

Woolwich Township - DRAFT TDR Planning and Implementation Agreement

Recommended by the Plan Implementation Committee (PIC) on March 26, 2008

For endorsement by the State Planning Commission (SPC) on April 18, 2008

Topic	#	Subtopic	Activity (local action unless otherwise indicated)	State/County/Municipal Assistance	Timetable (MM/DD/YY)
Transfer of Development Rights (TDR)	TDR-1*	Gloucester County Agricultural Development Board (CADB) and Gloucester County Planning Board Approval	Pursuant to <u>N.J.S.A.</u> 40:55D-150, within 60 days after receiving a proposed development transfer ordinance and accompanying documentation transmitted pursuant to section 13 of P.L.2004, c.2 (C.40:55D-149), the county planning board shall submit to the municipality formal comments detailing its review and shall either recommend or not recommend enactment of the proposed development transfer ordinance. If enactment of the proposed ordinance is recommended, the municipality may proceed with adoption of the ordinance. Failure to submit recommendations within the 60-day period shall constitute recommendation of the ordinance.	Municipality shall provide proposed development transfer ordinance and accompanying documentation to Gloucester County Planning Board and CADB.	60 days from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-2	Base Zoning Ordinance	Township shall re-adopt formerly overturned base zoning ordinance.	Municipality shall readopt formerly overturned base zoning ordinance and notice in accordance with the MLUL <u>N.J.S.A.</u> 40:55D et seq.	180 days from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-3	TDR Webpage Creation	Township shall create TDR webpage and up-date regularly. The Township shall also utilize municipal website to educate residents about TDR planning issues and activities.	Township to create, maintain and update website regularly.	Ongoing
Transfer of Development Rights (TDR)	TDR-4	Comprehensive Farmland Preservation Plan	The Township shall revise the existing Comprehensive Farmland Preservation Plan or adopt a new Comprehensive Farmland Preservation Plan that is consistent with the requirements adopted by the State Agriculture Development Committee (SADC) at its May 24, 2007 meeting. The Plan shall identify TDR sending properties that qualify for farmland preservation. Revisions for compliance with SADC were submitted in 2007 to SADC. Additional revisions shall identify all agricultural sending parcels to be finalized as needed at time of master plan reexamination.	Township shall revise or create new Comprehensive Farmland Preservation Plan with SADC support, as needed.	1 year from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-5	Open Space and Recreation Plan	Township shall update Open Space & Recreation Plan to identify sending parcels that may qualify for future Township parkland for purposes of providing right of first refusal to Township when properties enroll in TDR.	OSG, SADC & NJDEP to provide assistance in identifying and categorizing parcels as needed.	At time of Master Plan Reexamination
Transfer of Development Rights (TDR)	TDR-6	Real Estate Market Analysis (REMA)	Present Final REMA at a public hearing pursuant to <u>N.J.S.A.</u> 40:55D-148. Two paper copies and one electronic copy of the final market analysis report shall be sent to the Office of Smart Growth no later than 10 days after its completion, and at least 15 days prior to said hearing.	Township Planning Board to conduct hearing. OSG & SADC provide assistance as necessary.	Prior to adoption of TDR Ordinance, yet within 1 year from date of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-7	TDR Administration	The Township shall establish and implement mechanisms for administering TDR.	Township shall implement mechanisms for TDR Administration.	Within 1 year from date of Initial Plan Endorsement

Transfer of Development Rights (TDR)	TDR-8	TDR Ordinance	Should the Township make any substantive changes to the TDR Ordinance approved pursuant to this Endorsement, the revised ordinance shall be submitted to the County for review, formal comment and recommendations, and to the OSG for review and approval prior to adoption.	OSG and partner agencies review and comment on revised ordinance within 45 days of submission, if applicable. Township need not go before SPC if ordinance change occurs after Initial Plan Endorsement, as approval of changes will be done administratively by OSG.	Pursuant to the State Planning Rules <u>N.J.A.C. 5:85-7.12</u> , the municipality shall provide reports, biennially or within six months after adoption of, a new or significantly revised plan, reexamination report, land use ordinance or regulation that deviates from plans or regulations submitted as part of Initial Plan Endorsement
Transfer of Development Rights (TDR)	TDR-9	TDR Ordinance	The Township shall propose and adopt of the TDR Ordinance pursuant to all applicable notification and procedural requirements of the MLUL <u>N.J.S.A. 40:55D</u> et seq.	Township Committee shall adopt ordinance.	Within 1 year from date of Initial Plan Endorsement or as per attorney recommendation
Transfer of Development Rights (TDR)	TDR-10	TDR Registry	Two responsibility The Township shall submit registry to State TDR Bank Board, Gloucester County and OSG at time of adoption, and yearly thereafter.	Township shall create and submit registry to State TDR Bank Board, Gloucester County and OSG.	Ongoing from the time of TDR Ordinance adoption and annually thereafter
Transfer of Development Rights (TDR)	TDR-11	TDR Bank	Township shall continue to explore feasibility of using and creating TDR bank, if necessary.	Township shall research as needed based on periodical evaluation of TDR program success and shortfalls. The State	Ongoing
Transfer of Development Rights (TDR)	TDR-12	TDR Periodic Review	Per the MLUL <u>N.J.S.A. 40:55D-157</u> , the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 3 years from date of enactment.	Township shall TDR ordinance and real estate market analysis, as per MLUL.	3 years from date of TDR Ordinance adoption
Transfer of Development Rights (TDR)	TDR-13	TDR Periodic Review	Per the MLUL <u>N.J.S.A. 40:55D-157</u> , the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis 5 years from date of enactment.	Township shall TDR ordinance and real estate market analysis, as per MLUL.	5 years from date of TDR Ordinance adoption
Transfer of Development Rights (TDR)	TDR-14	TDR Periodic Review	Per the MLUL <u>N.J.S.A. 40:55D-157</u> , the Township shall conduct a periodic review of the development transfer ordinance and real estate market analysis every 5 years from date of review identified in TDR PIA Item TDR-13.	Township shall TDR ordinance and real estate market analysis, as per MLUL.	Every 5 years thereafter TDR PIA Item TDR-13
Transfer of Development Rights (TDR)	TDR-15	Auburn Road Review	Auburn Road receiving area shall be re-evaluated at the 3 year periodic review identified in TDR PIA Item TDR-11. If sewer is not available by the 5 year review or within a reasonable timeframe thereafter, the area shall be re-designated into a TDR sending area and the receiving credits shall be redistributed accordingly.	Township is doing all it can to secure needed sewer service. NJDEP shall help Township facilitate needed sewer infrastructure based on benefits that are to accrue to Plan Endorsed communities & within its own regulatory constraints.	Effective immediately
* Approvals shall be a condition of Initial Plan Endorsement.					