

Where do we go from here?

Marketing

- Short, graphic report
- Sell TDR
- Explain (briefly) needed changes

Recruit Champions

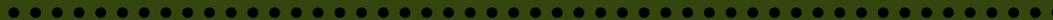
- Administration
- Legislature
- Other

Refine Proposals

- Legislative
- Administrative

Build & Show Support

- For specific proposals
- Educate



“Buckets” of Recommendations

1. Legislation:
Improve the Tools

2. OSG/TDR Bank:
TDR Champion &
Planning
Partnership

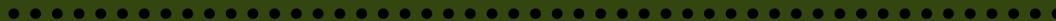
3. Agencies:
Prioritizing Funding
for TDR

4. DEP: Regulatory
Reform for
Receiving Districts

5. Policy/Research:
Approaches for
Regional TDR

1. Legislation to Improve the Tools

- TDR Statute
 - Voluntary TDR
 - Increase size of planning grants
 - Alternative state review process
 - Miscellaneous technical fixes
- Municipal Land Use Law
 - Clustering on Noncontiguous Lots
 - (Note: NJF Project to Promote Noncontiguous Clustering)
- Garden State Preservation Trust
 - Allow use of local open space funds for TDR planning



2. State Planning Commission & TDR Bank Board

- Designate TDR Champion in State Government
 - Advance current TDR efforts
 - Education materials
 - Etc.
- Implement TDR Planning Partnership
 - Educate agencies about what's needed
 - Integrate with streamlined plan endorsement
 - Identify/deliver tangible benefits (See #4)

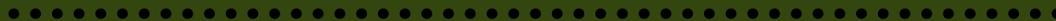


3. Agencies: Prioritizing Funding for TDR

- New Jersey Environmental Infrastructure Trust (NJEIT)
- Green Acres program
- Transportation aid to local governments
- Schools Development Authority
- Affordable housing resources
- Et cetera...

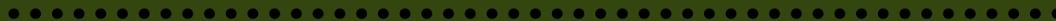
Financial support for municipalities:

- Division of Local Government Resources
- Real Estate Transfer Tax



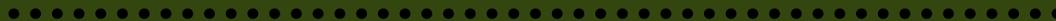
4. DEP: Regulatory Reform for Receiving Districts

- Small-scale wastewater solutions
- Sector Permit Approach
- Priority Permitting
- Integration of natural resource protections throughout



5. Approaches for Regional TDR

- Research on other approaches from across the country
- Working group to evaluate, make recommendations



What's Missing?

Suggestions for Priorities?

Packaging

- short
- graphic
- Sell TDR
- Explain (briefly) needed changes

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- Other

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How Would You Like to Be Involved?

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