

**TRANSFER OF DEVELOPMENT RIGHTS II (TDR II) ELEMENT  
OF THE MASTER PLAN**

**TOWNSHIP OF LUMBERTON  
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

*Prepared By:*

**Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, New Jersey 08054  
(856) 235-7170**

*Prepared For:*

**Lumberton Township  
35 Municipal Drive  
Lumberton, New Jersey 08048**

  
**Barbara J. Fegley, AICP, PP  
New Jersey Professional Planner #3259**

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**Transfer of Development Rights II (TDR II) Element of the Master Plan**  
**Lumberton Township**

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**1.0 Introduction**

The Township of Lumberton's, TDR II Transfer of Development Rights (TDR) Element of the Master Plan that was adopted on November 6, 1997, recommended a TDR II Program for a Receiving Area and Sending Area that was ultimately adopted by the Township. While the Township's TDR I program was highly successful in preserving vast acres of farmland thought the Township, the success of TDR II was not realized as property owners did not enroll in either the sending nor the receiving area. Nonetheless, there has been no significant impact in the development of the rural and agricultural areas of the Township.

**2.0 Transfer of Development Rights II (TDR II) Program**

Consistent with the Township's Third Round Court ordered affordable housing obligation, the inactive transfer of development rights program (TDR II) is recommended to be discontinued and the R-2 zoning standards are recommended to be restored. Pursuant to the Third Round Court order, the lot size shall be set at one unit per two acres. With this 2018 TDR Element of the Master Plan, the Land Development Board rescinds the TDR II element originally adopted on November 6, 1997.