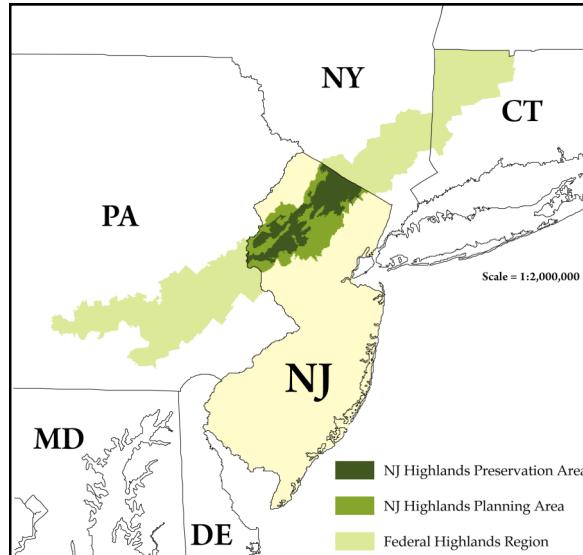


Benefits of TDR Receiving Zones

- Ability to **charge impact fees** up to \$15,000 per unit (minimum 5 units per acre residential or equal commercial), that can be used for infrastructure improvements such as:
 - Schools
 - Roadways and transit
 - Sewer and water infrastructure
 - Streetscape
 - Recreational amenities
 - Brownfield and contaminated site clean up
 - Energy improvements
 - Economic development activities
- Opportunity to apply for **enhanced planning grants** to address a range of issues including:
 - Streetscape and façade improvement
 - Sustainable economic development
 - Marketing/branding
 - Historical preservation
 - Infrastructure planning and design
- Through the New Jersey Economic Opportunity Act of 2013, **special incentives and priority funding** are available to developers that choose to locate projects in Highlands TDR Receiving Zones.



The New Jersey Highlands At a Glance

- Nearly 860,000 acres
- 1,300+ square miles
- Provides drinking water for more than 5 million New Jersey residents
- 88 municipalities in 7 counties: Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, Warren
- NJ Highlands Act passed: August 2004
- Regional Master Plan adopted by Highlands Council: July 2008

The New Jersey Highlands
Water Protection and Planning Council

TDR Receiving Zones



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.highlands.state.nj.us





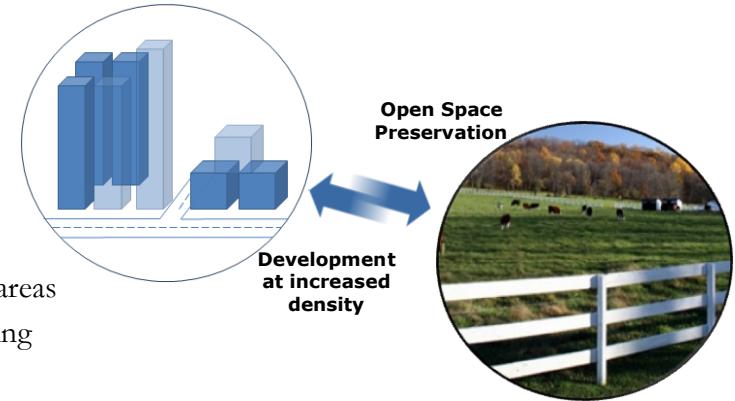
Does your town want to:

- Improve sewers, roads, schools, or other infrastructure elements?
- Improve an existing commercial corridor?
- Revitalize an aging urban area?
- Reinvigorate a small downtown?
- Preserve open space and move development to areas where growth is desired?

In the Highlands Transfer of Development Rights Program, establishing a Receiving Zone offers the opportunity to address these and other needs shared by many communities in New Jersey. Highlands Receiving Zones can be **anywhere in the state**, the program is **voluntary**, and **grant funding is available** to explore the possibility in your municipality.

Why Designate a Receiving Zone in your Community?

- ✓ Direct growth where you want it
- ✓ Revitalize developed areas
- ✓ Make infrastructure improvements
- ✓ Enhance downtown areas
- ✓ Preserve open spaces
- ✓ Attract new business
- ✓ Improve aging commercial & industrial areas
- ✓ Increase competitiveness with surrounding towns



Transfer of Development Rights in the Highlands Region

Transfer of Development Rights (TDR) is a land-use tool that helps regions transfer development potential from areas identified for preservation (Sending Zones) to areas where growth is desired (Receiving Zones). The Highlands Act required the creation of a TDR program as one way of addressing landowner equity while advancing the regional planning goals of the Act.

Transactions in the Highlands TDR program are conducted using “Highlands Development Credits” (HDCs) and managed by the Highlands Development Credit Bank. Eligible landowners in Sending Zones receive HDC allocations, which they can

then sell to purchasers who wish to build in a designated Receiving Zone. The credits permit the purchaser to build in a Receiving Zone at a density greater than that permitted in the underlying zoning.

The Highlands TDR program offers special incentives for municipalities that choose to establish voluntary Receiving Zones, including enhanced planning grants up to \$250,000 and the ability to charge impact fees up to \$15,000 per unit. In addition, the New Jersey Economic Opportunity Act of 2013 includes special incentives and priority funding for developers that choose to locate projects in designated Highlands TDR Receiving Zones.

Grant Funding Available

Grant funding is available to municipalities interested in exploring the possibility of designating a Highlands TDR Receiving Zone within their community. Any municipality in New Jersey is eligible and participation in this grant program does not require a municipality to establish a receiving zone. Contact the Highlands Council at (908) 879-6737 for more information.