parties.

FIGURE 3

TRENDS IN FIRST TIME SALES OF  
PINELANDS DEVELOPMENT CREDITS  
BETWEEN PRIVATE PARTIES THROUGH FISCAL YEAR 2020



**TABLE 9**

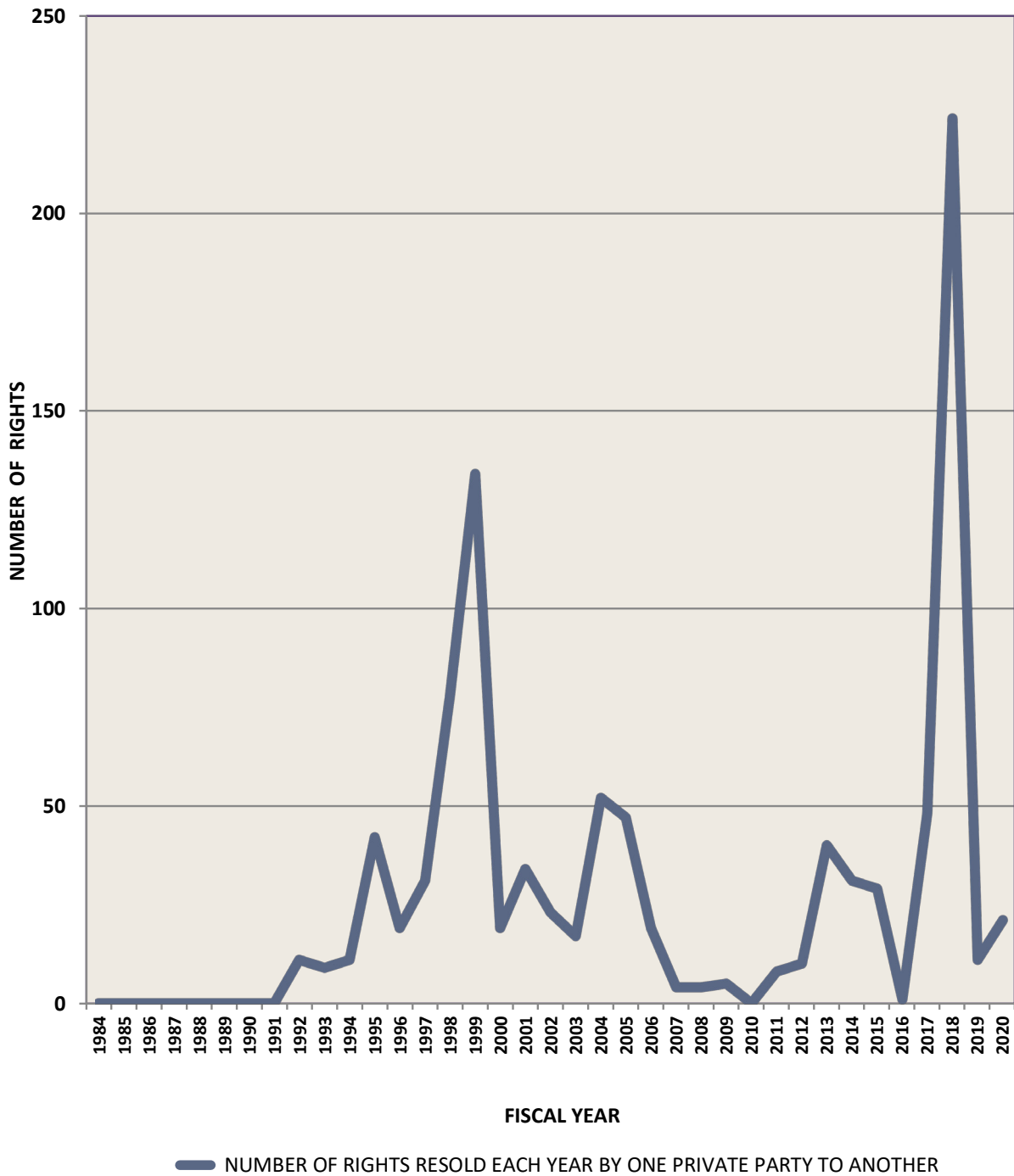
**PINELANDS DEVELOPMENT CREDIT PROGRAM  
FIRST TIME SALES OF RIGHTS  
THROUGH FISCAL YEAR 2020**

FISCAL YEAR	RIGHTS PURCHASED		
	BETWEEN PRIVATE PARTIES	BY PUBLIC BANKS	TOTAL
1983	0	34	34
1984	10	132	142
1985	3	101	104
1986	19	36	55
1987	0	11	11
1988	0	0	0
1989	3	9	12
1990	21	147	168
1991	34	0	34
1992	117	28	145
1993	8	1	9
1994	127	0	127
1995	78	59	137
1996	132	14	146
1997	96	11	107
1998	105	0	105
1999	341	0	341
2000	271	212	483
2001	531	786	1,317
2002	250	1,013	1,263
2003	218	0	218
2004	311	0	311
2005	277	0	277
2006	326	0	326
2007	119	0	119
2008	86	0	86
2009	54	0	54
2010	21	0	21
2011	10	0	10
2012	16	0	16
2013	9	0	9
2014	77	0	77
2015	6	0	6
2016	55	0	55
2017	10	0	10
2018	46	0	46
2019	76	0	76
2020	36	0	36
<b>TOTAL</b>	<b>3,899</b>	<b>2,594</b>	<b>6,493</b>

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) Only rights sold after being severed from sending properties are included.
- 3) Only those transactions for which the seller received consideration are included.
- 4) "Public Banks" include the Burlington County Pinelands Development Credit Exchange and the New Jersey Pinelands Development Credit Bank.

**FIGURE 4**

**TRENDS IN REALES OF PINELANDS DEVELOPMENT CREDITS  
BETWEEN PRIVATE PARTIES THROUGH FISCAL YEAR 2020**



**TABLE 10**

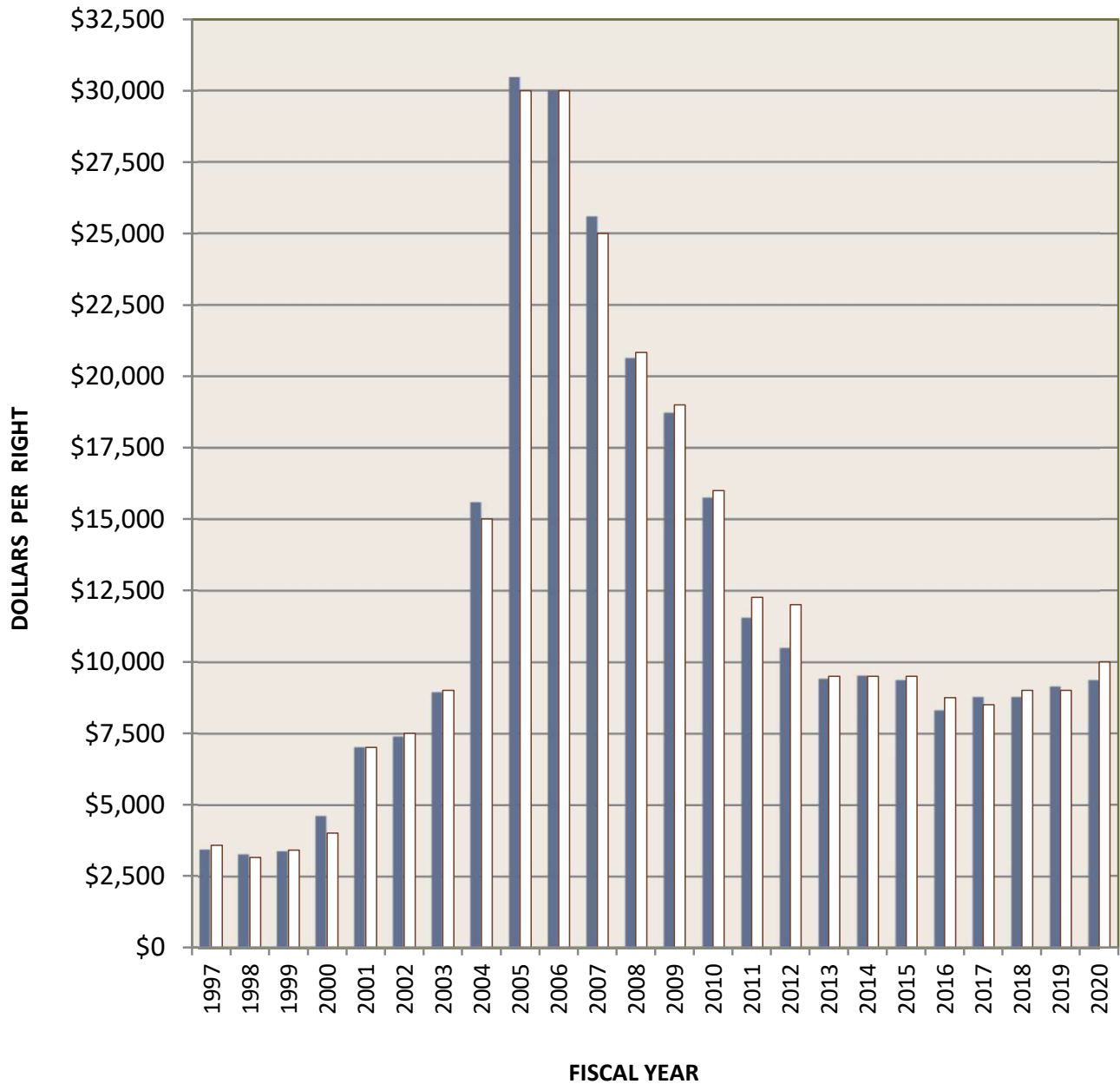
**PINELANDS DEVELOPMENT CREDIT PROGRAM  
RESALES OF RIGHTS  
THROUGH FISCAL YEAR 2020**

FISCAL YEAR	RIGHTS RE-SOLD		
	BETWEEN PRIVATE PARTIES	BY PUBLIC BANKS	TOTAL
1984	0	6	6
1985	0	8	8
1986	0	21	21
1987	0	14	14
1988	0	29	29
1989	0	192	192
1990	0	62	62
1991	- NO SALES -		
1992	11	4	15
1993	9	0	9
1994	11	0	11
1995	42	0	42
1996	19	0	19
1997	31	0	31
1998	78	0	78
1999	134	0	134
2000	19	141	160
2001	34	30	64
2002	23	0	23
2003	17	0	17
2004	52	0	52
2005	47	0	47
2006	19	0	19
2007	4	0	4
2008	4	0	4
2009	5	0	5
2010	- NO SALES -		
2011	8	0	8
2012	10	0	10
2013	40	0	40
2014	31	0	31
2015	29	0	29
2016	1	0	1
2017	48	0	48
2018	224	0	224
2019	11	0	11
2020	21	0	21
<b>TOTAL</b>	<b>982</b>	<b>507</b>	<b>1,489</b>

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) Only those transactions for which the seller received consideration are included.
- 3) "Public Banks" include the Burlington County Pinelands Development Credit Exchange and the New Jersey Pinelands Development Credit Bank.

FIGURE 5

**MEAN & MEDIAN PRIVATE PDC SALES PRICES  
1997 THROUGH FISCAL YEAR 2020**



■ MEAN SALES PRICE PER RIGHT    □ MEDIAN SALES PRICE PER RIGHT



**TABLE 11**

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
PDC PRIVATE SALES – PRICE PER RIGHT  
THROUGH FISCAL YEAR 2020**

FISCAL YEAR OF SALE	MEAN SALES PRICE PER RIGHT	MEDIAN SALES PRICE PER RIGHT	PRICE RANGE PER RIGHT		NUMBER OF RIGHTS SOLD
1984	\$2,500	\$2,500	\$2,500	\$2,500	10
1985	\$2,250	\$2,250	\$2,250	\$2,250	3
1986	\$2,006	\$2,083	\$1,875	\$2,083	19
1987	- NO SALES -				0
1988	- NO SALES -				0
1989	\$2,667	\$2,750	\$2,500	\$2,750	3
1990	\$4,175	\$3,875	\$3,000	\$5,650	21
1991	\$3,689	\$3,750	\$2,625	\$5,550	34
1992	\$3,586	\$3,500	\$2,700	\$4,750	128
1993	\$3,471	\$3,500	\$2,700	\$4,500	17
1994	\$3,474	\$3,375	\$2,954	\$5,000	138
1995	\$3,313	\$3,107	\$2,500	\$4,500	120
1996	\$3,300	\$3,206	\$3,000	\$4,500	151
1997	\$3,452	\$3,575	\$2,500	\$4,000	127
1998	\$3,289	\$3,150	\$2,940	\$4,000	183
1999	\$3,392	\$3,400	\$1,700	\$6,750	475
2000	\$4,626	\$4,000	\$3,300	\$8,000	290
2001	\$7,033	\$7,000	\$3,700	\$9,000	565
2002	\$7,407	\$7,500	\$4,250	\$9,000	273
2003	\$8,954	\$9,000	\$4,000	\$11,000	235
2004	\$15,594	\$15,000	\$5,500	\$30,000	363
2005	\$30,470	\$30,000	\$17,500	\$40,000	324
2006	\$29,998	\$30,000	\$15,000	\$40,000	345
2007	\$25,591	\$25,000	\$20,000	\$40,000	123
2008	\$20,639	\$20,833	\$17,000	\$25,000	90
2009	\$18,729	\$19,000	\$16,000	\$25,000	59
2010	\$15,762	\$16,000	\$15,000	\$16,000	21
2011	\$11,557	\$12,250	\$8,000	\$15,000	18
2012	\$10,500	\$12,000	\$6,000	\$12,500	26
2013	\$9,418	\$9,500	\$7,500	\$9,500	49
2014	\$9,535	\$9,500	\$6,000	\$20,000	108
2015	\$9,379	\$9,500	\$8,500	\$9,500	35
2016	\$8,326	\$8,750	\$8,500	\$9,500	56
2017	\$8,784	\$8,500	\$4,500	\$12,000	58
2018	\$8,784	\$9,000	\$6,500	\$9,500	14
2019	\$9,155	\$9,000	\$7,800	\$10,000	87
2020	\$9,739	\$10,000	\$8,000	\$15,000	57
<b>TOTAL</b>					<b>4,625</b>

- 1) In order to reflect the influence of the re-sale market, includes secondary as well as first-time sales, resulting in some multiple counting of rights.
- 2) Prices are not adjusted for inflation.
- 3) Does not include sales/transfers involving special circumstances such as gifts within families or sales including land.
- 4) One transferable development right equals one-quarter Pinelands Development Credit (PDC).

**TABLE 12**

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
PDCS ENCUMBERED THROUGH FISCAL YEAR 2020**

<b>CERTIFICATE</b>	<b>PDCs ENCUMBERED</b>	<b>DATE ENCUMBERED</b>	<b>LENDING INSTITUTION</b>
2775	0.25	1/22/2018	GM ME Funding, LLC
2776	0.50	1/22/2018	GM ME Funding, LLC
2777	1.00	1/22/2018	GM ME Funding, LLC
2778	0.25	1/22/2018	GM ME Funding, LLC
2779	0.25	1/22/2018	GM ME Funding, LLC
2780	6.00	1/22/2018	GM ME Funding, LLC
2781	2.00	1/22/2018	GM ME Funding, LLC
2783	3.00	1/22/2018	GM ME Funding, LLC
2797	0.25	2/28/2018	GM ME Funding, LLC
2798	0.25	2/28/2018	GM Me Funding, LLC
2799	0.25	2/28/2018	GM ME Funding, LLC
2800	0.25	2/28/2018	GM ME Funding, LLC

**TOTAL CERTIFICATES ENCUMBERED: 12**  
**TOTAL PDCs ENCUMBERED: 14.25**  
**TOTAL RIGHTS ENCUMBERED: 57**

**TABLE 13**

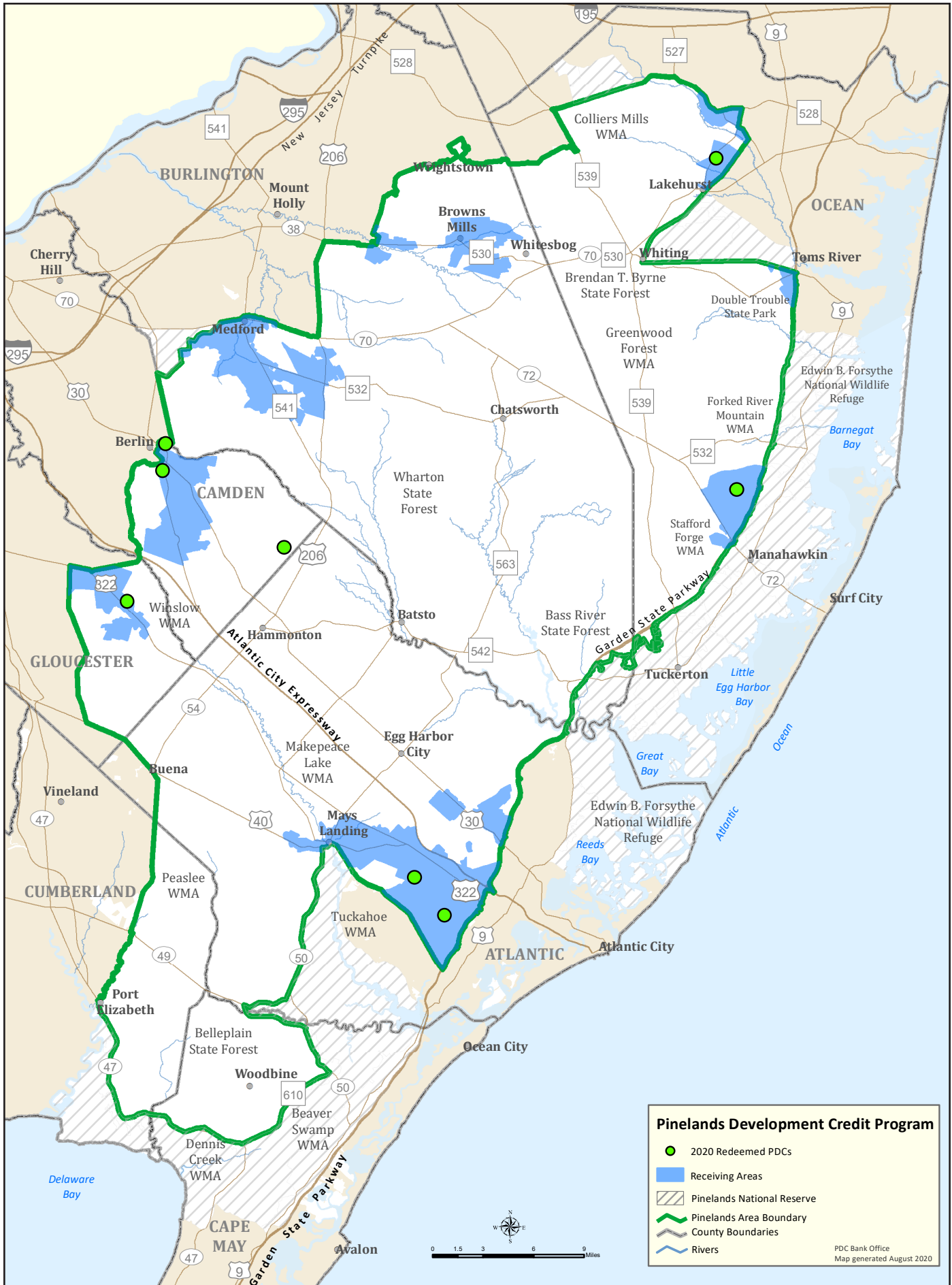
**PINELANDS DEVELOPMENT CREDIT PROGRAM  
PDC REDEMPTIONS FOR FISCAL YEAR 2020**

<b>CERTIFICATE</b>	<b>DATE REDEEMED*</b>	<b># PDCs</b>	<b># RIGHTS</b>	<b>SENDING MUNICIPALITY</b>	<b>RECEIVING MUNICIPALITY</b>
2033	3/10/2020	0.25	1	Southampton Township	Egg Harbor Township
2882	5/11/2020	1.00	4	Franklin Township	Monroe Township
2882	5/11/2020	0.25	1	Franklin Township	Monroe Township
2883	10/17/2019	0.25	1	Lacey Township	Egg Harbor Township
2884	10/17/2019	0.25	1	Lacey Township	Egg Harbor Township
2885	10/17/2019	0.25	1	Hammonton Town	Egg Harbor Township
2886	10/17/2019	0.25	1	Hammonton Town	Egg Harbor Township
2887	10/17/2019	0.25	1	Hammonton Town	Egg Harbor Township
2888	10/17/2019	0.25	1	Hammonton Town	Egg Harbor Township
2889	10/17/2019	0.25	1	Woodland Township	Egg Harbor Township
2920	8/29/2019	0.25	1	Galloway Township	Barnegat Township
2921	1/13/2020	0.25	1	Southampton Township	Egg Harbor Township
2922	1/13/2020	0.25	1	Southampton Township	Egg Harbor Township
2923	1/13/2020	0.25	1	Southampton Township	Egg Harbor Township
2924	1/13/2020	0.25	1	Southampton Township	Egg Harbor Township
2925	1/13/2020	0.25	1	Franklin Township	Egg Harbor Township
2926	5/18/2020	0.25	1	Woodland Township	Berlin Township
2932	1/7/2020	1.75	7	Winslow Township	Winslow Township
2934	1/7/2020	0.75	3	Winslow Township	Winslow Township
2943	1/7/2020	0.25	1	Hammonton Town	Winslow Township
2945	2/12/2020	0.25	1	Franklin Township	Waterford Township
2947	2/6/2020	0.50	2	Hamilton Township	Egg Harbor Township
2957	4/7/2020	0.25	1	Tabernacle Township	Egg Harbor Township
2958	4/7/2020	0.25	1	Tabernacle Township	Egg Harbor Township
2965	6/18/2020	0.25	1	Woodland Township	Manchester Township

**TOTAL PDCs REDEEMED: 9.25**  
**TOTAL RIGHTS REDEEMED: 37**  
**TOTAL CERTIFICATES REDEEMED: 24**  
**TOTAL APPLICATIONS REDEEMING PDCs: 10**

\* Date of Redemption at the PDC Bank

1) One transferable development right equals one quarter Pinelands Development Credit (PDC).

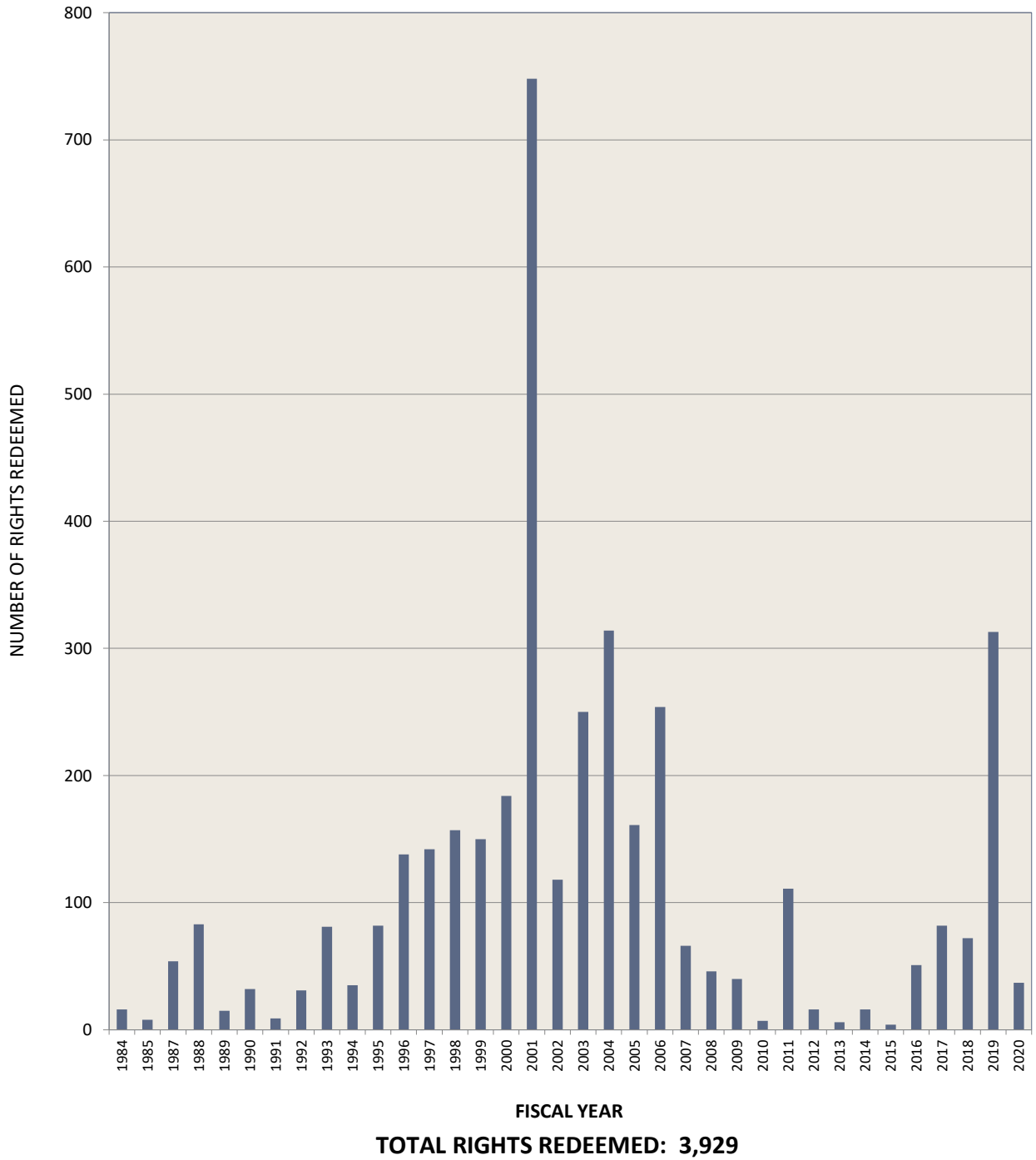


**TABLE 14**  
**PINELANDS DEVELOPMENT CREDIT PROGRAM**  
**ACTIVE DEVELOPMENT PROJECTS USING PDCS**  
**ACTIVITY THROUGH FISCAL YEAR 2020**

MUNICIPALITY	# PROJECTS	# RIGHTS REQUIRED	# RIGHTS REDEEMED	# RIGHTS NOT YET REDEEMED
Barnegat Township	12	130	130	0
Bass River Township	2	2	2	0
Berkeley Township	2	4	4	0
Berlin Township	3	3	3	0
Buena Borough	2	2	2	0
Buena Vista Township	6	7	7	0
Chesilhurst Borough	11	50	50	0
Dennis Township	8	8	8	0
Egg Harbor City	3	12	12	0
Egg Harbor Township	187	972	959	13
Estell Manor City	3	4	4	0
Evesham Township	6	9	9	0
Folsom Borough	2	2	2	0
Franklin Township	2	3	3	0
Galloway Township	21	253	253	0
Hamilton Township	51	879	859	20
Hammonton Town	19	24	24	0
Jackson Township	6	116	6	110
Lacey Township	4	6	6	0
Lakehurst Borough	1	1	1	0
Manchester Township	7	9	9	0
Maurice River Township	4	4	4	0
Medford Lakes Borough	5	5	5	0
Medford Township	43	120	94	26
Monroe Township	69	489	444	45
Mullica Township	9	10	10	0
New Hanover Township	1	2	2	0
Ocean Township	1	1	1	0
Pemberton Township	29	73	65	8
Shamong Township	16	30	30	0
Southampton Township	7	10	10	0
Stafford Township	23	164	156	8
Tabernacle Township	18	286	284	2
Upper Township	8	10	10	0
Washington Township	2	2	2	0
Waterford Township	34	119	119	0
Weymouth Township	3	4	4	0
Winslow Township	48	406	323	83
Woodbine Borough	1	2	2	0
Woodland Township	3	4	4	0
Multiple Municipalities	2	6	6	0
<b>TOTAL</b>	<b>684</b>	<b>4,243</b>	<b>3,928</b>	<b>315</b>

- 1) One transferable development right equals one-quarter Pinelands Development Credit (PDC).
- 2) Includes only those applications that have received municipal or county approvals that have been reviewed by the Pinelands Commission and allowed to take effect or whose PDCs are pending redemption.
- 3) Redemptions are reported only after a formal redemption notice is issued.
- 4) Total number of projects reflects an ongoing review and identification of abandoned, revised and closed projects, projects no longer requiring PDCs and projects having no activity for the previous five years.
- 5) Linear Development projects are reported under "Multiple Municipalities". In prior reports, they were listed as being located in Berlin Township.

**FIGURE 6**  
**RIGHTS REDEEMED THROUGH**  
**FISCAL YEAR 2020**



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

**TABLE 15**  
**PINELANDS DEVELOPMENT CREDIT PROGRAM**  
**HOW PINELANDS DEVELOPMENT CREDITS ARE PLANNED TO BE USED**  
**ACTIVITY THROUGH FISCAL YEAR 2020**

MUNICIPALITY	NUMBER OF RIGHTS							TOTAL RIGHTS PER MUNICIPALITY
	WAIVERS	UNDERSIZED LOTS	DENSITY BONUS	USE VARIANCES	% OF MARKET RATE UNITS	FLOOR AREA RATIO	OTHER	
Barnegat Township		4	86	2	38			130
Bass River Township	1	1						2
Berkeley Township	4							4
Berlin Township						3		3
Buena Borough		1	1					2
Buena Vista Township	4	3						7
Chesilhurst Borough		8		42				50
Dennis Township	4	4						8
Egg Harbor City		11		1				12
Egg Harbor Township	9	77	746	104	36			972
Estell Manor City	2	2						4
Evesham Township	5	4						9
Folsom Borough	1	1						2
Franklin Township	2	1						3
Galloway Township	11	3	167	72				253
Hamilton Township	23	9	618	229	0			879
Hammonton Town	2	21	1					24
Jackson Township	6				110			116
Lacey Township	6							6
Lakehurst Borough		1						1
Manchester Township	9							9
Maurice River Township	3	1						4
Medford Lakes Borough	1	4						5
Medford Township	6	28	53	9	24			120
Monroe Township	9	34	345	28	58		15	489
Mullica Township	8	2						10
New Hanover Township	2							2
Ocean Township	1							1
Pemberton Township	15	9	26	23				73
Shamong Township	7	2	21					30
Southampton Township	10							10
Stafford Township	26	3			135			164
Tabernacle Township	8	8	5	28			237	286
Upper Township	10							10
Washington Township	2							2
Waterford Township	11	9	91	7	1			119
Weymouth Township	3	1						4
Winslow Township	6	20	330	4	24	22		406
Woodbine Borough	2							2
Woodland Township	4							4
Multiple Municipalities	6							6
<b>TOTAL RIGHTS:</b>	<b>229</b>	<b>272</b>	<b>2,490</b>	<b>549</b>	<b>426</b>	<b>25</b>	<b>252</b>	<b>4,243</b>

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

2) Includes only those applications that have received municipal or county approvals that have been reviewed by the Pinelands Commission and allowed to take effect or whose PDCs are pending redemption.

TABLE 16

**PINELANDS DEVELOPMENT CREDIT PROGRAM  
PDCS AVAILABLE FOR PURCHASE AS OF JUNE 30, 2020**

**"SELLERS LIST"**

CERTIFICATE	DATE ISSUED	# PDCs	CERTIFICATE HOLDER	CITY & STATE
289	6/3/1992	0.25	Anthony & Bessie Zoppina	Browns Mills, NJ 08015
580	8/15/1996	0.25	William & Margaret Smith	Manahawkin, NJ 08050
905	1/20/1999	1.00	Ocean View Acres / Lacey Holding	Toms River, NJ 08753
936	3/30/1999	2.00	Karen Mandel	Lakewood, NJ 08701
1020	12/23/1999	0.75	George W. Betts Thomas E. Betts Thomas H. Betts	Hammonton, NJ 08037 Tuckahoe, NJ 08250 Hammonton, NJ 08037
1063	6/1/2000	1.00	Jack Daunoras - J. Daunoras Inc.	Cedar Brook, NJ 08018
1093	7/28/2000	0.75	Theodore H. Budd, III	Palos Heights, IL 60463
1127	10/31/2000	0.50	Jack Daunoras - J. Daunoras Inc.	Cedar Brook, NJ 08018
1388	4/26/2002	1.00	Mark Properties, LLC	Lakewood, NJ 08701
1489	12/11/2002	0.25	Charles E. Marlin	New Lisbon, NJ 08064
1497	12/17/2002	0.75	Max Gurwicz & Son, Inc.	Northfield, NJ 08225
1523	3/5/2003	2.50	Mark Properties, LLC	Lakewood, NJ 08701
1627	11/7/2003	2.50	Mark Properties, LLC	Lakewood, NJ 08701
1659	11/26/2003	4.50	Mark Properties, LLC	Lakewood, NJ 08701
1682	3/15/2004	5.00	Mark Properties, LLC	Lakewood, NJ 08701
1744	9/10/2004	2.00	Charles W. C. Johnston	Newfield, NJ 08344
1819	3/4/2005	1.00	Scott G. Franceschini	Egg Harbor, NJ 08215
1820	3/4/2005	1.00	Scott G. Franceschini	Egg Harbor, NJ 08215
1823	3/8/2005	1.00	Russell S. Franceschini	Egg Harbor, NJ 08215
1824	3/8/2005	1.00	Russell S. Franceschini	Egg Harbor, NJ 08215
1867	4/1/2005	1.75	Mark Properties, LLC	Lakewood, NJ 08701
1940	6/30/2005	0.25	Barbara R. Lippincott	Southampton, NJ 08088
1941	6/30/2005	0.25	Barbara R. Lippincott	Southampton, NJ 08088
1942	6/30/2005	0.25	Barbara R. Lippincott	Southampton, NJ 08088
1943	6/30/2005	0.25	Barbara R. Lippincott	Southampton, NJ 08088
1944	6/30/2005	2.00	Barbara R. Lippincott	Southampton, NJ 08088
1947	7/7/2005	0.25	Kurt P. Fuss Wayne Keith Prickett	Egg Harbor Township, NJ 08234 Egg Harbor Township, NJ 08234
1963	7/29/2005	0.25	Stuart A. & Frances J. Brooks	Tabernacle, NJ 08088
1988	8/25/2005	3.25	Karen Mandel	Lakewood, NJ 08701
2005	9/14/2005	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2006	9/14/2005	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2023	9/30/2005	0.50	Lee Brothers, Inc.	Chatsworth, NJ 08019
2029	10/17/2005	1.00	Russell & Martha Gray	Pemberton, NJ 08068
2031	10/21/2005	0.25	Joseph Donio, Jr.	Hammonton, NJ 08037
2094	2/10/2006	21.25	Egg Holding Corporation	New York, NY 10038
2108	3/3/2006	0.50	David C. Tomlinson	Shamong, NJ 08088
2130	3/24/2006	1.75	Krupnick Realty Holdings, LLC	Lakewood, NJ 08701
2134	4/12/2006	3.00	Ricky DeMarco	Hammonton, NJ 08037
2141	4/20/2006	0.25	Joshalyn Lawrence	Washington, DC 20001
2146	4/26/2006	0.25	Joseph S. Miles	Hoboken, NJ 07030
2147	4/26/2006	0.25	Joseph S. Miles	Hoboken, NJ 07030
2152	5/12/2006	0.25	Paul F. Steeb	Belgrade, ME 04917
2155	5/16/2006	1.25	Robert L. & Lisa R. Butler	New Lisbon, NJ 08064
2162	5/24/2006	0.25	Louis DiBella	Williamstown, NJ 08094
2172	6/14/2006	5.50	Nancy & Anthony Albert-Puleo	Southampton, NJ 08088
2188	8/16/2006	0.75	Robert Schaefer	Absecon, NJ 08201
2196	9/22/2006	5.00	Lee Brothers, Inc.	Chatsworth, NJ 08019



CERTIFICATE	DATE ISSUED	# PDCs	CERTIFICATE HOLDER	CITY & STATE
2204	11/13/2006	0.50	Zell Enterprises, LLC	Margate, NJ 08402
2205	11/13/2006	0.25	Zell Enterprises, LLC	Margate, NJ 08402
2209	12/14/2006	1.00	William J. & Mary C. Sofield, III	Hammonton, NJ 08037
2219	2/20/2007	0.75	Joseph Donio, Jr.	Hammonton, NJ 08037
2229	3/22/2007	1.50	George & Linda Abbott	Pemberton, NJ 08068
2231	3/28/2007	3.00	New Jersey Natural Lands Trust	Trenton, NJ 08625
2238	4/11/2007	5.00	G.V.I. Pliner, Inc.	Atco, NJ 08004-0160
2250	4/25/2007	1.25	Variety Farms, Inc.	Hammonton, NJ 08037
2263	7/5/2007	0.25	Tabernacle Township	Tabernacle, NJ 08088
2264	7/11/2007	0.25	Joseph Continisio Builders, Inc.	Hammonton, NJ 08037
2273	8/13/2007	0.25	David Arena	Hammonton, NJ 08037
2280	9/13/2007	0.25	Anthony & Antoinette D'Amato	Berlin, NJ 08009
2288	10/9/2007	0.50	Edward Roma Thomas Roma	Egg Harbor, NJ 08215 Albertus, PA 18011
2307	12/31/2007	7.75	Abbott W. Lee	Chatsworth, NJ 08019
2322	5/28/2008	0.50	Timothy Aglialoro	Waterford, NJ 08089
2323	6/2/2008	0.25	Mamie Montgomery	Louisville, GA 30434
2324	6/4/2008	0.25	Karl Janke	Birmingham, NJ 08011
2347	8/28/2008	1.00	George W. Betts Thomas H. Betts	Hammonton, NJ 08037 Hammonton, NJ 08037
2360	12/29/2008	0.50	Larry Chingok Lui	Buena, NJ 08310
2362	12/30/2008	2.25	Isabella Baihua Chen	Brooklyn, NY 11204
2363	12/30/2008	1.75	Larry Chingok Lui	Buena, NJ 08310
2375	3/27/2009	1.25	Burlington County Board of Chosen Freeholders	Mount Holly, NJ 08060
2377	5/27/2009	0.25	Steven L. Hotz	Medford, NJ 08055
2378	7/2/2009	0.50	Argos Farm, LLC	Middletown, NJ 07748
2392	12/29/2009	1.50	K & D Land Trust	New York, NY 10017
2407	4/10/2010	1.25	Nicholas J. & Elaine Coia	Hammonton, NJ 08037
2417	9/22/2010	0.25	Joseph O'Donoghue	Marmora, NJ 08223
2440	4/5/2011	0.25	Samuel Simon	Northfield, NJ 08225
2447	5/25/2011	0.75	NJDEP - Division of Land Use & Regulation	Trenton, NJ 08625
2448	5/25/2011	1.75	Lee Brothers, Inc.	Chatsworth, NJ 08019
2451	6/29/2011	0.50	Robert Wasilik	Forked River, NJ 08731
2516	11/27/2012	0.50	Morgan Development Group, LLC	Voorhees, NJ 08043
2517	11/19/2012	0.25	Karl E. & Darlene A. Molinelli	Vineland, NJ 08360
2526	4/18/2013	0.50	JoEllen Holberg	Shamong, NJ 08088
2548	5/22/2013	0.25	Max Gurwicz & Son, Inc.	Northfield, NJ 08225
2555	9/5/2013	1.50	Ira Mendelsohn	Margate, NJ 08402
2589	1/16/2014	0.25	Louis & Linda Deman	Hammonton, NJ 08037
2621	6/23/2014	1.00	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2622	6/23/2014	1.00	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2623	6/23/2014	1.00	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2624	6/23/2014	1.00	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2625	6/23/2014	1.00	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2627	6/23/2014	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2628	6/23/2014	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2629	6/23/2014	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2630	6/23/2014	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2631	6/23/2014	0.25	Samuel R. & Geneva R. Moore, Jr.	Tabernacle, NJ 08088
2633	6/26/2014	0.25	Ben Q. & Katherine Tat	Williamstown, NJ 08094
2649	9/26/2014	0.75	Charles H. Menzer	Whiting, NJ 08759-0015
2707	10/29/2015	0.25	Catherine Roe	Succasunna, NJ 07876
2708	11/19/2015	0.25	June Badger	Egg Harbor, NJ 08234
2717	12/22/2015	0.50	Francis J. Murphy	Haddon Heights, NJ 08035
2749	10/20/2016	0.50	Dolores M. Ordille	Monroe Township, NJ 08831
2754	8/27/2016	0.25	Dallas Clevenger George W. Harper, III	Newfield, NJ 08344 Franklinville, NJ 08322

CERTIFICATE	DATE ISSUED	# PDCs	CERTIFICATE HOLDER	CITY & STATE
2769	10/18/2017	0.50	Richard M. Berenato	Hammonton, NJ 05037
2774	11/29/2017	0.25	Steven L. Hotz	Medford, NJ 08055
2784	1/2/2018	0.25	Anthony Jacobs	Hammonton, NJ 08037
2859	11/19/2018	0.25	Thomas Piatkowski	Cape Coral, FL 33914
2861	12/5/2018	0.75	Jack Daunoras - J. Daunoras Inc.	Cedar Brook, NJ 08018
2862	12/5/2018	0.25	Jack Daunoras - J. Daunoras Inc.	Cedar Brook, NJ 08018
2918	6/14/2019	0.25	Gaetano P. Giordano Builders, LLC	Philadelphia, PA 19146
2948	1/6/2020	0.25	Lakeside General Contractors	Franklinville, NJ 08322
2963	4/28/2020	0.25	Diane Twesten	Winslow, NJ 08095
			William L. Thompson	Winslow, NJ 08095
2969	6/17/2020	2.25	Yerek Jackson 46, LLC	Princeton, NJ 08542
2974	6/17/2020	0.25	Yerek Jackson 46, LLC	Princeton, NJ 08542
2976	6/17/2020	0.25	Yerek Jackson 46, LLC	Princeton, NJ 08542
2977	6/17/2020	0.25	Yerek Jackson 46, LLC	Princeton, NJ 08542
2978	6/17/2020	0.25	Yerek Jackson 46, LLC	Princeton, NJ 08542

<b>TOTAL CERTIFICATES AVAILABLE FOR PURCHASE:</b>	<b>115</b>
<b>TOTAL PDCs AVAILABLE FOR PURCHASE:</b>	<b>135.75</b>
<b>TOTAL RIGHTS AVAILABLE FOR PURCHASE:</b>	<b>543</b>