

*The New Jersey
Pinelands
Development Credit Program
At A Glance
March 2009*

Basics of the PDC Program

Sending Areas

Preservation Area
District

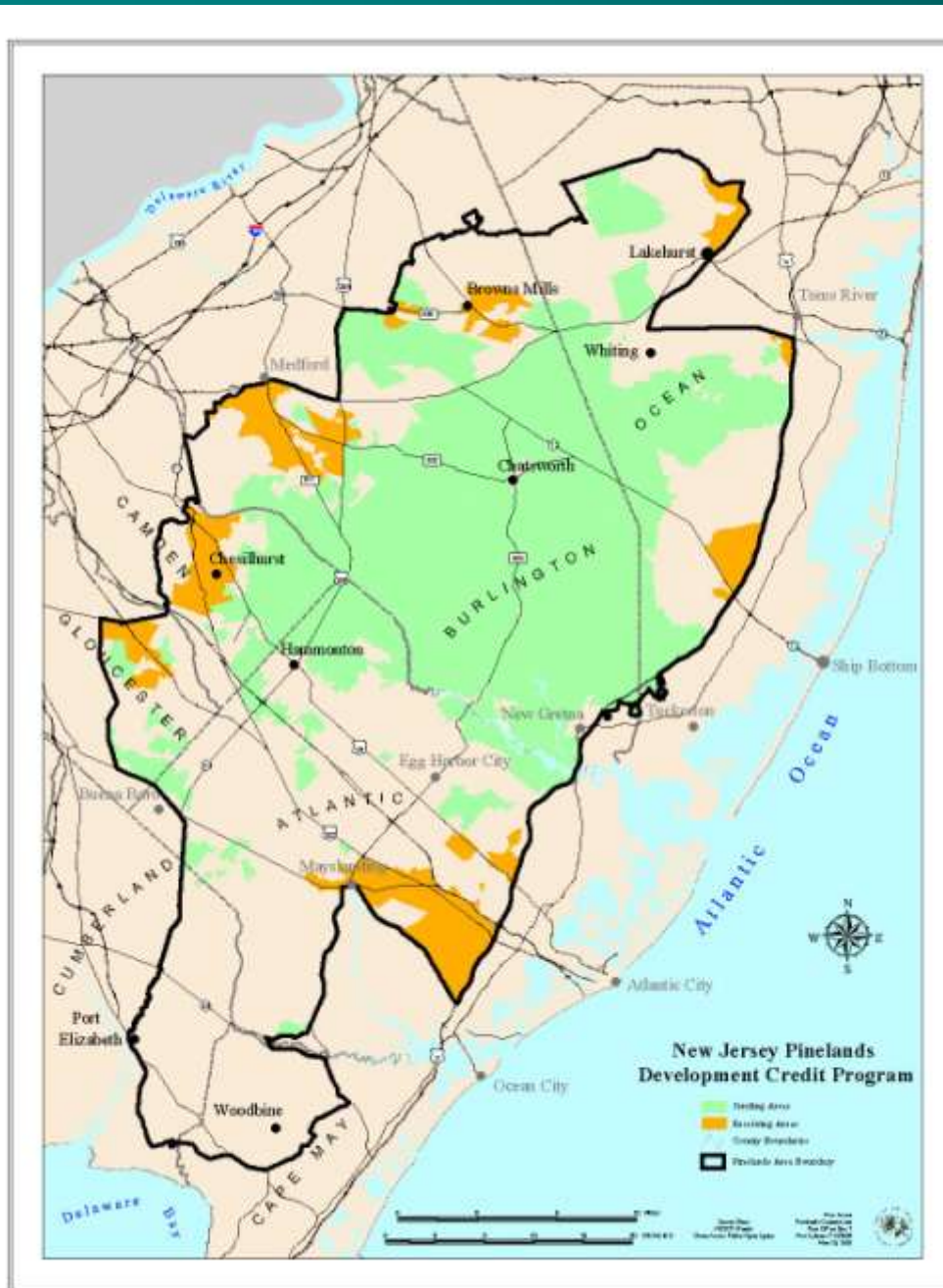
Agricultural
Production Area

Special Agricultural
Production Area

Receiving Area

Regional Growth
Areas

Residential
Development



- **Widespread Local Opposition to the Pinelands Protection Program**
- **No Successful TDR Models**
- **TDR Boycotts By Towns, Developers and Farmers**
- **No Financial Underpinning**

- **Most Receiving Area Zoning Put Into Place Over A 6 Year Period**
- **Some Municipalities Structured Zoning to Minimize PDC Use**
- **Other Municipalities Effectively “Discouraged” Developers From Applying Density Bonuses**
- **Pinelands Development Credit Bank Act Didn’t Become Law Until 1988**

- **Financial Certainty**
- **Central Clearinghouse**
- **Education and Outreach**
- **Recordkeeping**

Aggressive Marketing and Education Programs Undertaken

- **361 rights severed in first nine years; 1655 in next nine years**
- **Private purchases totaled 66 in first decade; 2479 in the last decade**

PDC Bank Purchased 175 Rights in its First Several Years of Operation

PDC Bank Has Sold Almost 200 Rights Through Auction

Pinelands Commission Remained Vigilant to Minimize Abuses

- **Almost 6,000 Rights Severed**
- **More Than 1,000 Rights Retired Through Special Public Purchases**
- **Almost 60,000 Acres Protected**
- **Almost 3,200 Rights Redeemed in Development Projects**
- **Pending Development Projects Propose to Use Almost 4,700 Rights**

PDC Enhancements Being Considered

- **Designate Additional Sending and Receiving Areas**
- **Mandate PDC Use for Residential Development; Lower PDC Use as Densities Increase**
- **No PDC Obligation for Affordable Housing Units**
- **Allow PDCs to Increase Business Development Above 0.5 ISR**