

Notable Plan for Rural Preservation

Chesterfield Township TDR Program and Village Chesterfield Township, New Jersey

While Chesterfield is a place of two-lane roads and quaint vistas, easy access to major highways, including the N.J. Turnpike, I-295, I-195, and U.S. 130, places the Township within easy commuting distance of Manhattan and Philadelphia, inciting development pressures felt in neighboring counties. To preserve its agricultural past while accommodating a less pastoral, more populous future, this 22-square mile municipality in southern New Jersey developed an ambitious, comprehensive strategy.

Chesterfield's Transfer of Development Rights Program (TDR) and Old York Village Plan require developments within the 560-acre Old York Village receiving area to be built using TDR credits from surrounding farmland. The Old York Village Plan provides the framework for a new community of 1,300 housing units that will complement the three existing hamlets as well as surrounding farms, woodlands, and streams.

The proposed street system, architectural and design standards, and public amenities (green space, bike paths, a central square) of Old York Village will reflect traditional neighborhood development, smart growth, and green strategies. Developments in Old York Village will collectively help the township meet state



APA 2004
Outstanding
Planning Award
for a
Program

affordable housing requirements. Transportation and recreation improvement districts in the Village will enable the Township and developers to share the costs of some recreational facilities and other public amenities.¹

Website

<http://www.chesterfieldtwp.com>

Successful Implementation

State, county, and local farmland preservation programs have collectively protected 4,261 acres, and 90 percent of the land in the receiving area has been bought or optioned by developers.

Awards

- The Environmental Excellence Award for Open Space Protection and Preservation
- 2004 APA Planning Award for a Program
- 2004 New Jersey Planning Officials Achievement in Planning Award

¹ Kevin Riordan, "Chesterfield Township TDR Program and Village Plan," (April 2004), <<http://www.planning.org/planning/member/2004apr/chesterfield.htm>> (8 August 2007).