



## Salem County TDR Task Force

Meeting Highlights: December 9, 2009

Ware Agricultural Office Complex

### Present:

Don Asay, Mannington Township  
Larry Baier, NJDEP, Division of Watershed Management  
Bill Banks, Bruce Paparone, Inc.  
Tim Brill, State Agricultural Development Committee  
Rick Brown, NJDEP, Division of Watershed Management  
Steve Bruder, State Agricultural Development Committee  
Andy Buzby, Salem County Agriculture Development Board  
Jaime Corbett, NJDEP, Division of Watershed Management  
Karl Hartkopf, NJDCA, Office of Smart Growth  
John Hasse, Rowan University  
Lou Joyce, Salem County Planning Dept.  
Evangeline Linkous, DVRPC  
Suzanne McCarthy, DVRPC  
Robert Melvin, Group Melvin Design  
Bill Purdie, NJDEP, Office of Planning and Sustainable Communities  
Fran Rapa, New Jersey Conservation Foundation  
Cheryl Reardon, ANJEC  
Joseph Scarpa, Green Paradigm Realty  
Kathy Stuart, Office of Sen. Sweeney  
Chris Sturm, New Jersey Future  
Ernie Tark, Mannington Township  
Susan Weber, New Jersey Department of Transportation

The first meeting of the Salem County TDR Task Force was held on December 9, 2009 from 10AM to 12PM at the Ware Agricultural Complex in Mannington, NJ. The purpose of the group is to 1) create consensus about whether a regional TDR program should be pursued for Salem County. and 2) to identify key issues to address to foster municipal participation in a regional TDR program.



Suzanne McCarthy of DVRPC kicked off the meeting with an overview of the project background. The project is funded by the William Penn Foundation and is working in parallel with a State TDR Task Force, which is being run by New Jersey Future.

Task Force members were then invited to introduce themselves and identify their interest in TDR.

Evangeline Linkous of DVRPC then led a slide presentation providing background on TDR as a tool, the use of TDR in New Jersey, and the history and opportunities for TDR in Salem County. The slideshow may be viewed at: <http://www.dvrpc.org/TDR/taskforce/salemcounty.htm>

During the presentation, Ms. Linkous invited the following persons to provide commentary on their work:

Chris Sturm of New Jersey Future spoke about the Statewide TDR Task Force, which held a kick-off meeting on December 2, 2009 and is identifying obstacles to the implementation of TDR at the state level.

Bob Melvin of Group Melvin Design discussed the experiences of Woolwich Township in adopting TDR. Mr. Melvin discussed the long time frame necessary for planning for TDR and the need for state agencies to offer some level of predictability and commitment to TDR projects.

Don Asay of Mannington Township discussed Mannington Township's efforts to adopt TDR. He discussed the potential challenges of appearing to invite growth into a community by creating receiving area plans.

Lou Joyce of Salem County discussed the county's Wastewater Management Plan (WMP) process. He indicated that the process is underway and initial plans will be completed in 2010. The WMP will create reduced build out potential in many communities as zoning is modified to meet WMP requirements.

Slide 34 (second to last) of the presentation summarized possible project priorities which the Salem County TDR Task Force could address. This list is summarized here:



1. Complete steps in State Act TDR Process
  - Population and economic growth estimates/analysis for draft plan
2. Understand/facilitate planning issues that affect TDR goals and process
  - WMP
  - COAH
  - Municipal Plan Endorsement Process
  - Inconsistencies among existing plans
  - State-level TDR Task Force issues
3. Identify potential sending and receiving areas
4. Assess potential program mechanics
  - Participation from all or some municipalities
  - Voluntary or mandatory
  - Coordination with PDR
  - Transfer ratio; type(s) of development in receiving areas

Ms. McCarthy invited the group to comment on this list to establish priority tasks, identify any missing tasks that should be addressed, and set an agenda for moving forward on the Salem County TDR project.

Based on the group discussion, two key directional strategies emerged. First, the group agreed that it is premature and probably problematic to identify potential sending and receiving areas at this point. Rather, the Task Force should focus on identifying the appropriate criteria for establishing sending and receiving areas.

Second, the group established education and outreach to municipalities as an important task for the group. In particular, information should be developed that contrasts the costs and development scenarios associated with “doing nothing” compared to those for TDR.

In addition to these strategies, the group discussed other issues that should be considered in planning for TDR in Salem County. Ms. Sturm noted that coordinating the group’s TDR efforts with the Salem County WMP process—especially in terms of timing and any related local plan revisions—will be important in facilitating the most effective WMP and TDR actions. Joseph Scarpa of Green Paradigm Realty suggested that incorporating LEED for Neighborhood Design (LEED-ND) concepts into the TDR program could enable a more effective program. He suggested that, rather than creating geographically-designated



receiving areas, any LEED-ND development could be a receiving area. This approach also allows for more of a market-based approach to receiving area designation. John Hasse of Rowan University added that another innovative approach to TDR might involve green building strategies.

The meeting was adjourned at 12:20 PM.