TDR Statewide Policy Task Force
July 19, 2010, 1:00 – 3:00 p.m.
Public Meeting Room, Department of Community Affairs
Trenton, NJ

Minutes

Attendance:

Caroline Armstrong, GMD	Brian Kelly, Chesterfield Township
Tom Beaver, NJ Farm Bureau	Christine Marion, Morris County. Plng. Bd.
Matt Blake, Littoral Society	Courtenay Mercer, Mercer Planning Assoc.
Tim Brill, SADC/TDR Bank Bd.	Suzanne McCarthy, DVRPC
Rick Brown, NJDEP	Monique Purcell, NJDA
Steven Bruder, SADC/TDR Bank Bd.	Bob Ringelheim, Hillsborough Township
Susan Craft, SADC/TDR Bank Bd.	David Roberts, Maser Consulting
Tim Dillingham, Littoral Society	Ed Schmierer, NJ League of Municipalities
Joy Farber, OSG	Liz Semple, NJDEP
Dave Fisher, Hovnanian	Thea Sheridan, Assembly Republican Office
Wilma Frey, NJ Conservation Foundation	John Stokes, Pinelands Commission
Fred Hardt, Moorestown, NJ	Diane Strauss, Strauss and Assooc. Planners
Karl Hartkopf, OSG	Eileen Swan, Highlands Commission
Jim Hartling, Urban Partners	Jim Walton, Stony Brook Millstone Water.
John Hasse, Rowan University	Ed Wengryn, NJ Farm Bureau
Helen Heinrich, NJ Farm Bureau	Jim Leonard, Governor's Office
Keith Henderson, COAH	Phil Caton, Clarke Caton Hintz
Louis Joyce, Salem County Planning Bd.	Chris Sturm, NJ Future

1.   Welcome - Phil Caton & Chris Sturm, Co-Chairs

     Phil Caton welcomed all to the day's session. The purpose of the meeting was to
     update everyone regarding the status of the Final Task Force Report and to switch
     modes from development recommendations to figuring out how to implement
     them. He thanked everyone, including all of the task force members, who helped
     work on the Report. He recognized the committee chairmen (Brian Kelly, Tony
     DiLodovico, Bob Melvin, Jim Hartling, Monique Purcell and Ed Schmierer) for
     their involvement. He further thanked Susan Craft for her guidance, and
     acknowledged that the Report was written by Chris Sturm, with contributions by
     Diane Strauss and Linda Weber.

2.   New Data on Land Use Trends in NJ – John Hasse, Rowan University

John Hasse presented the Rowan-Rutgers report highlighting the fact that New Jersey has been losing its remaining open space at an increasing rate. During the period between 2002 and 2007, he said that NJ experienced a 7% increase in its development rate as compared to the previous rate calculated for the period 1995-2002. During the 2002-2007, 16,061 land acres were developed per year, an amount equal to 34 football fields each day. As of 2007, developed land surpassed forest land as the dominant land use in the state despite the fact that NJ actually experienced a reduced population growth rate during the same period.

3.   Update on Current TDR Efforts

Chris Sturm introduced the planners who are engaged in current TDR efforts, which are depending upon the implementation of the group's recommendations.

Woolwich – Caroline Armstrong, Group Melvin Design, described the intense growth scenario the Township was dealing with when it sought to create a TDR plan to maintain its remaining rural character. Subsequently, a TDR plan was created to preserve over 5,000 acres of land (mostly farmland) by creating two main receiving zones comprising 700 acres of mixed use development. While Woolwich has already adopted its TDR ordinance and plan, the poor economy has halted progress, and water, sewer and highway issues still need to be resolved.

Berkeley Township – Dave Roberts, Maser Consulting, explained that Berkeley Township is proposing to preserve 840 acres of forested land by transferring growth into three mixed-use centers and an industrial area. As part of their plan endorsement process, they must also get plan endorsement, acquire CAFRA approval from DEP for the receiving zones, deal with traffic impact issues on Route 9 and revise their WMP.

Hillsborough Township – Bob Ringelheim, Hillsborough Township, presented an overview of the Township's TDR plan. Hillsborough's potential sending zone consists of over 6,000 acres of farmland and land on the sourland mountain, resulting in about 650 available credits. The proposed receiving areas include a potential town center with a planned train station and other highway commercial areas. Hillsborough hopes to entice participation using incentives. The township planning board will meet later in the week to consider the TDR proposal, which will require several additional steps before a TDR ordinance could be adopted. Like Woolwich, Hillsborough is proposing to allow development of more dwellling units in the receiving area than would have been permitted in the sending areas without TDR, but the denser transit-oriented housing development is anticipated to result in fewer school age children.

Jersey City – Courtenay Mercer, Mercer Planning Associates, described how TDR could be used in an urban setting to preserve historic buildings, gain new open space amenities, refurbish existing city parks and concentrate development in desired locations. Sending areas in each ward would consist of existing and proposed parkland and/or historic buildings to be preserved through adaptive reuse.   Receiving areas would consist of surface parking lots and vacant or underutilized properties targeted for redevelopment.   The next stage will be planning charrettes, schedule for the fall.

4.   Final Task Force Report – Status Update

Phil Caton thanked everyone again for their participation in developing the report and working so hard and in such good faith to reach consensus. Now that the report was complete, the effort will consist of figuring out how to implement the report's many recommendations.

5.   Advancing the Report's Implementation

Chris Sturm said many people had helped bring the Task Force Report to fruition. She said that they will continue to welcome input from everyone especially regarding how to proceed during the implementation phase. To that end, she introduced Jim Leonard, from the Governor's Policy Office, and Thea Sheridan, from the Assembly Republican Office, to discuss the legislative and administrative processes needed to be considered.

Jim Leonard: He explained that the Governor's office was preparing a single "policy document" to reflect the year's priorities, which would draw on input from the transition reports. He noted that the administration prefers to have all of the state agencies and office involved in a singular policy effort to work together in a unified fashion.

Thea Sheridan: She said that now that state government was split by a Republican governor and Democratic controlled legislature there would be more work required than before because the legislative effort would need to be bipartisan. She recommended proceeding with an inclusive bi-partisan process that was pragmatic about the current budget situation.

6.   Group Discussion: Feedback from Task Force on Priorities

The following recommendations were made:
- Conduct a study/analysis identifying how many places would/could benefit from TDR.
- Develop educational websites for people to learn about TDR; should be tailored for several different audiences.

- Develop positive case studies of communities' successful experiences with TDR and communities about to embark on TDR; could be presented in DVD form.
- Coordinate/identify possible receiving areas.
- Use John Hasse's animated web maps in community meetings to help people understand the overwhelming trends of sprawl development at the local level.
- Streamline Plan Endorsement process!
- Prioritize amending the TDR legislation and other statutes.
- Top priority: Help get Woolwich, Berkeley, Hillsborough and/or Jersey City through existing planning process, and financial/infrastructure blockades in order to create new positive case studies in NJ.
- Take advantage of municipal interest in revising their zoning based on the new "time of submission" legislation.
- Emphasize that towns must prepare Master Plans as part of Plan Endorsement.

7.   Wrap Up and Next Steps

Chris Sturm reiterated that she and Phil Caton welcomed input from everyone who is interested as they refine the proposal. She passed out a sheet and asked people to indicate their interest in helping out during the refinement and/or implementation phases.