



Salem County TDR
Task Force
March 10, 2010

Project Background



Grant from William Penn Foundation

State TDR Task Force – New Jersey Future

Salem County TDR Task Force – DVRPC

Project Timeline – through September 2010

Applied for “phase two” funding through
NJDEP

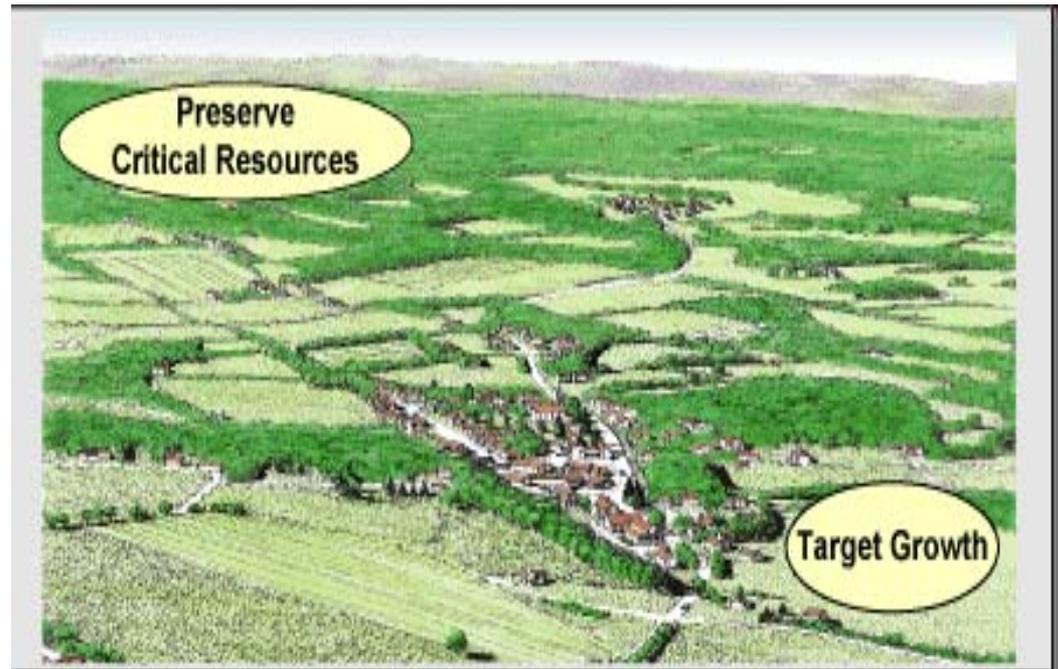
How TDR Works



Landowner sells right to develop land in sending area

That “right” is sold to a developer for use in a receiving area

Provides an option to “selling out”



TDR Program Requirements



Prepare draft TDR element for adoption in Master Plan; required elements include:

- 10-year population and economic growth estimates
- Analysis of how anticipated growth will be accommodated within municipality in general and receiving zone in particular
- Estimate of existing and proposed infrastructure in receiving zone
- Procedure and method for issuing legal instruments necessary to transfer development rights
- Explicit planning objectives and design standards to govern review of applications

TDR Program Requirements



Adopt a Capital Improvement Program for Receiving Zone

Adopt a Utility Service Plan Element for Receiving Zone

Prepare a Real Estate Market Analysis

- Sending and receiving zone analysis
- Viability of TDR program assessment

Draft a proposed TDR Ordinance designating sending and receiving zones

Receive approval for adoption of TDR ordinance by initial petition for endorsement of Master Plan by State Planning Commission



Goals of Salem County TDR Task Force

- Create consensus about whether a regional TDR program should be pursued

And if so...

- Identify the key issues to address to foster municipal participation in a regional TDR program

Salem County Population



338 square miles, 10th largest county in NJ

64,285 persons – 2000 Census

Leading population growth municipalities:

Pilesgrove

Quinton

Upper Pittsgrove

Pittsgrove

Oldmans

Declining populations in last two census periods

Alloway

Carneys Point

Elmer

Elsinboro

Lower Alloways Creek

Mannington

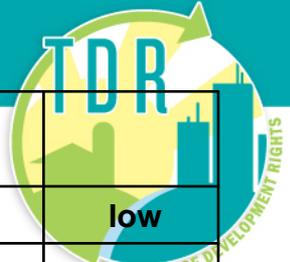
Penns Grove

Pennsville

Salem City

Woodstown

Salem County Population Projections 2007-2030



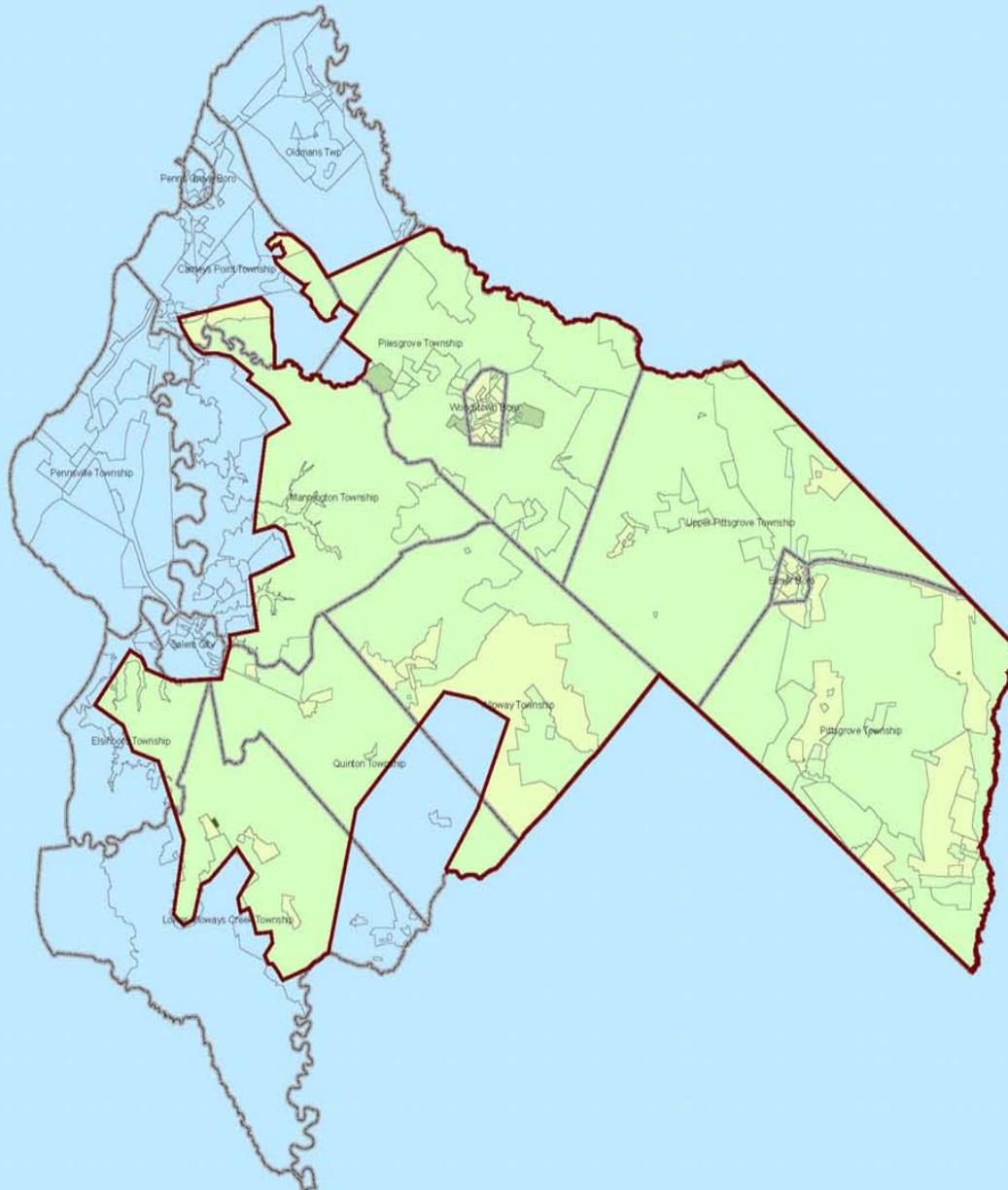
SJTPO Population Scenarios	2007			2030		
	pop	high	low	pop	high	low
Salem County	66,700	70,035	66,500	71,550	82,283	70,000
Alloway township	3,064	3,217	3,054	3,821	4,394	3,738
Carneys Point township	7,989	8,388	7,965	8,422	9,685	8,239
Elmer borough	1,370	1,439	1,366	1,329	1,529	1,301
Elsinboro township	1,071	1,124	1,067	1,030	1,185	1,008
Lower Alloways Creek township	1,953	2,050	1,947	2,176	2,502	2,129
Mannington township	1,575	1,654	1,571	1,599	1,839	1,565
Oldmans township	1,834	1,926	1,829	1,837	2,112	1,797
Penns Grove borough	4,774	5,013	4,760	4,560	5,244	4,461
Pennsville township	13,280	13,944	13,241	13,112	15,078	12,828
Pilesgrove township	4,426	4,647	4,413	5,316	6,114	5,201
Pittsgrove township	9,627	10,108	9,598	11,384	13,092	11,138
Quinton township	2,876	3,020	2,867	2,982	3,429	2,917
Salem city	5,767	6,055	5,749	5,562	6,397	5,442
Upper Pittsgrove township	3,709	3,895	3,698	4,375	5,031	4,280
Woodstown borough	3,385	3,554	3,375	4,045	4,651	3,957

Salem County Population Projected Rates 2007-2030



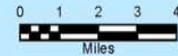
Salem County	7.3%
Alloway township	24.7%
Carneys Point township	5.4%
Elmer borough	-3.0%
Elsinboro township	-3.8%
Lower Alloways Creek township	11.4%
Mannington township	1.5%
Oldmans township	0.1%
Penns Grove borough	-4.5%
Pennsville township	-1.3%
Pilesgrove township	20.1%
Pittsgrove township	18.3%
Quinton township	3.7%
Salem city	-3.5%
Upper Pittsgrove township	17.9%
Woodstown borough	19.5%

General Municipal Zoning in Salem County ADA



Legend

- ADA Boundary
- Municipal Boundaries
- Zoning Districts
- Permitted Density**
 - <1 acre
 - >=1 <=5 acres
 - >5 <=10 acres
 - >10 acres



Data Sources:
Salem County Planning Board
Consultant's Analysis

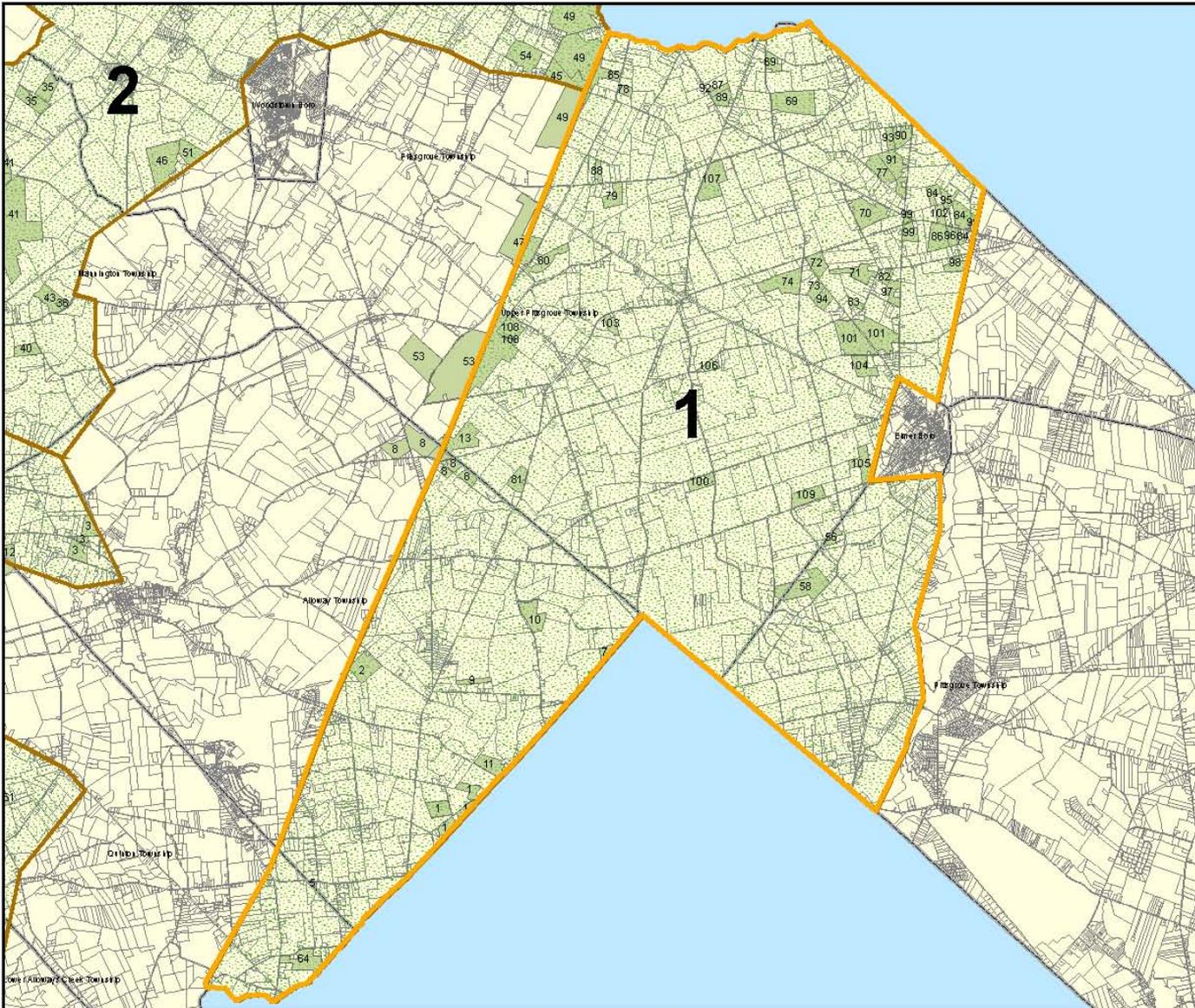
Agriculture Development Areas

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

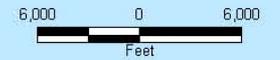
Date:
October 24, 2007

Target Farms: Farm Project Area #1



Legend

-  Target Farms
-  Farm Project Areas
-  Farm Project Area #1
Cohansey to Pole Tavern to Pine Tavern



Data Sources:
Salem County Planning Board
Consultant's Analysis

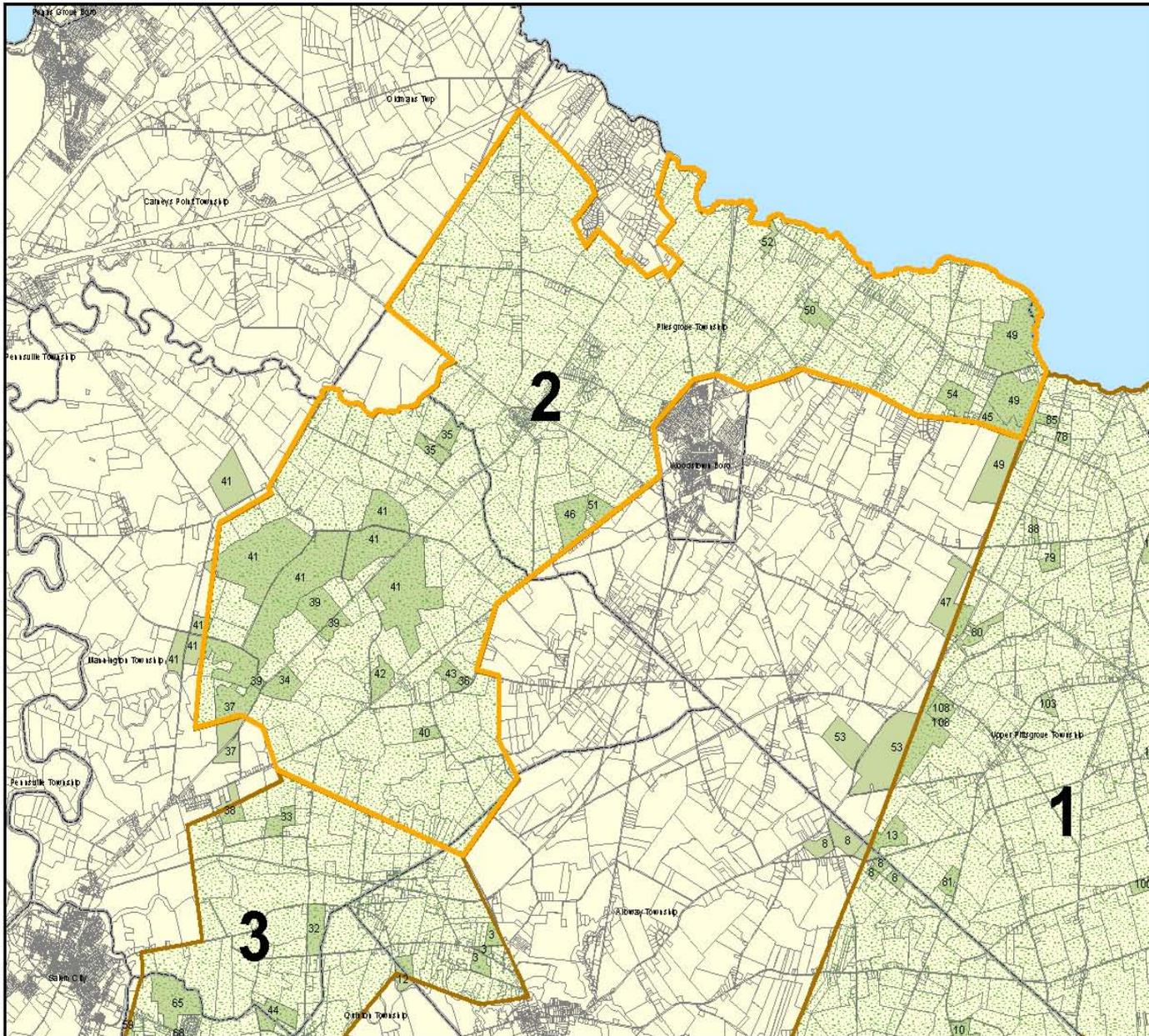
Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007

Target Farms: Farm Project Area #2



Legend

- Target Farms
- Farm Project Areas
- Farm Project Area #2
Mannington Meadows -
Seven Stars - Algonkin
Lake



6,000 0 6,000
Feet

Data Sources:
Salem County Planning Board
Consultant's Analysis

Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007

Target Farms: Farm Project Area #3



Legend

- Target Farms
- Farm Project Areas
- Farm Project Area #3
Maskell's Mill - Hagerville -
Mannington Meadows



6,000 0 6,000
Feet

Data Sources:
Salem County Planning Board
Consultant's Analysis

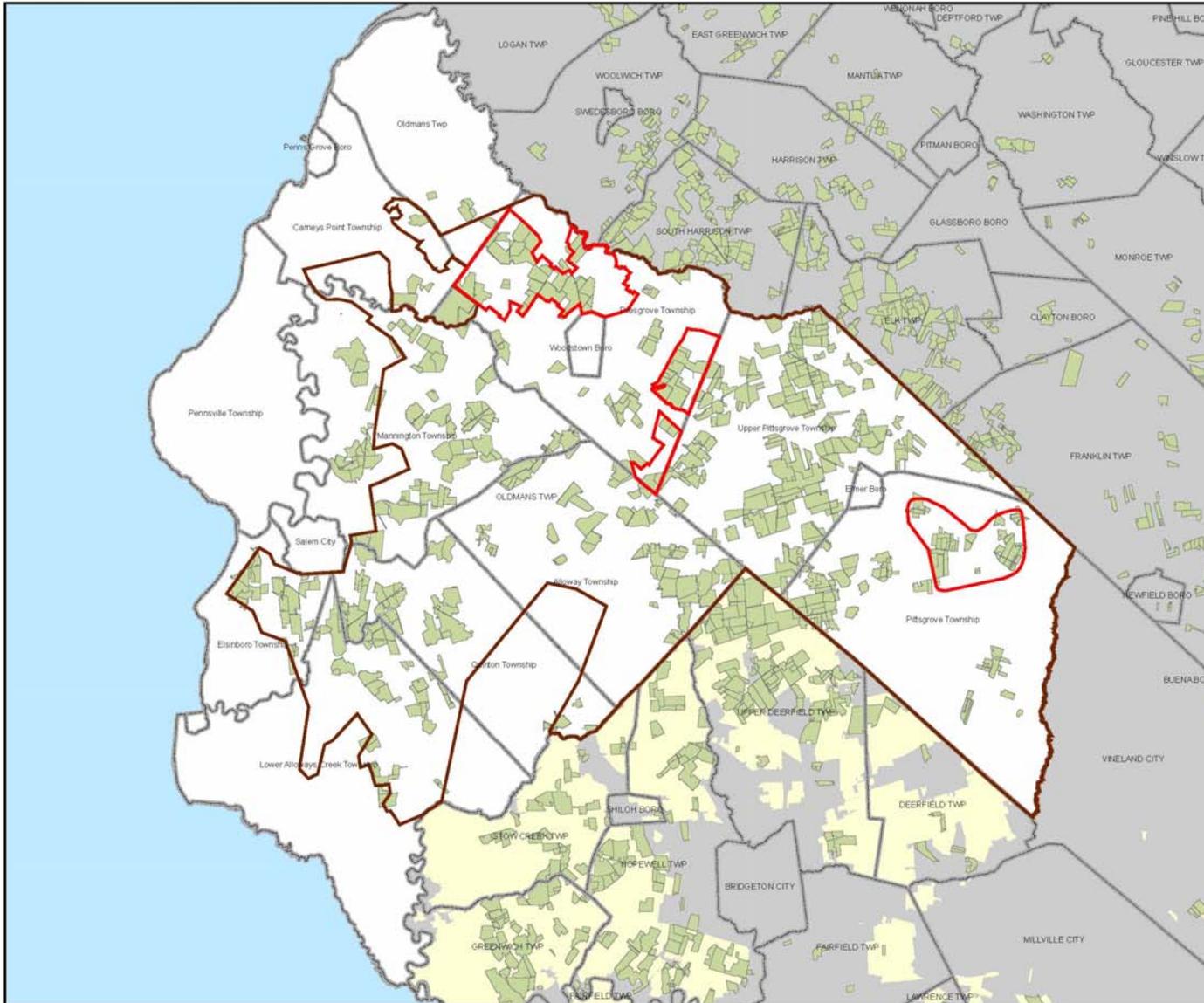
Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
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Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007

Salem County Preserved Farmland: Regional Context



Legend

- Preserved Farmland & Farmland Pending Preservation
- Salem County ADA
- Cumberland County ADA
- Municipal PIG Areas in Salem County
- Salem County
- Municipal Boundaries

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

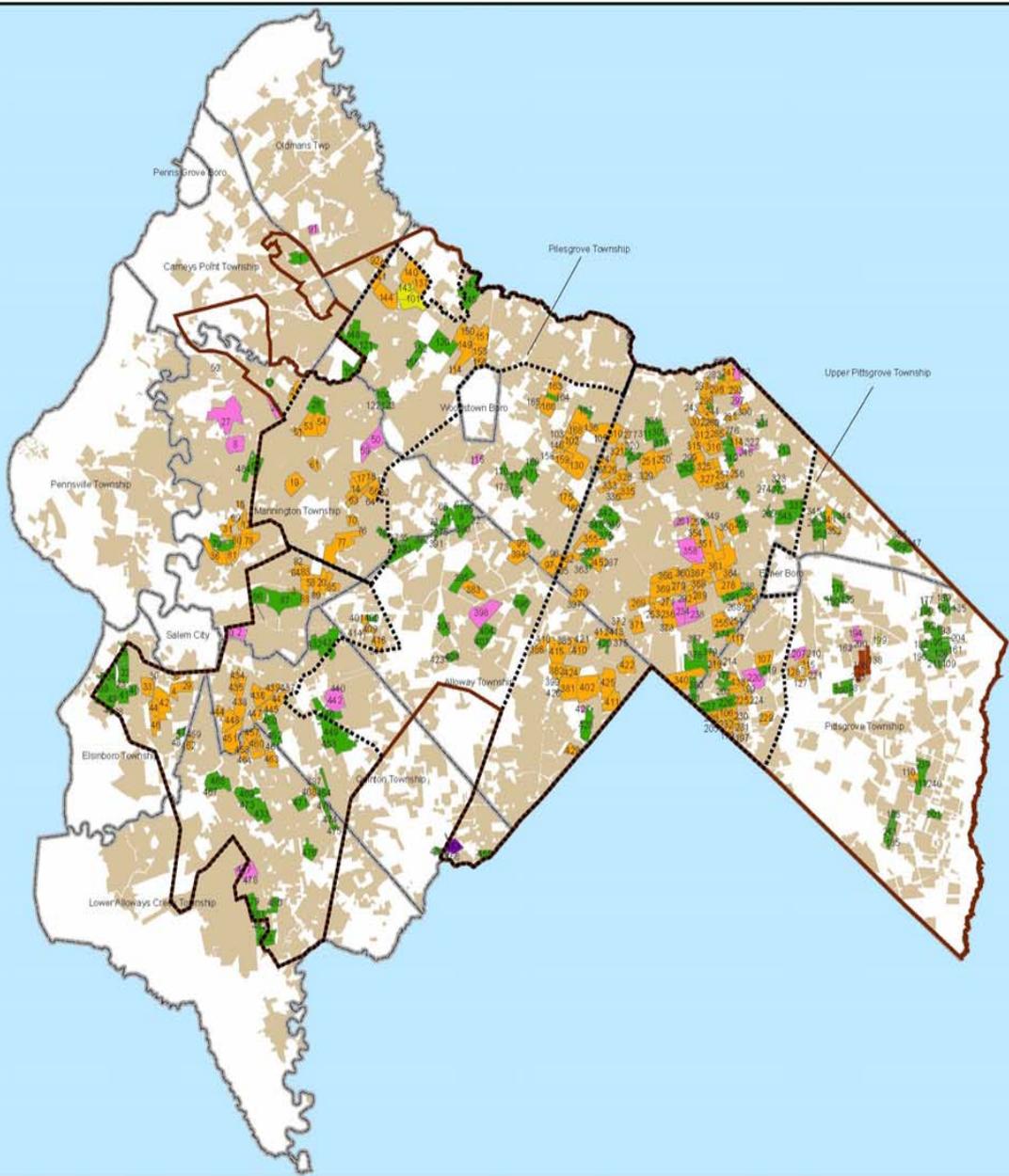
**Preserved Farmland:
Regional Context**

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 19, 2007

Salem County Preserved Farmland



Legend

- Salem County ADA
- Farm Project Areas
- Municipal Boundaries
- Farm Assessed Property (Class 3A & 3 B)

Preservation Type

- County Easement Purchase
- SADC
- PIG
- 8 Year Program
- NPG/8 Year Program
- Pending Preservation

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

**Preserved
Farmland**

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
October 24, 2007

TDR in Salem County – Potential Sending Areas



Farmland Preservation:

Total farm-assessed land = 96,238 acres
(2002 Farm Census)

Preserved farmland = 23,571 acres, per
Farmland Plan (2007)

Goals of Farmland Preservation:

13,000 acres in five years; 26,000 acres
in ten years

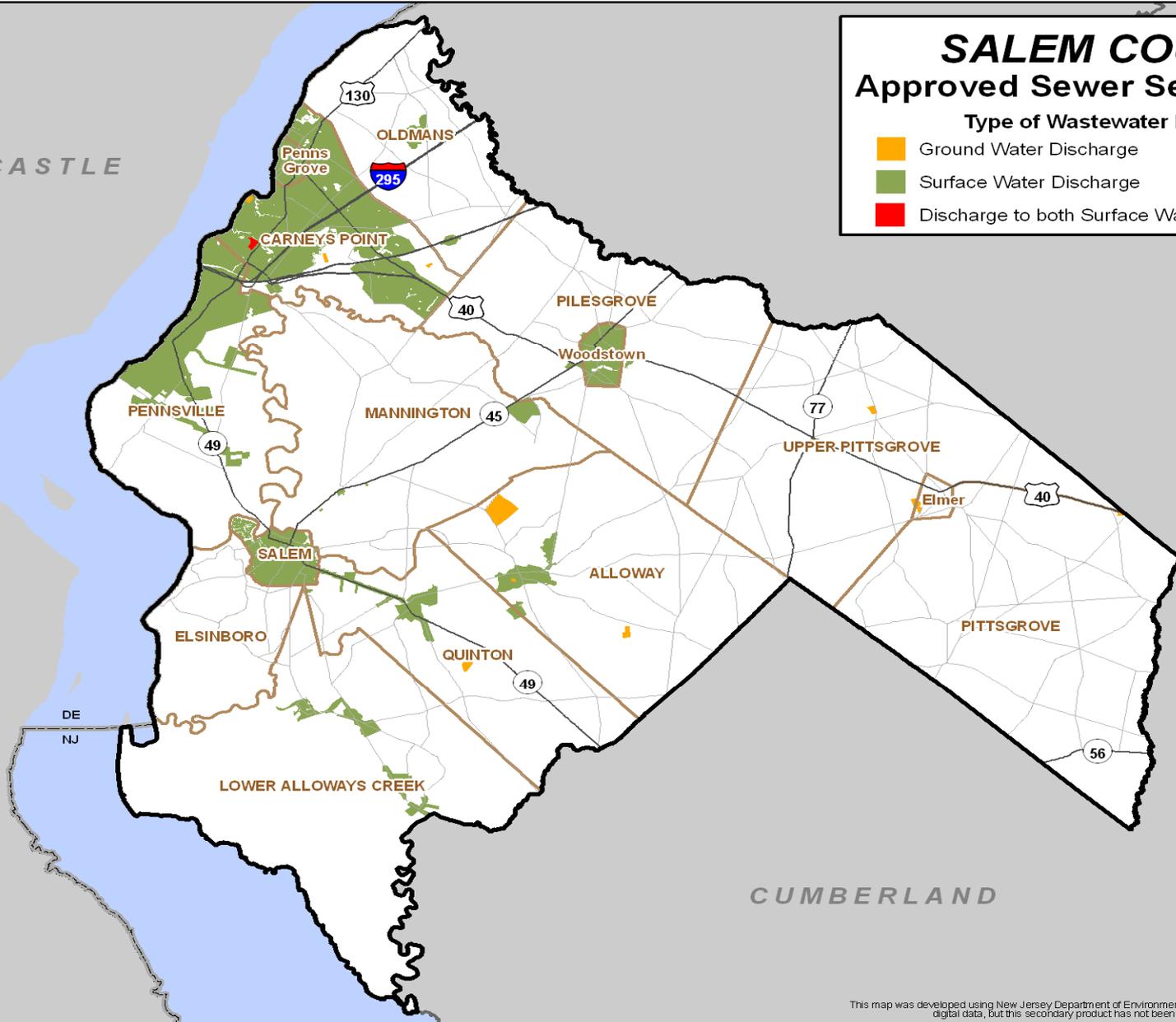
SALEM COUNTY

Approved Sewer Service Areas

Type of Wastewater Disposal

- Ground Water Discharge
- Surface Water Discharge
- Discharge to both Surface Water & Ground Water

NEW CASTLE



CUMBERLAND

DE
NJ

Sources: NJDEP, NJDOT, NJCIT. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

TDR in Salem County – Potential Receiving Areas



- *Buildable area in PA1 and PA2 = 6,714 acres*
- *Buildable area in Adjusted Sewer Service Areas = 3,863 acres*
- *Buildable area in PA1 and PA2 that is also within Adjusted Sewer Service Areas = 1,727 acres*

(Estimates based on 2002 land use and 2009 environmentally sensitive and protected lands.)

TDR in Salem County – Potential Sending Areas



Information still needed:

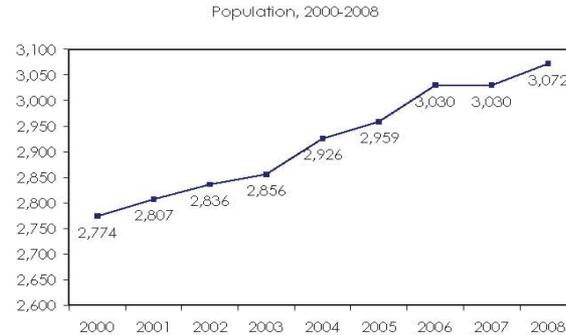
- Buildout for Sewer Service Area towns
- Redevelopment Areas
- COAH Plans
- Growth/ preservation goals for each municipality
- Plan endorsement process – which towns have done what so far?



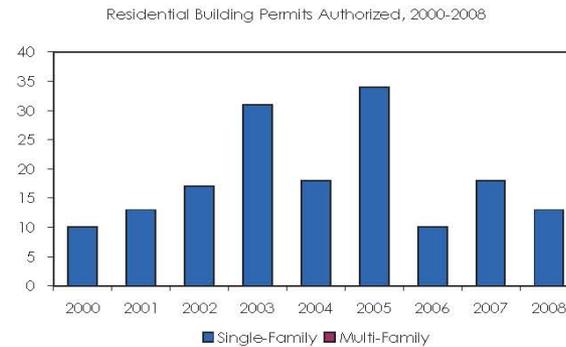
Alloway Township

Area: 33.17 square miles; 21,229 acres

Population (2008): 3,072
persons per square mile: 93



Source: US Census Bureau



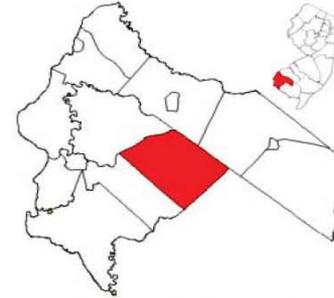
Source: US Census Bureau

Buildout Analysis

	Buildable Acres	Units	Commercial square feet
Under Existing Zoning	14,567	9,398	97,496
Under HUC 11 Nitrate Target (2 mg/L)	14,567	2,016	4,088

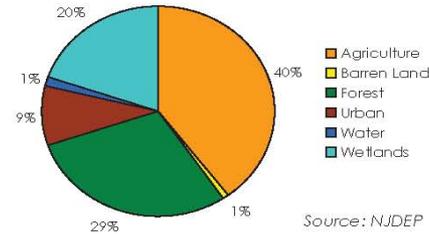
Source: Salem County Planning Department, 2010

Regional Location



Source: Wikipedia Encyclopedia

Land Use (2002)



Source: NJDEP

Municipal Land Use Planning Summary and Goals:

(as identified by the 2004 Cross Acceptance Report)

- PA 4A (Rural)
- Designate Alloway Village as a town center
- Develop strategic plans to preserve rural character, open space and agriculture
- Attract agriculture-based, light industry

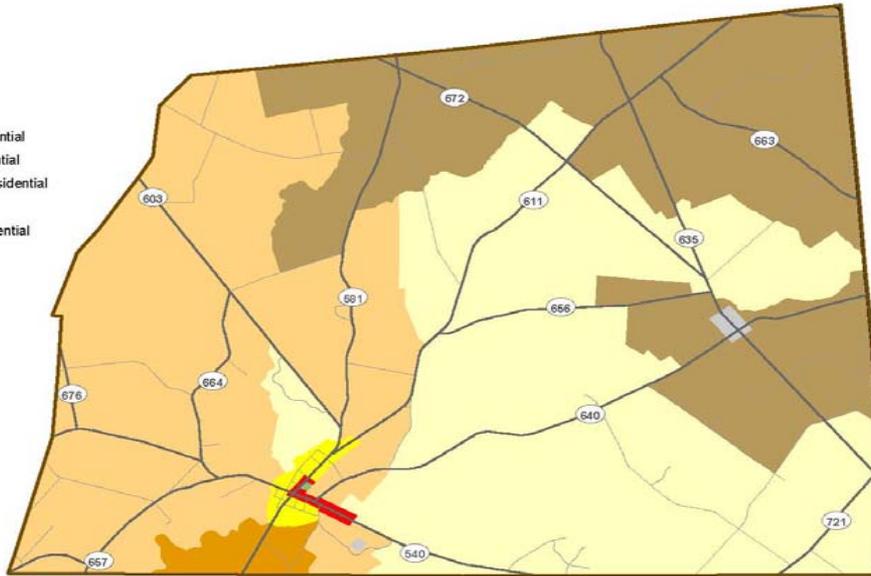
Historic Places:

- Village of Alloway Historic District
- Dickinson House
- Philip Fries House

ALLOWAY TOWNSHIP

Zoning*

- A, Agricultural
- C, Commercial
- HP
- HR, High Residential
- LR, Low Residential
- MR, Medium Residential
- P, Public
- RR, Rural Residential

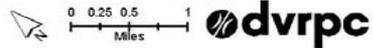


Sewer Service Areas

- Ground Water Discharge
- Surface Water Discharge



Sources: *Salem County Department of Planning, NJDEP, NJDOT, NJDOT

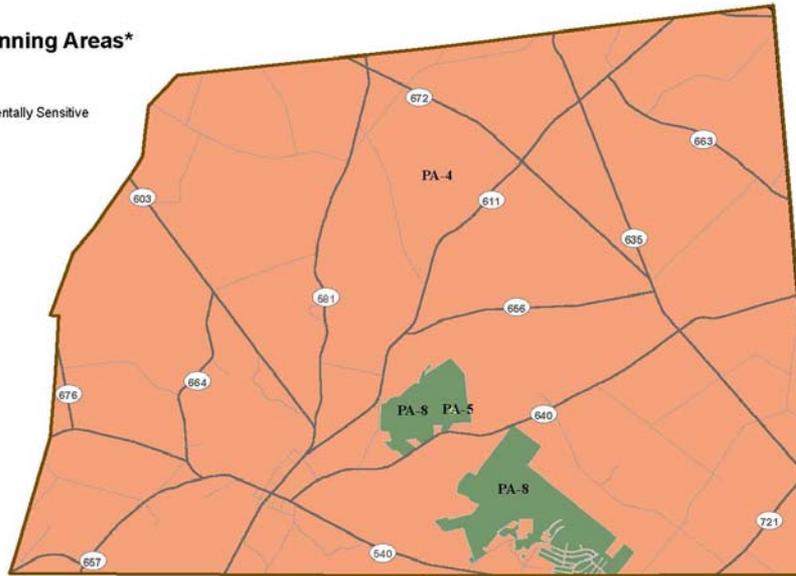


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ALLOWAY TOWNSHIP

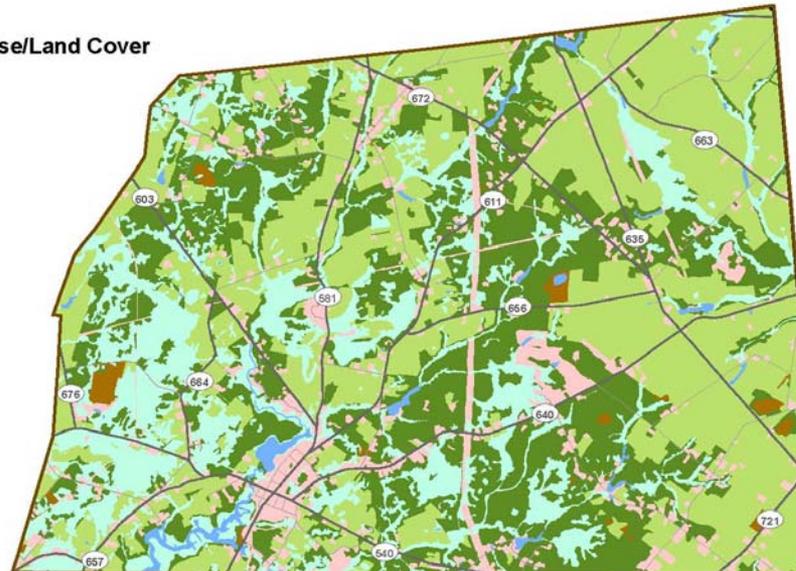
NJ State Planning Areas*

- PA-4, Rural
- PA-8, Park
- PA-5, Environmentally Sensitive

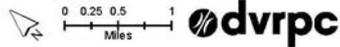


2002 Land Use/Land Cover

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands



Sources: *NJ Department of Community Affairs,
NJDEP, NJGIT, NJDOT

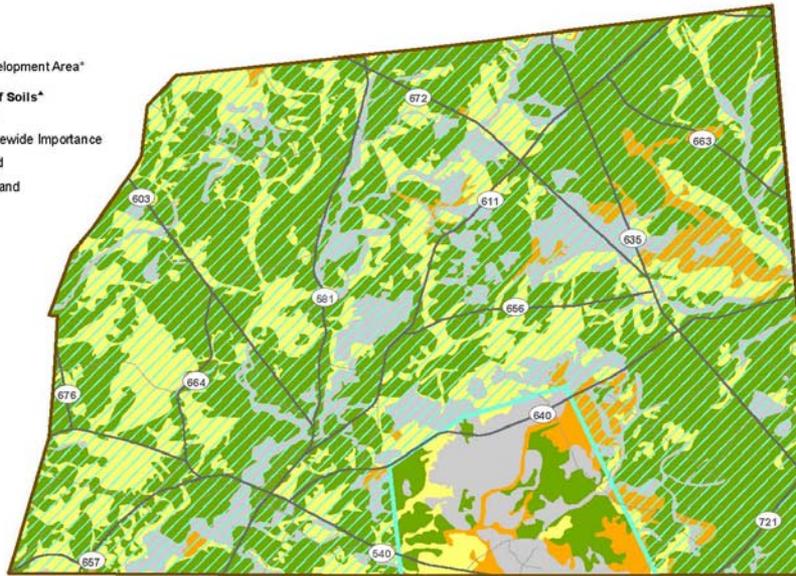


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ALLOWAY TOWNSHIP

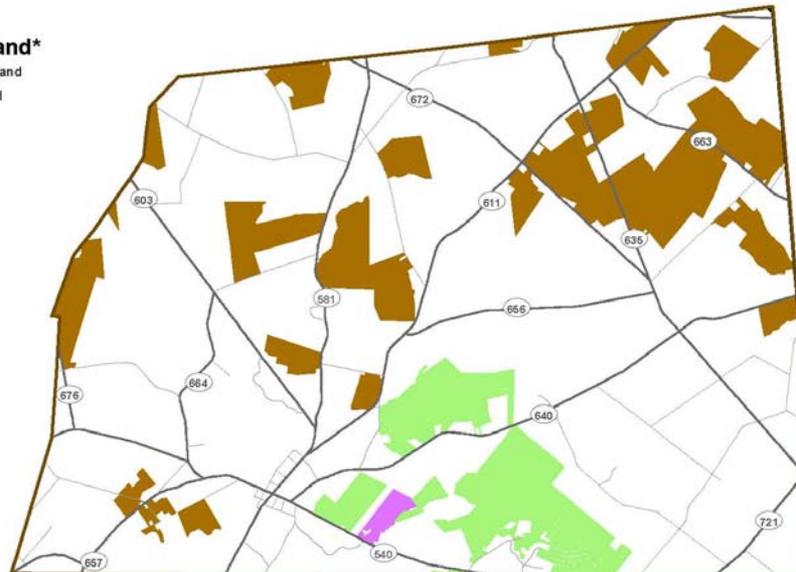
Agriculture

-  Agricultural Development Area*
- Agricultural Quality of Soils***
-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Not Prime Farmland

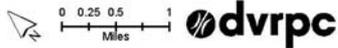


Preserved Land*

-  Preserved Farmland
-  Nonprofit-Owned
-  State-Owned



Sources: *Salem County Department of Planning,
 *NRCS, NJDEP, NJOT, NJDOT



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 Department of Environmental Protection
 Geographic Information System digital data;
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TDR – Criteria for Receiving and Sending Areas



Criteria for Sending and Receiving Areas

Questions to ask :

- What is project population increase and how many housing units will be required?
- How much of the county's land area should accommodate projected population increase?
Where are the right places for development to occur?

TDR – Criteria for Sending Areas



Agricultural Lands

- Farmland assessed properties
- Soil quality
- Based on proximity to existing preserved land?
 - How will program interface with purchase of development rights programs?
 - Consider strategies to create contiguous blocks of farmland
- Based on local, county, or state planning area designations, including County Farmland Project Areas?
- Outside sewer service areas
- Minimum parcel size? 10+ acres or more?
- In areas zoned residential?

Other Open Space or Resource Areas

- Wetlands or other water resource areas
- Habitat areas
- Scenic viewsheds

State Planning Areas

- PA 3, 4, and/or 5?

TDR – Criteria for Receiving Areas



Places with Existing Sewer Capacity

- How many additional units could be accommodated?

Expanding Capacity (DuPont Plant)

- How many additional units could be accommodated?

Package Plants

Designated Redevelopment Areas

New Town Centers

State Plan Policy Areas

- PA1 and PA2

Where existing and planned infrastructure is located (other than sewer)

- Transportation network is key

Land Availability

Real Estate Market dynamics – consider that receiving areas must have market demand!

Salem County Regional TDR Project



NEXT STEPS?

TDR – Resources



www.dvrpc.org/TDR/

www.dvrpc.org/TDR/taskforce/salemcounty.htm

Basecamp online project management

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Evangeline Linkous, elinkous@dvrpc.org, (215) 238-2865

Amy Miller, amiller@dvrpc.org (215) 238-2930