

## Where Pinelands Development Credits May Be Redeemed for Bonus Density

Pinelands Development Credits maybe redeemed for bonus density (an increase in the number of housing units with defined ranges) in each of the municipalities shown below.

Details of the bonus densities and zoning requirements for such projects in certified municipalities are found in the certified municipal ordinances for the zones shown on the right.

### **Certified Municipalities**

### **Bonus Density Provisions**

Barnegat Township	RH, RL, RL/AC
Beachwood Borough	RAA
Berkeley Township	RGR
Berlin Borough	PR-1
Berlin Township	C-3 (for non-residential uses)
Chesilhurst Borough	R-1, R-2, R-3, SC, MHP
Egg Harbor Township	RG-1, RG-2, RG-3, RG-4, RG-5
Evesham Township	RG-1, RG-2
Galloway Township	R (PUD option), PIRD, I, HC-2
Hamilton Township	GA-L, GA-M, GA-I, PVD, Mill Complex Redevelopment Area Old Harding Highway Redevelopment Area Atlantic City Race Course Rehabilitation Area
Jackson Township	RG-2, RG-3, PED-1
Manchester Township	PR-A, PR-40, PED-1, PRC-1
Medford Township	GMS, GD, HM, HVR, PPE, RGD-1, RHO, VRD, Medford Crossings South Redevelopment Area
Monroe Township	RG-MR, RG-MU, RG-PR, RG-RA Acme Shopping Center Redevelopment Area
Pemberton Township	R-I, R-A
Shamong Township	RGA-R, RGA-C
Southampton Township	RC
Stafford Township	CC, HMC, NMC, P, R-90, R-3, R-4, Stafford Business Park Redevelopment Area
Tabernacle Township	RG-R, RG-MH, RG-RRHS, RG-SC
Waterford Township	R1, R2, R3, R4, OP
Winslow Township	PR-2, PR-3, PR-4, PTC, PC-1, PC-2, PI-1 (for non-residential uses)

Pinelands Development Credits may also be redeemed in uncertified municipalities, although they have not yet had their master plans and zoning ordinances “certified” as being in conformance with the Pinelands Comprehensive Management Plan. The Pinelands Plan’s PDC density allocation formula for bonus density applies throughout the Regional Growth Area in these municipalities.

<b>Uncertified Municipalities</b>	<b>Required Density per Developable Acre without PDCs</b>	<b>Density per Developable Acre with PDCs</b>
South Toms River Borough	3.5 units/acre	5.25 units/acre