

# CNU XV

## Transfer of Development Rights : Saving Farms, Strengthening Neighborhoods

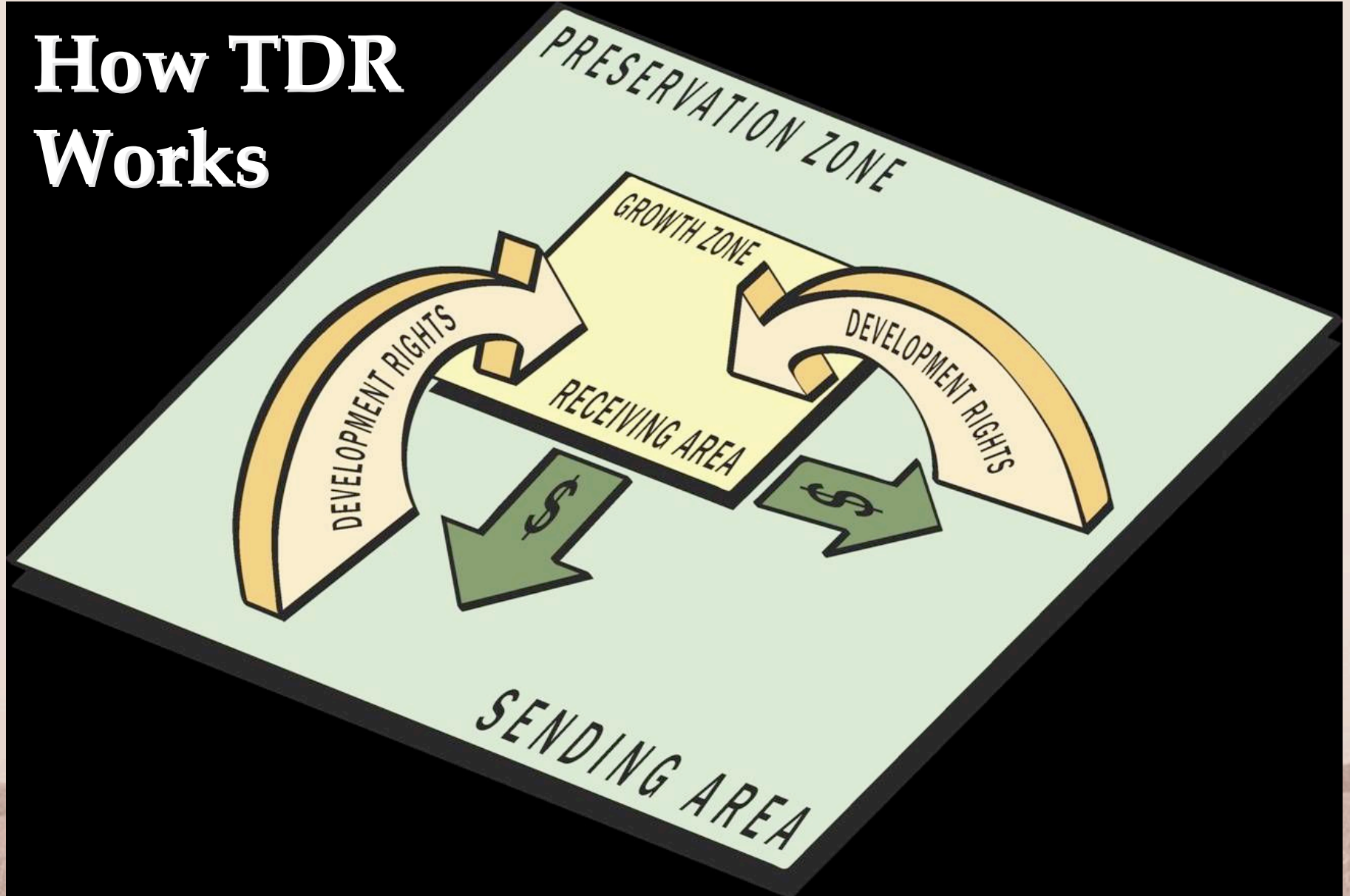
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Chesterfield Township, NJ

May 18, 2007

# Transfer of Development Rights

## How TDR Works



# Chesterfield Township's Old York Village

Transfer of Development Rights &  
Traditional Neighborhood Design

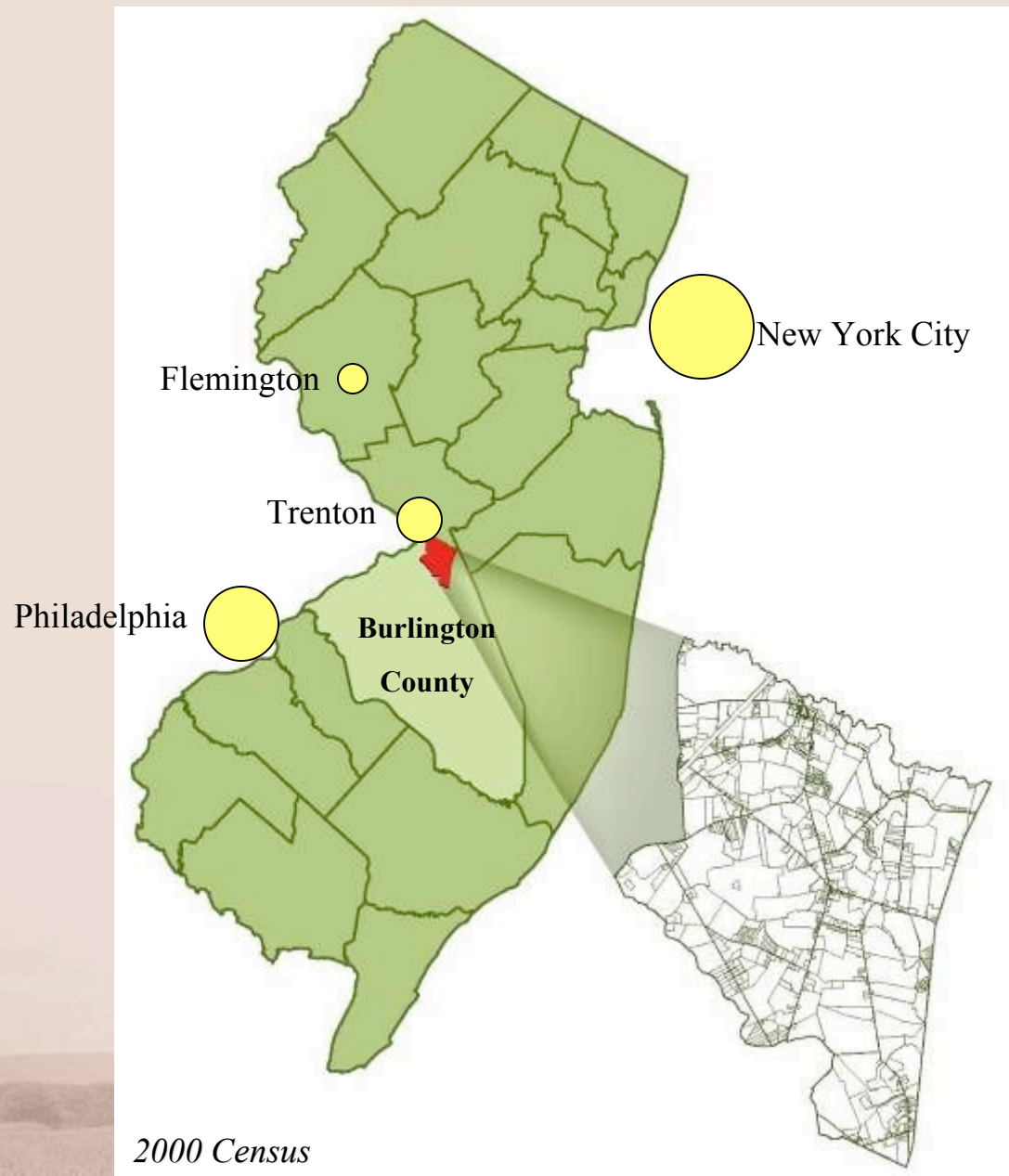
# A Chesterfield Township Profile

924 dwellings

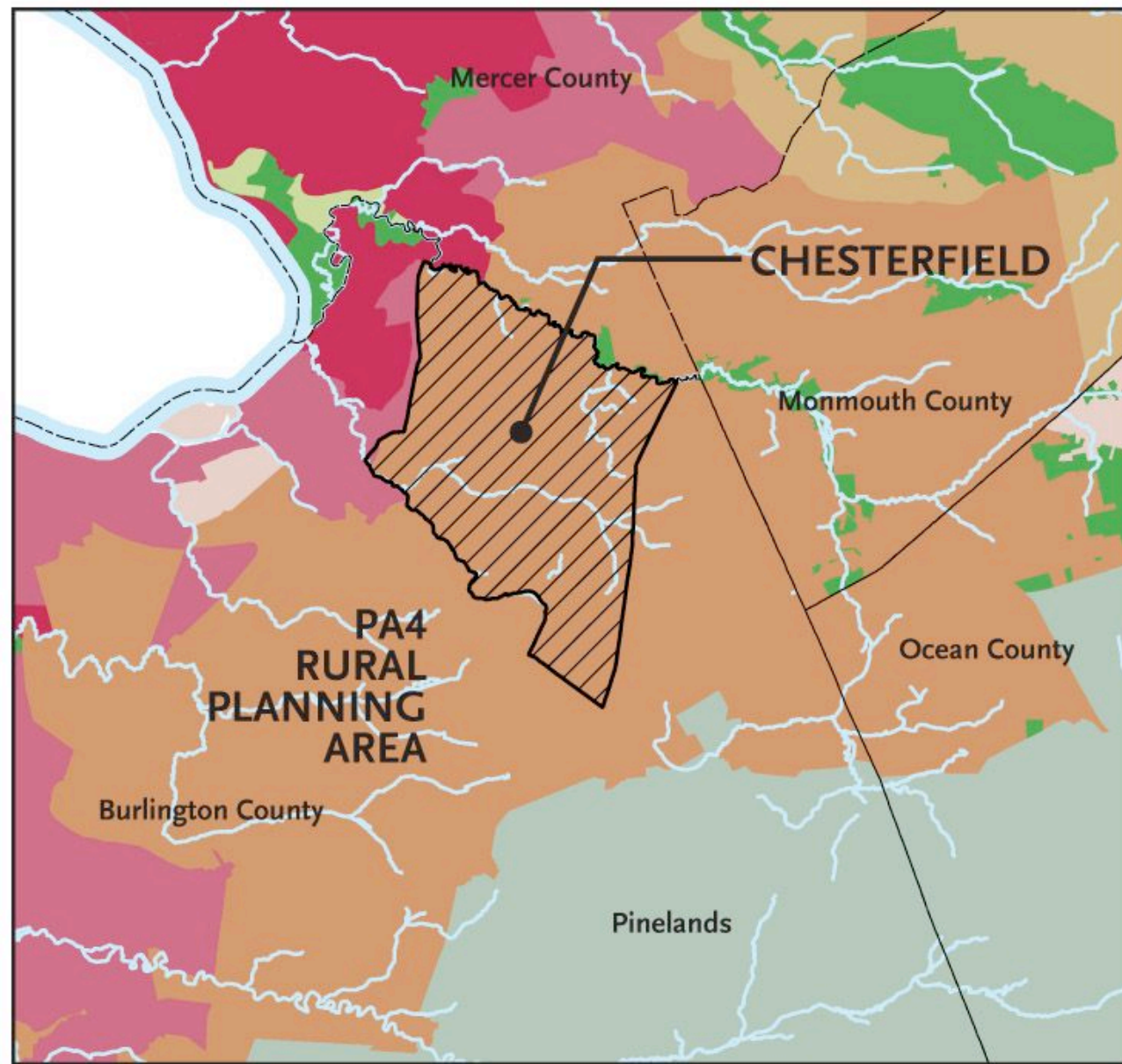
2,614 residents

21.61 square miles

121 residents/sq. mi.



# New Jersey 2004 State Plan Designations





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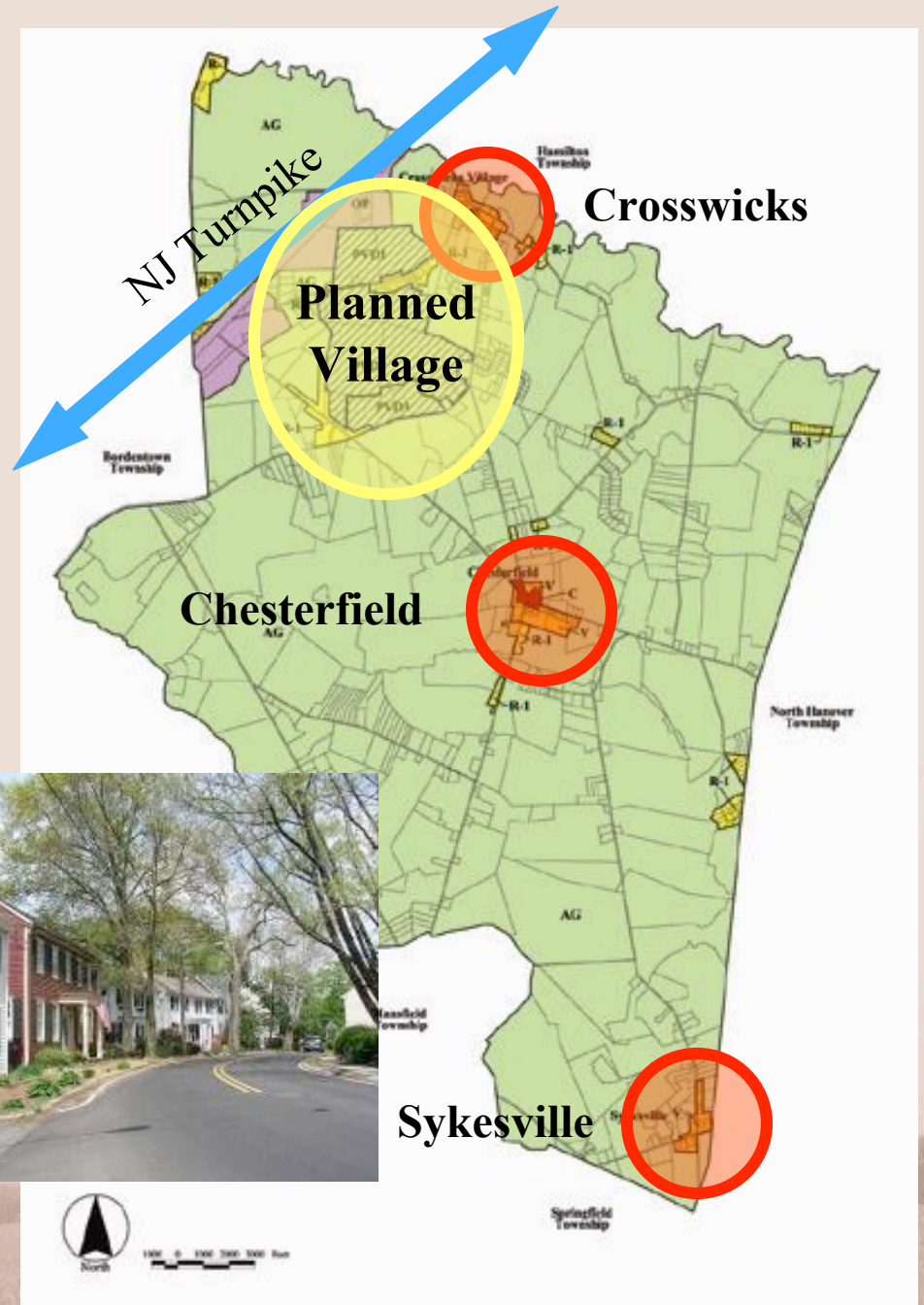
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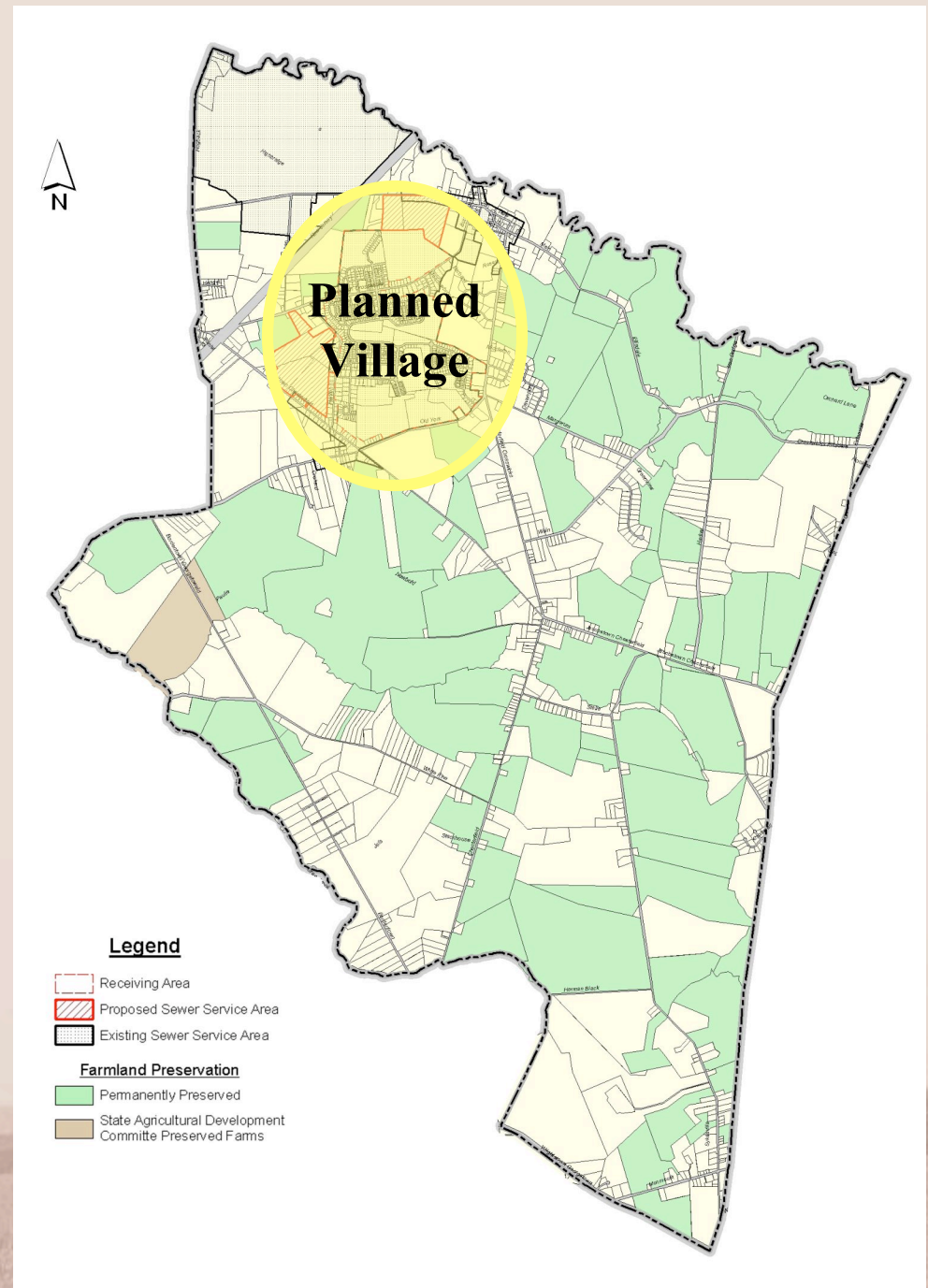
# Centers



# Preserved Lands

Farmland Preserved ~ 6,755 acres

~ 49 % of the total land area

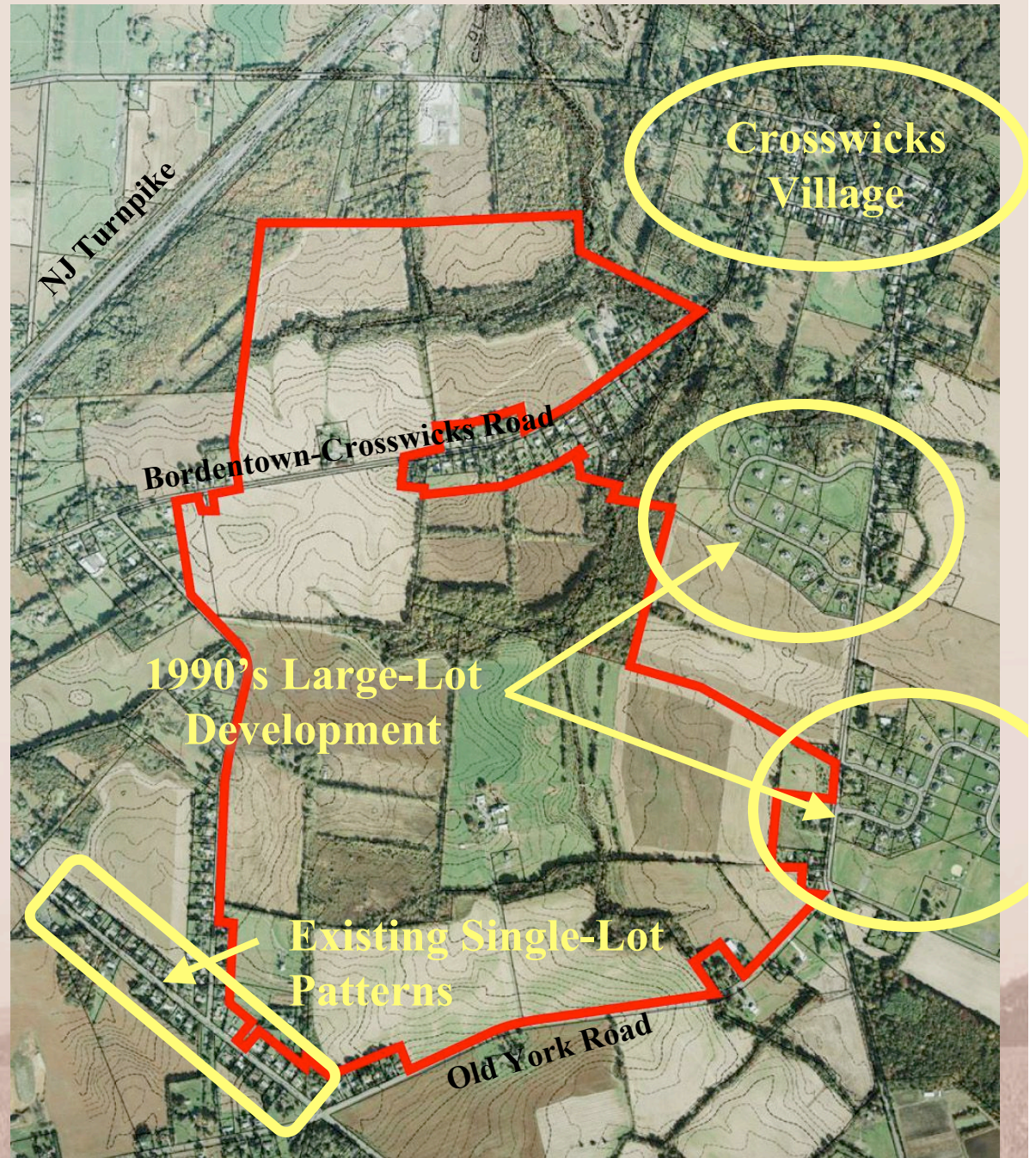




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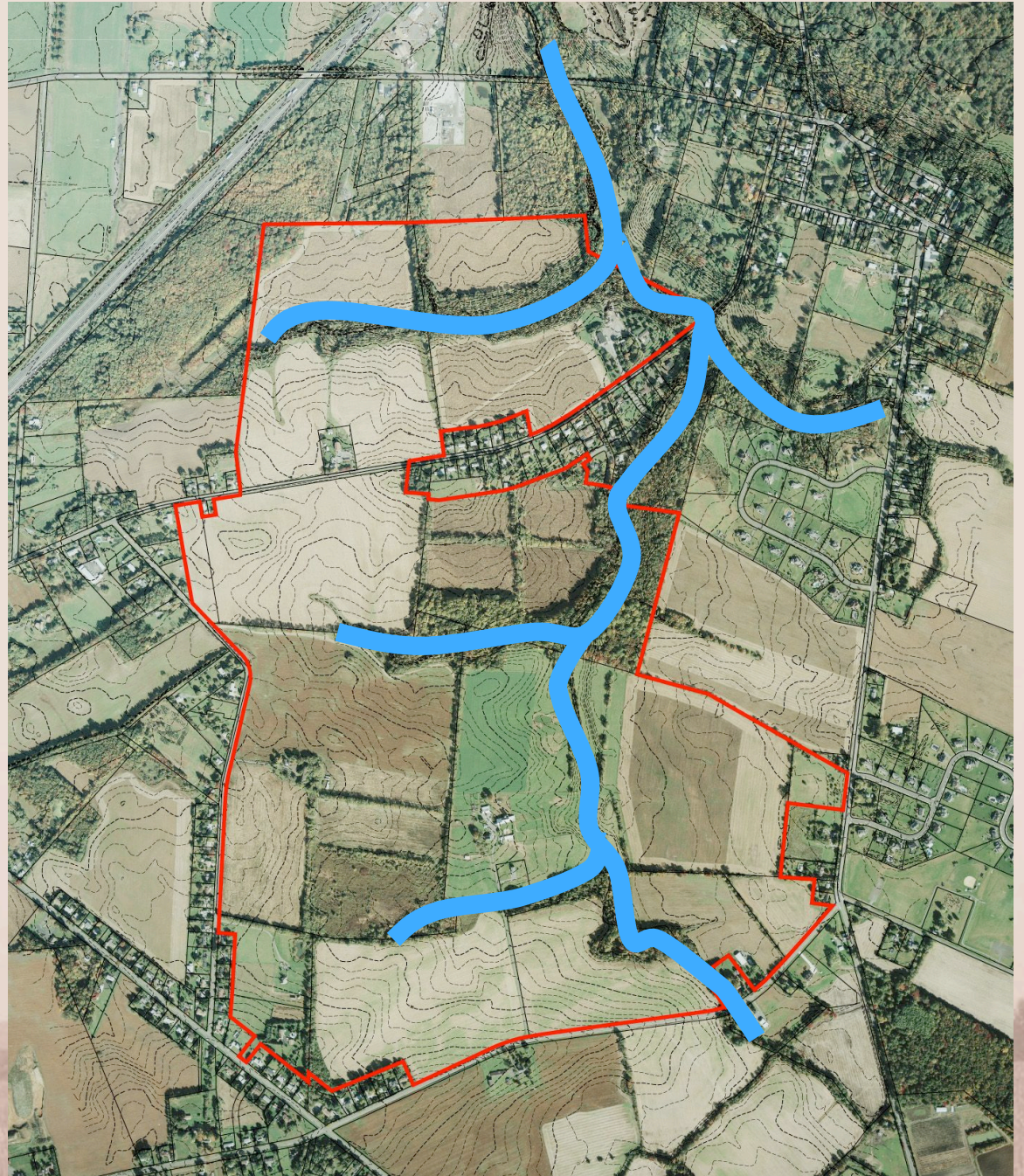
# Receiving Area

Context









# Receiving Area

Crosswicks Creek  
Tributary



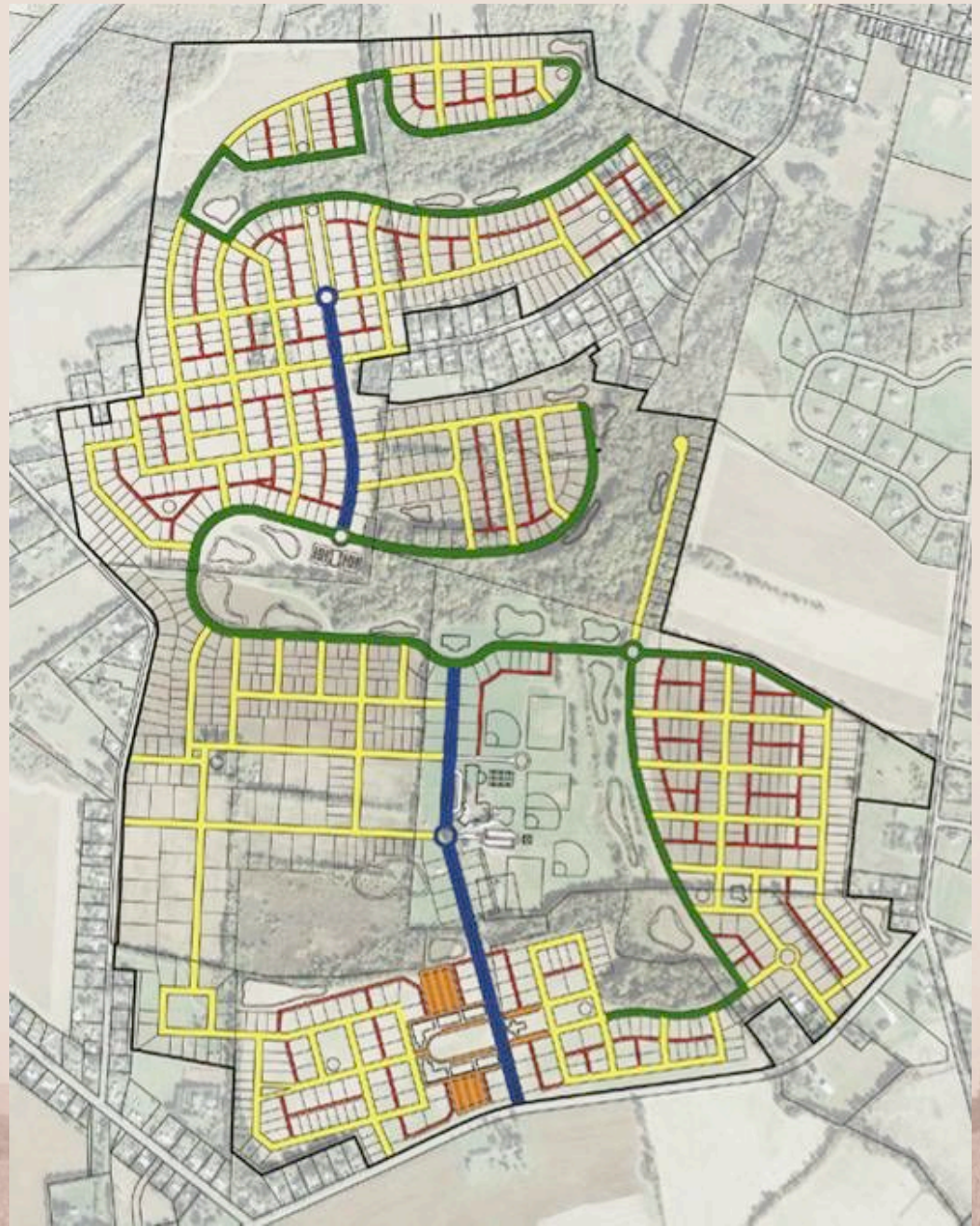
# Village Plan for Receiving Area

-  Single-Family
-  Three-Family
-  Mixed-Use
-  Civic / Institutional
-  Recreation
-  Open Space



# Street Hierarchy

-  Boulevard
-  Parkway
-  Neighborhood
-  Alley
-  Parking

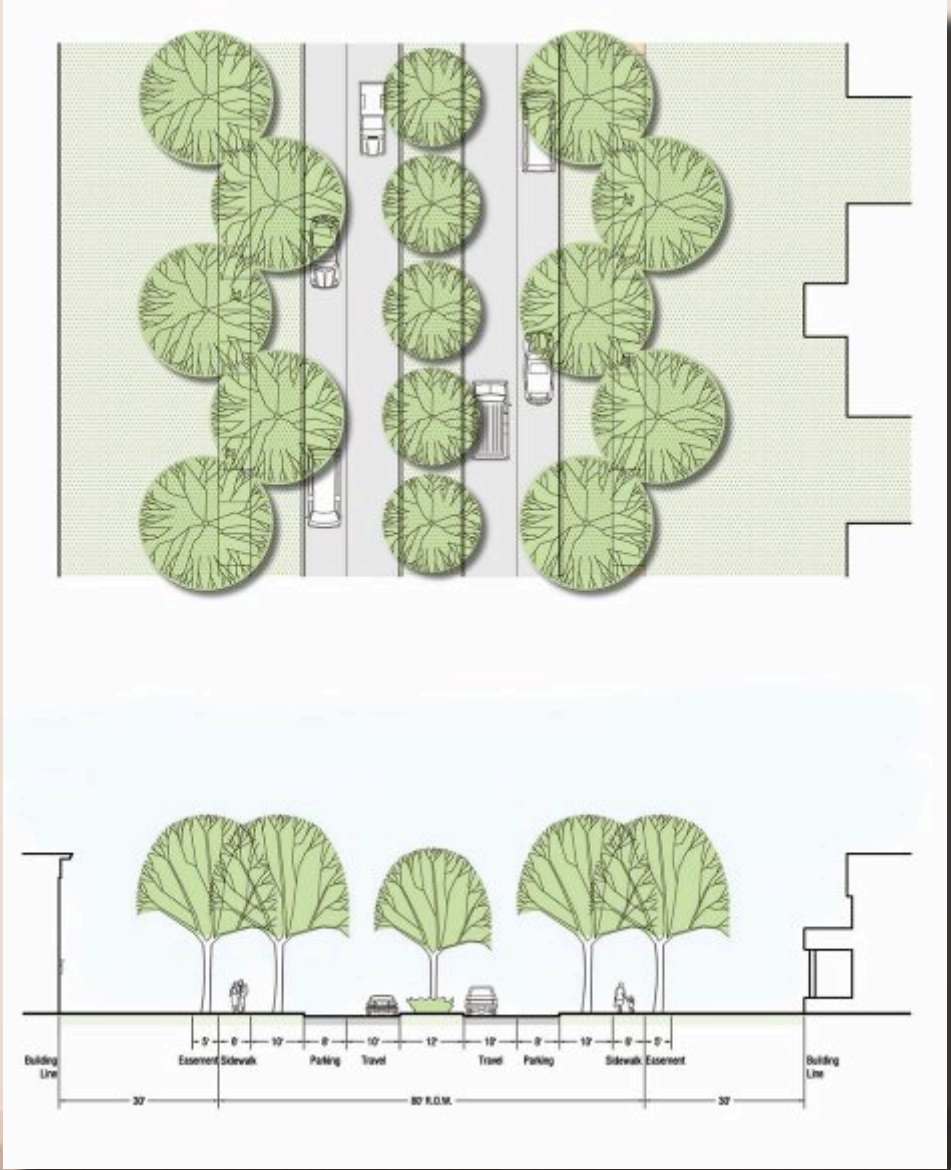
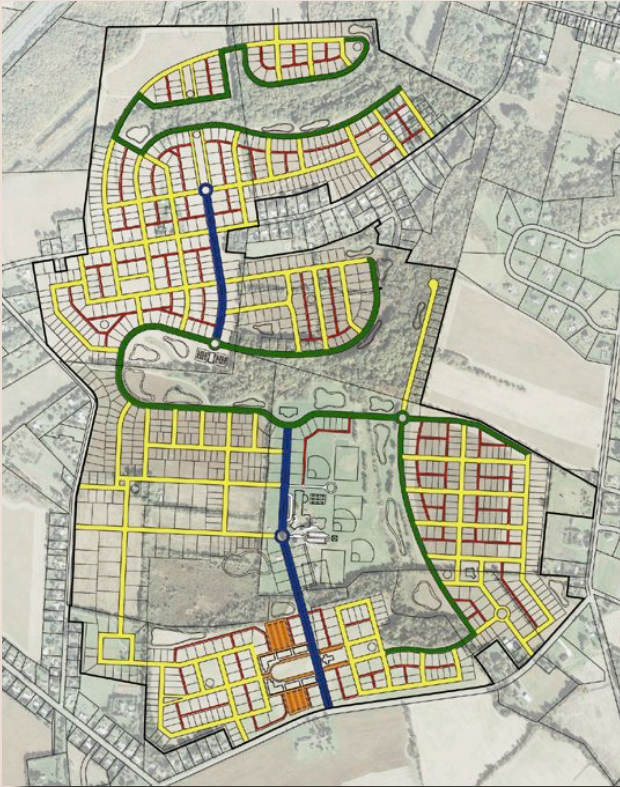




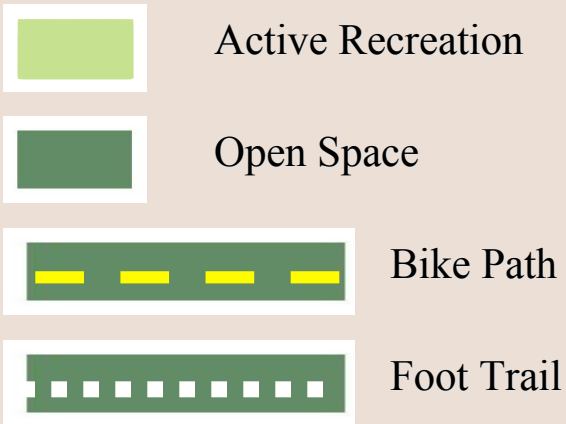
# Street Hierarchy



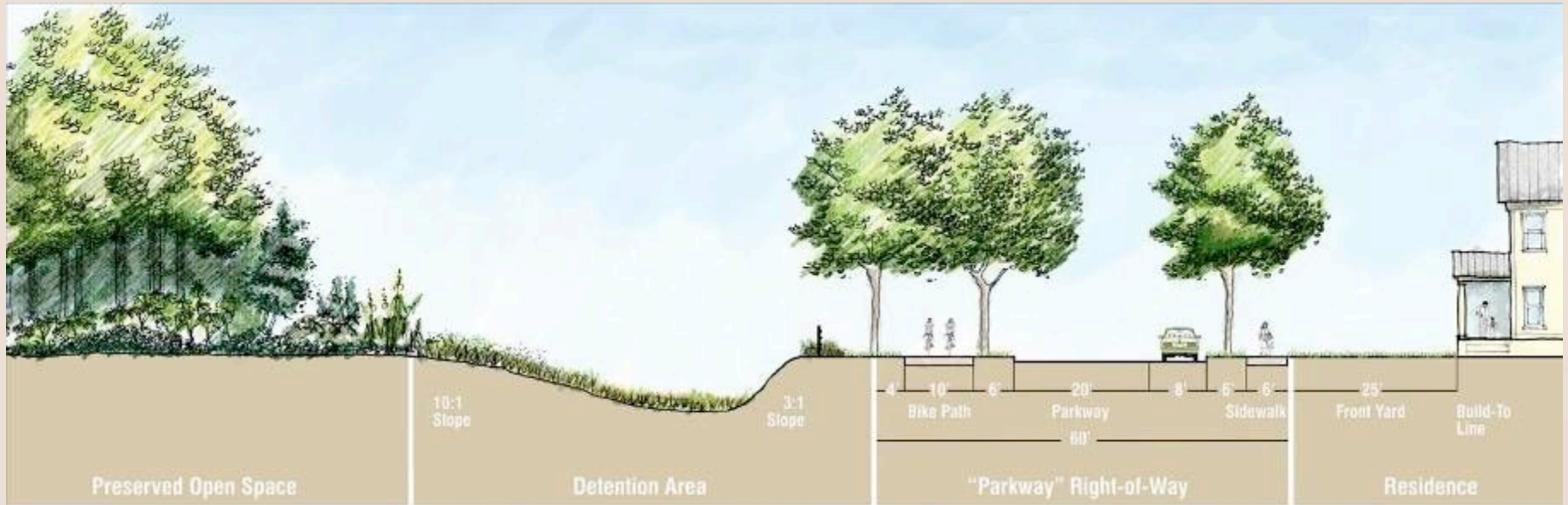
Boulevard



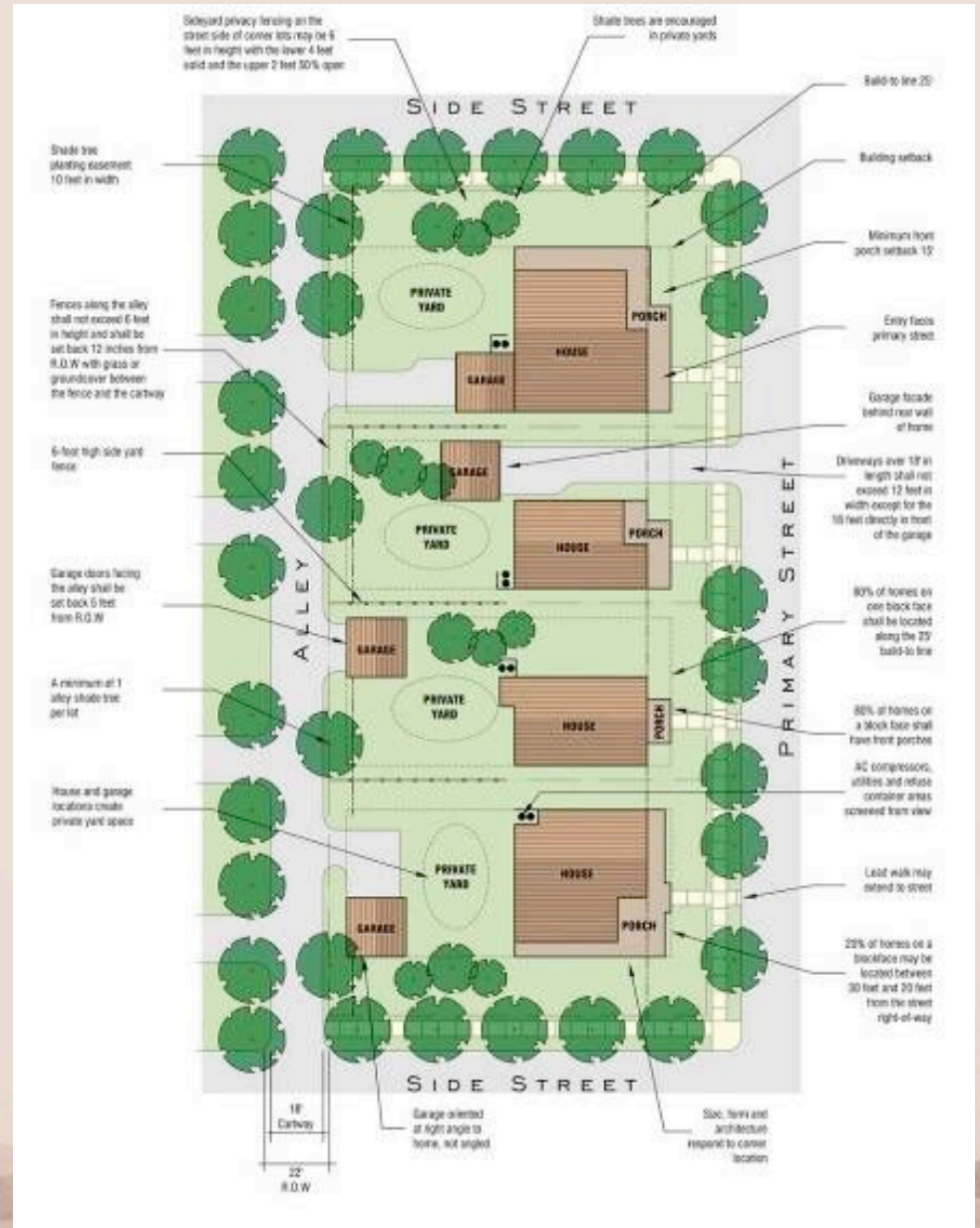
# Recreation and Open Space



# Stormwater Management Design Principles



# Site Planning Standards



# Historic Homes of Chesterfield



*Georgian*



*Federal*



*Victorian*



*Greek  
Revival*



*Italianate*



*Second Empire*

# Architectural Standards



# Architectural Standards



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# Streetscape Design and Furnishings





# Implementing TDR

1997 - Master Plan Identifies Sending and Receiving Areas

1998 - Land Development Ordinance Creates TDR Zoning

1999 - Wastewater Management Plan Approved by NJDEP

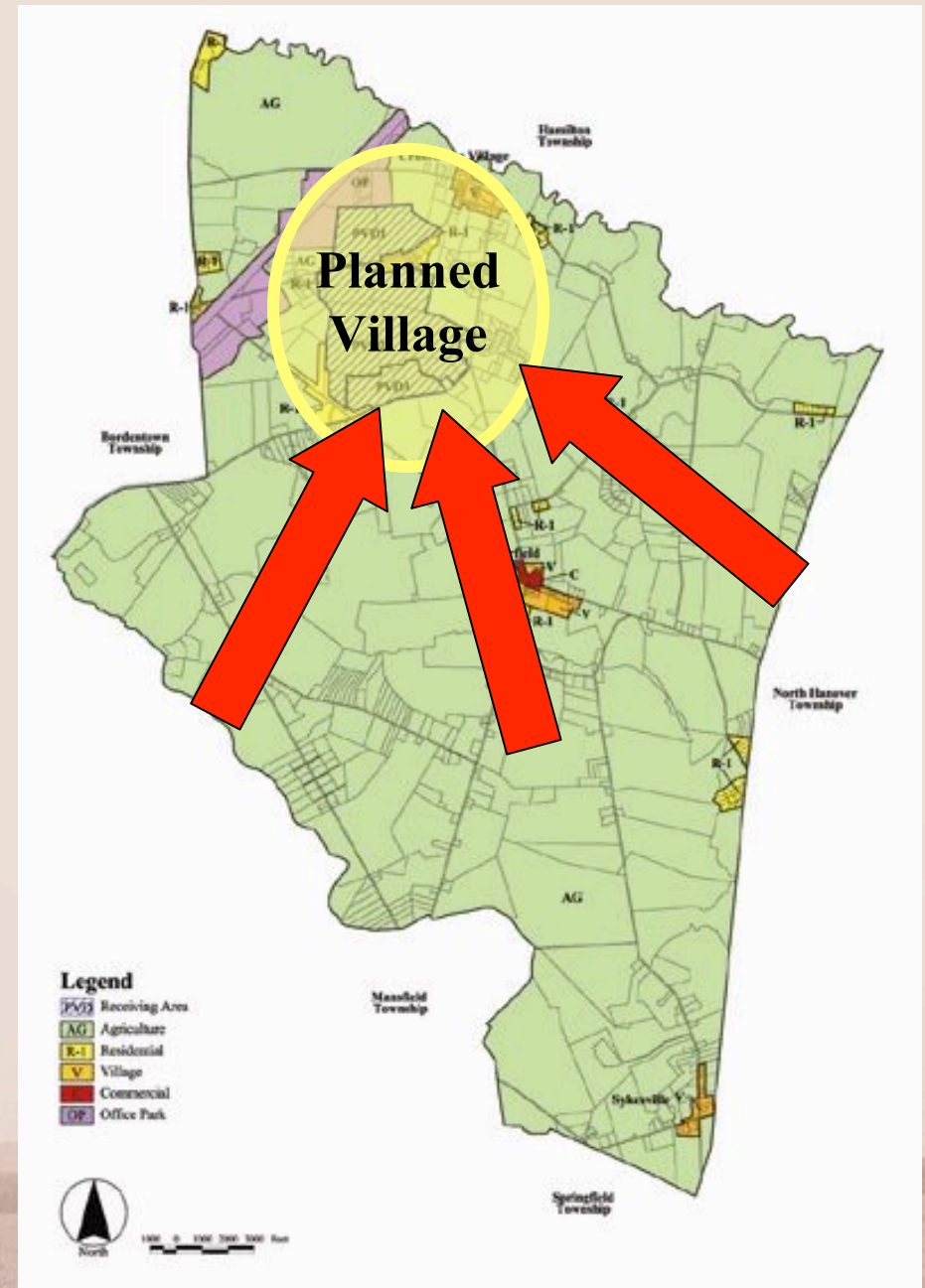
2000 - NJ State Planning Commission Designates Receiving Area as a Center

2002 - Master Plan Amendment Creates Village Plan & Architectural Standards

2003 - Construction Commences on First Subdivision

2004 - First CO's Issued

2007 - 208 CO's Issued  
142 Building Permits Issued  
Subdivision Approvals for 813 Units  
Subdivision Pending for 357 Units  
2,060 acres enrolled and preserved



# Implementation Status



- Developers control 90% of the receiving area
- 76 % of the Township's ultimate development capacity (1,170 units) is either pending approval, approved or under construction
- Construction commenced by three developers on 813 units
- School location has been designated as the hub of the community
- Recreation Improvement District created to fund \$3.9 million in common facilities
- Transportation Improvement District created to fund \$8.9 million in collector roads

## The Bottom Line



TDR is a growth management tool, not a shield to prevent growth

Planning Board/Developer dynamic changed

TDR creates a “center” design opportunity: Old York Village embodies principles of Traditional Neighborhood Design as found in local examples, such as historic Crosswicks Village

TDR can successfully preserve farmland and open space by substituting private capital and the operation of the real estate market for public funding

# Awards



**American Planning Association**  
*2004 Outstanding Planning Program*

**New Jersey Planning Officials**  
*2004 Achievement in Planning Award*

**New Jersey Future**  
*2003 Smart Growth Award*

**American Society of Landscape Architects**  
*NJ Chapter 2003 Landscape Planning and Analysis Merit Award*

**American Planning Association**  
*NJ Chapter 2002 Outstanding Planning Implementation Award*