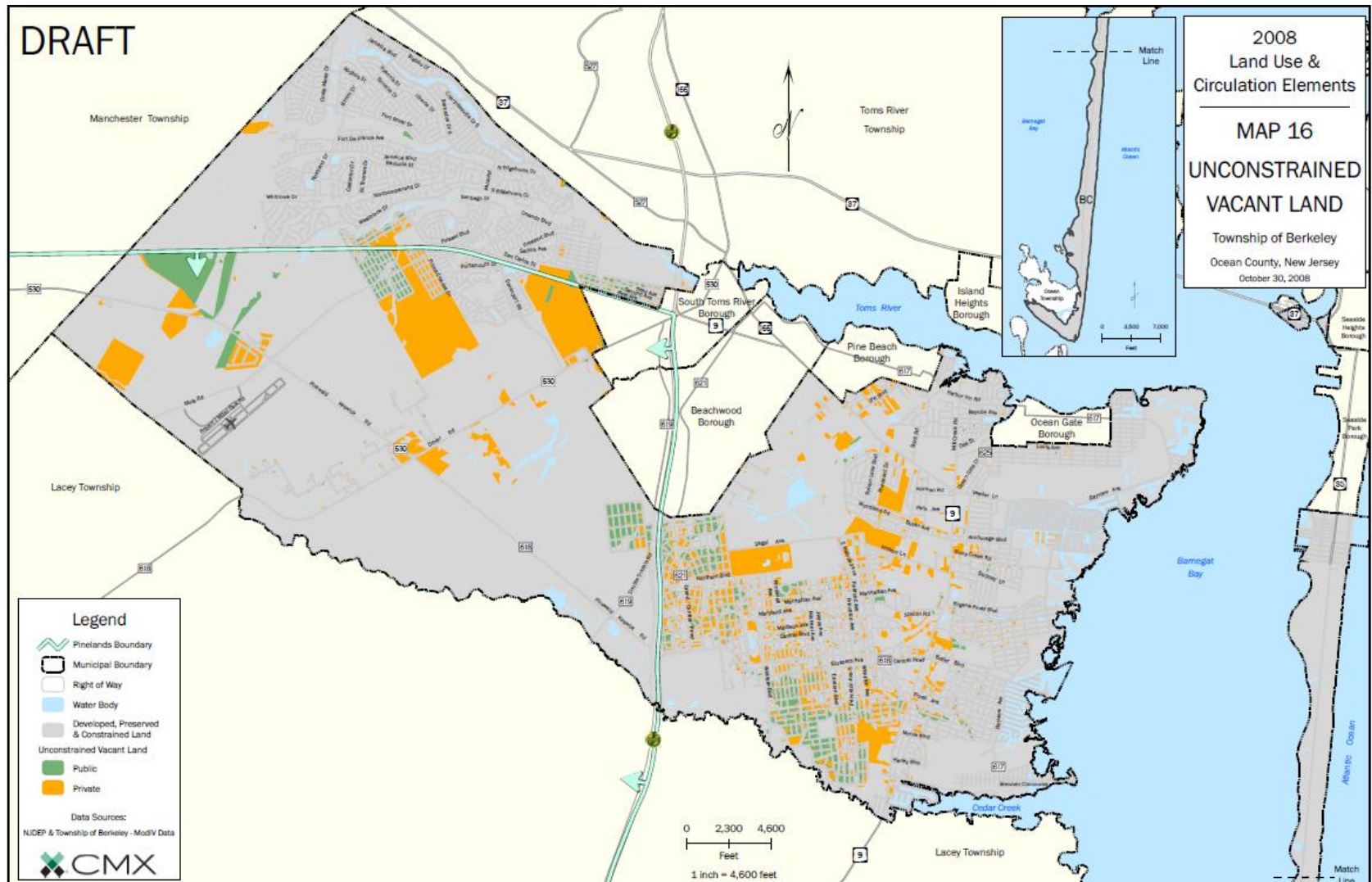


# Berkeley Township Town Center Redevelopment & Transfer of Development Rights (TDR) Program

## Overview

David G. Roberts, AICP/PP, LLA, RLA, LEED AP  
Maser Consulting, PA

# Remaining Developable Land

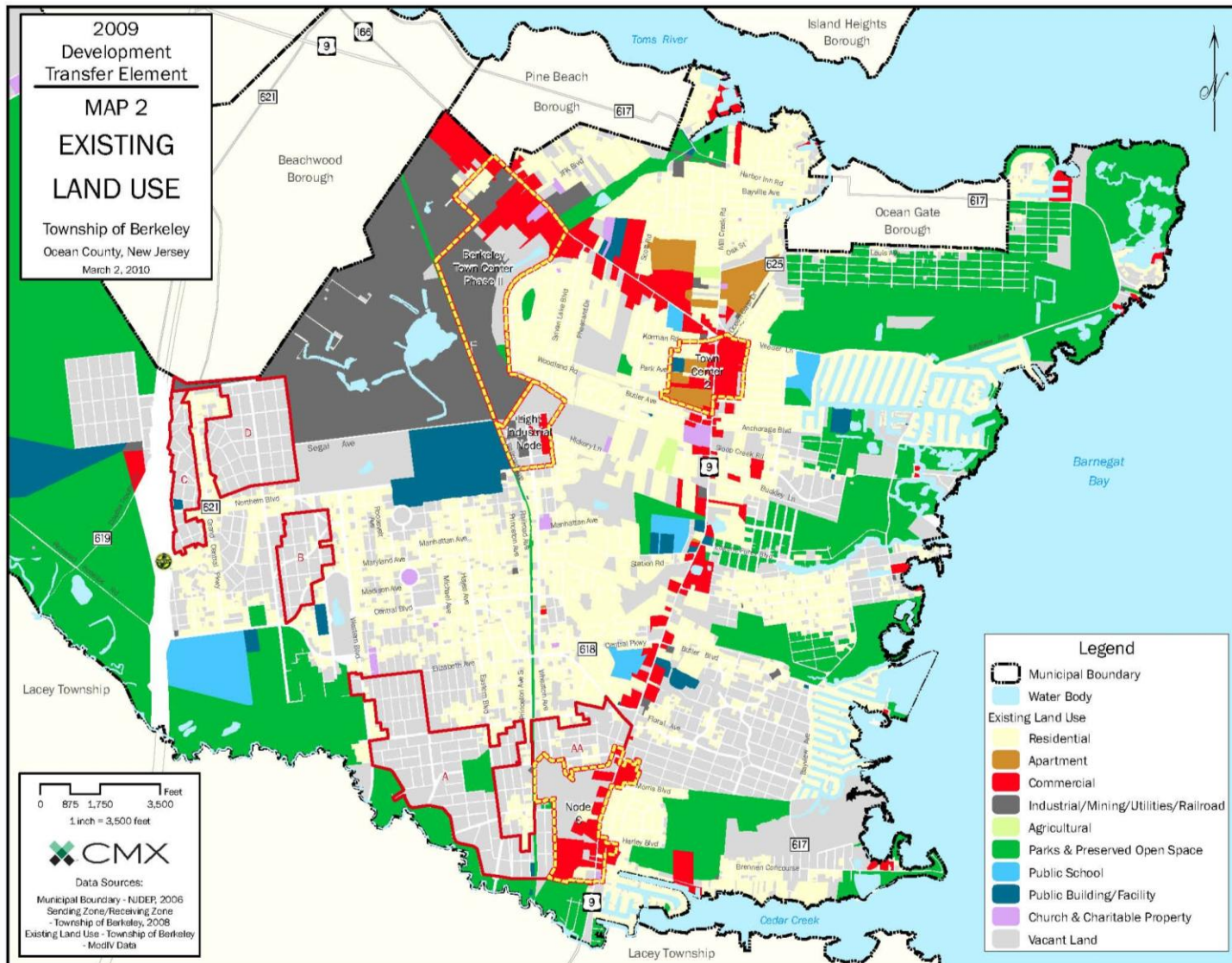


# 2008 Land Use Plan

2009  
Development  
Transfer Element

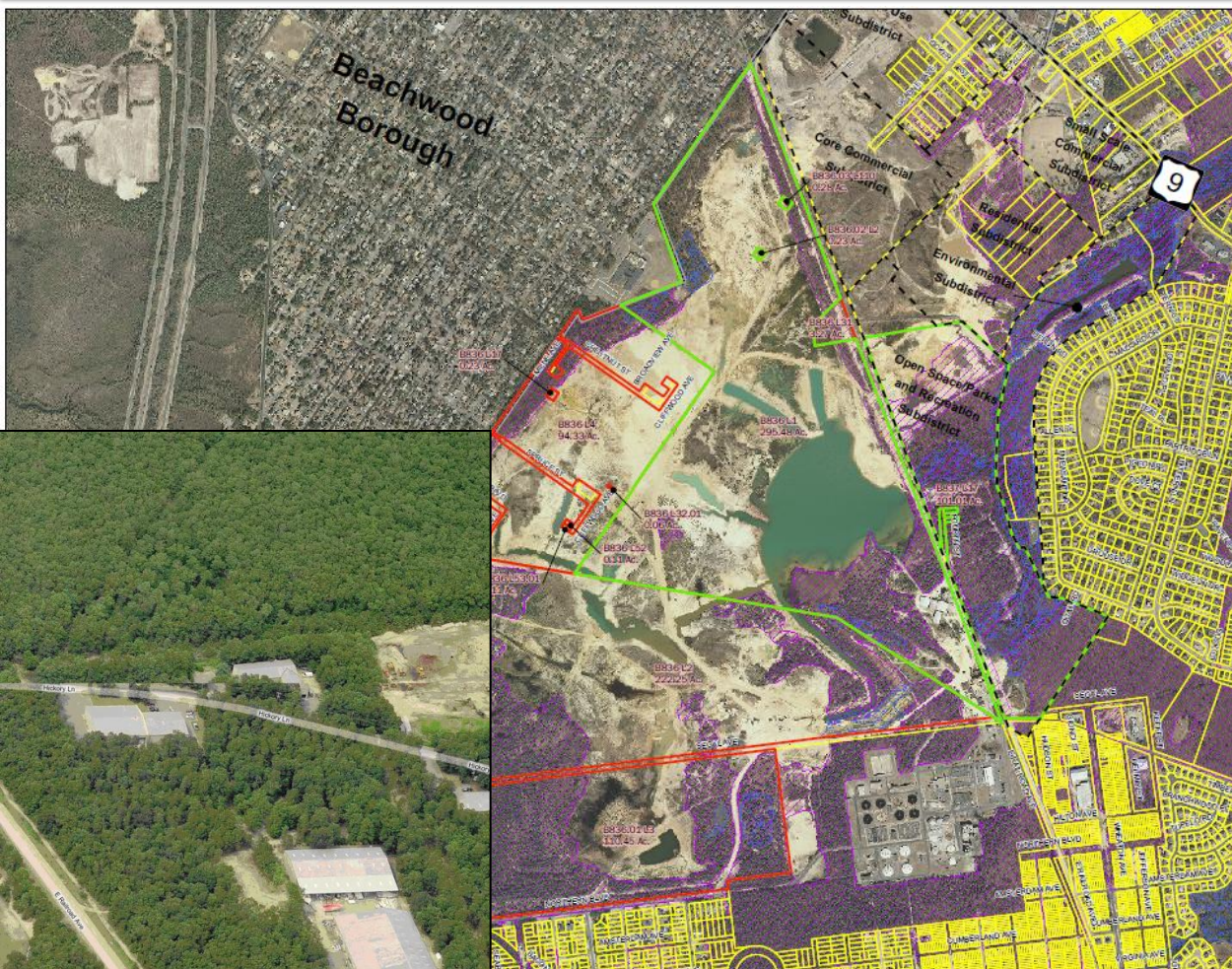
## MAP 2 EXISTING LAND USE

Township of Berkeley  
Ocean County, New Jersey  
March 2, 2010





# Town Center Area



NJ Pulverizing Co.

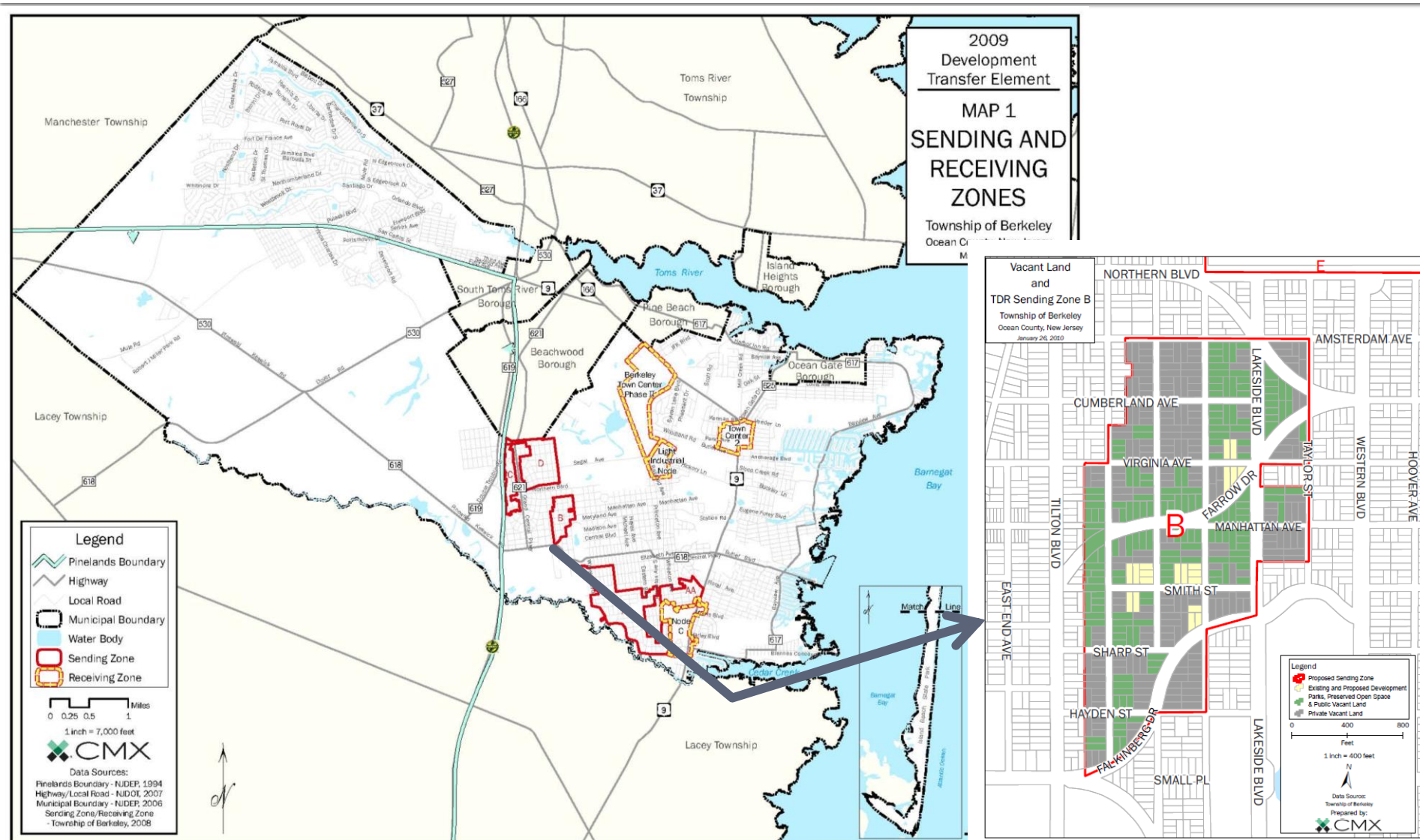
Township of Berkeley  
Ocean County  
New Jersey



Bird's eye view of Industrial Node – currently developed at 30% maximum impervious surface coverage under CAFRA regulations.

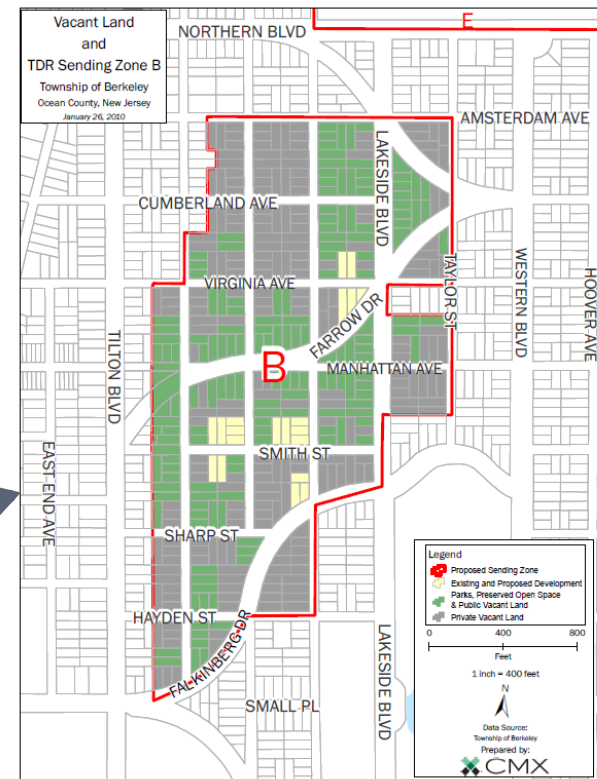
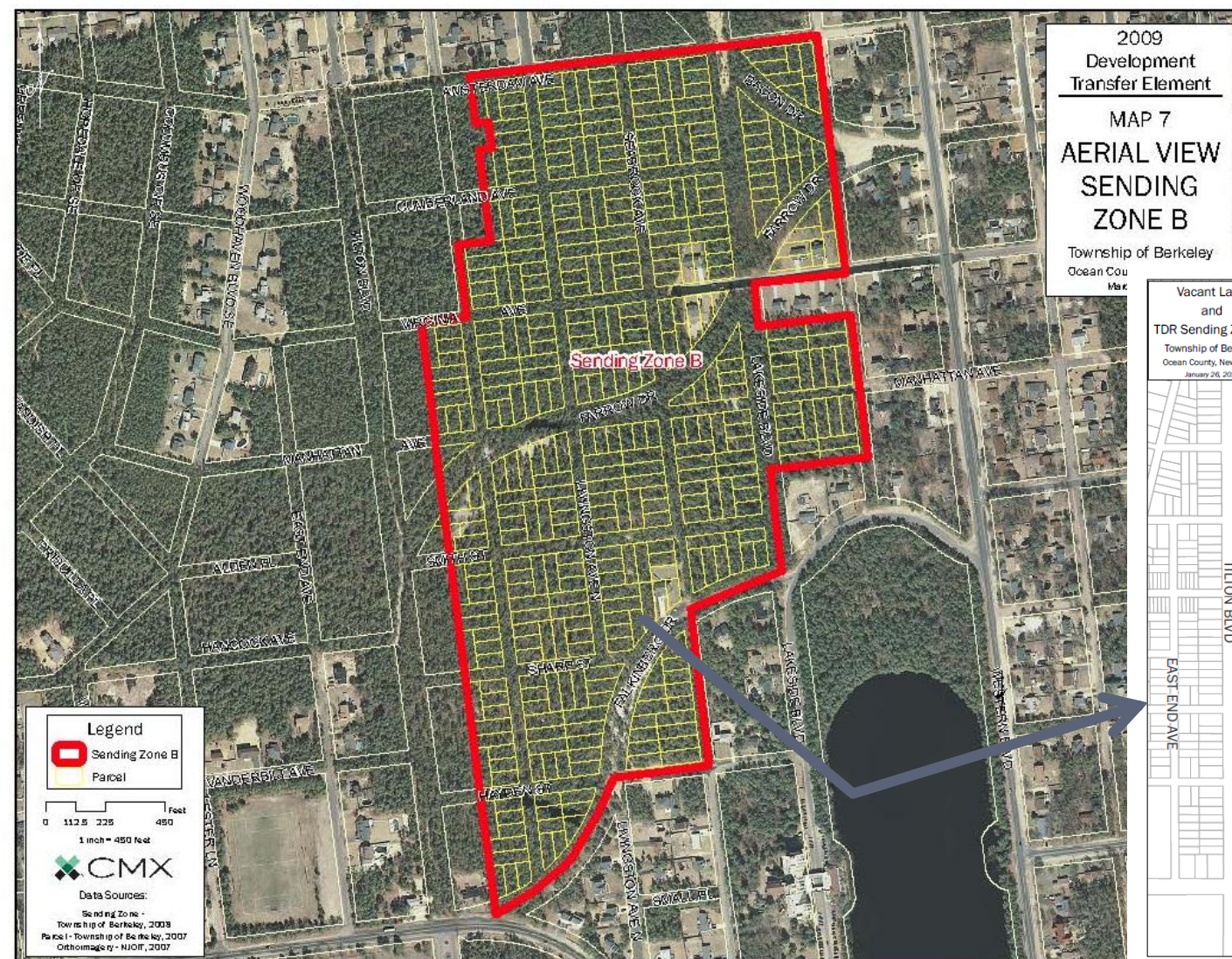


# Sending and Receiving Areas





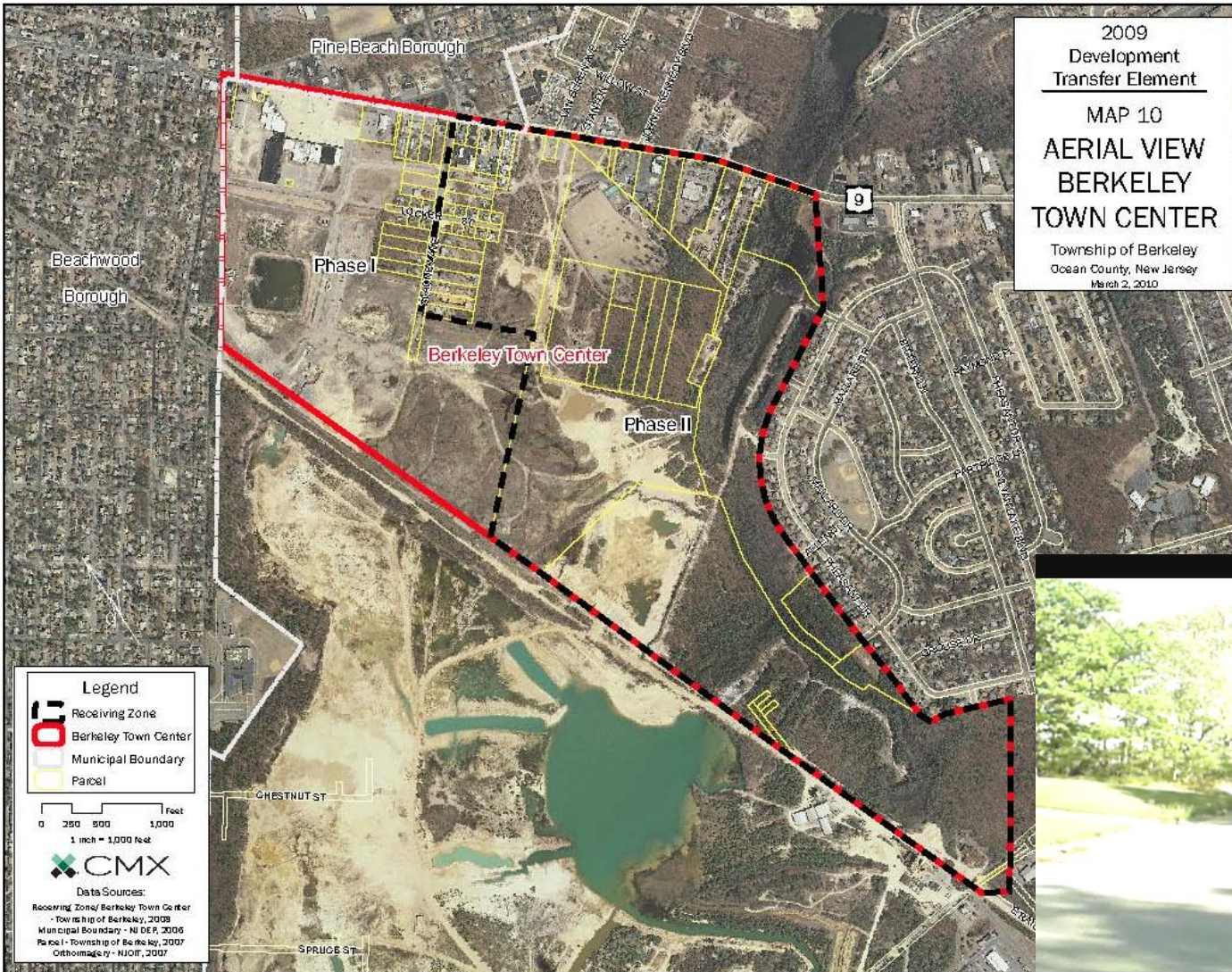
# Sending and Receiving Areas





# Town Center Redevelopment Plan

## Phase 2 Receiving Area



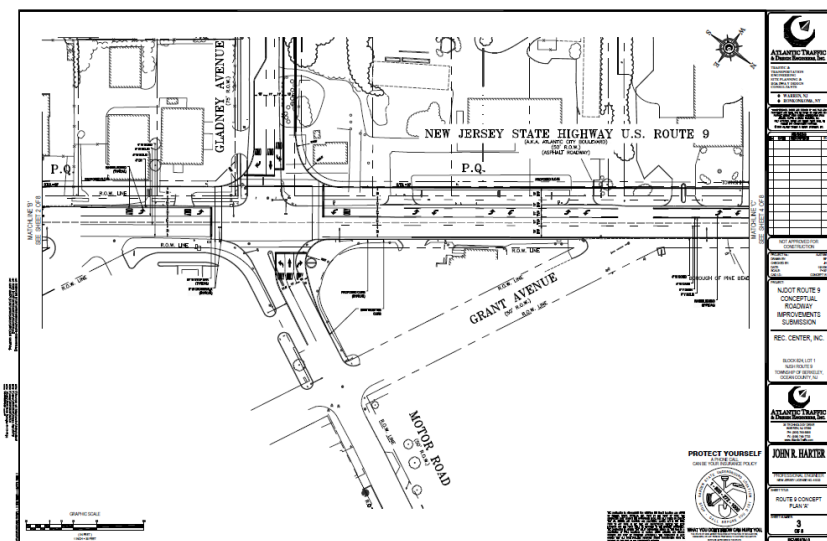


# Town Center Redevelopment Plan

## Phase 2 Receiving Area



Concept Plan Prepared by:  
Cooperation of Brown & Keener  
and Barton Partners





# Mixed-Use Town Centers “PLACE making...”

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# Mixed-Use Town Centers Destination for Goods & Services

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# Town Center 2 Existing





# Town Center 2 Existing

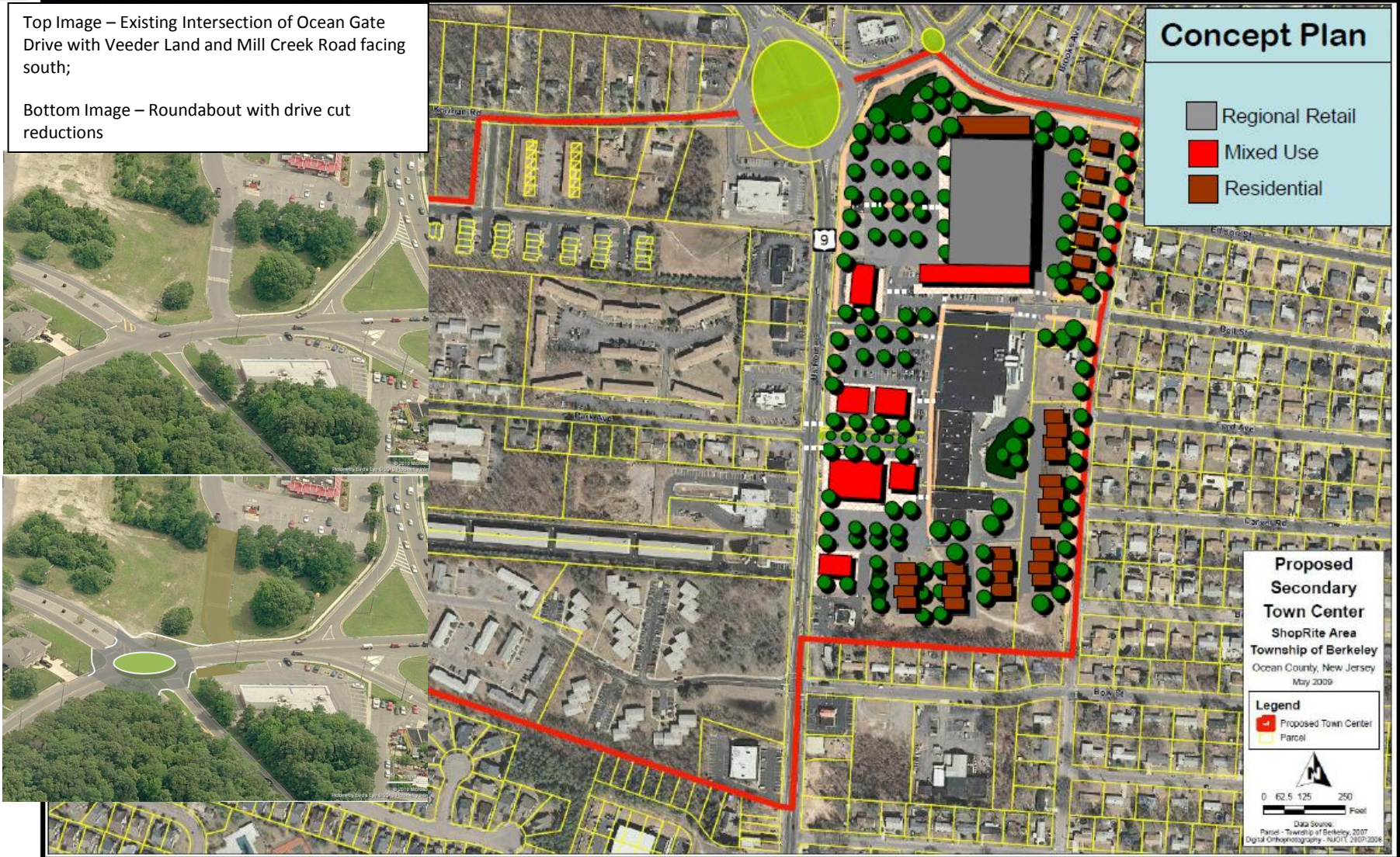




# Town Center 2 Receiving Area

Top Image – Existing Intersection of Ocean Gate Drive with Veeder Land and Mill Creek Road facing south;

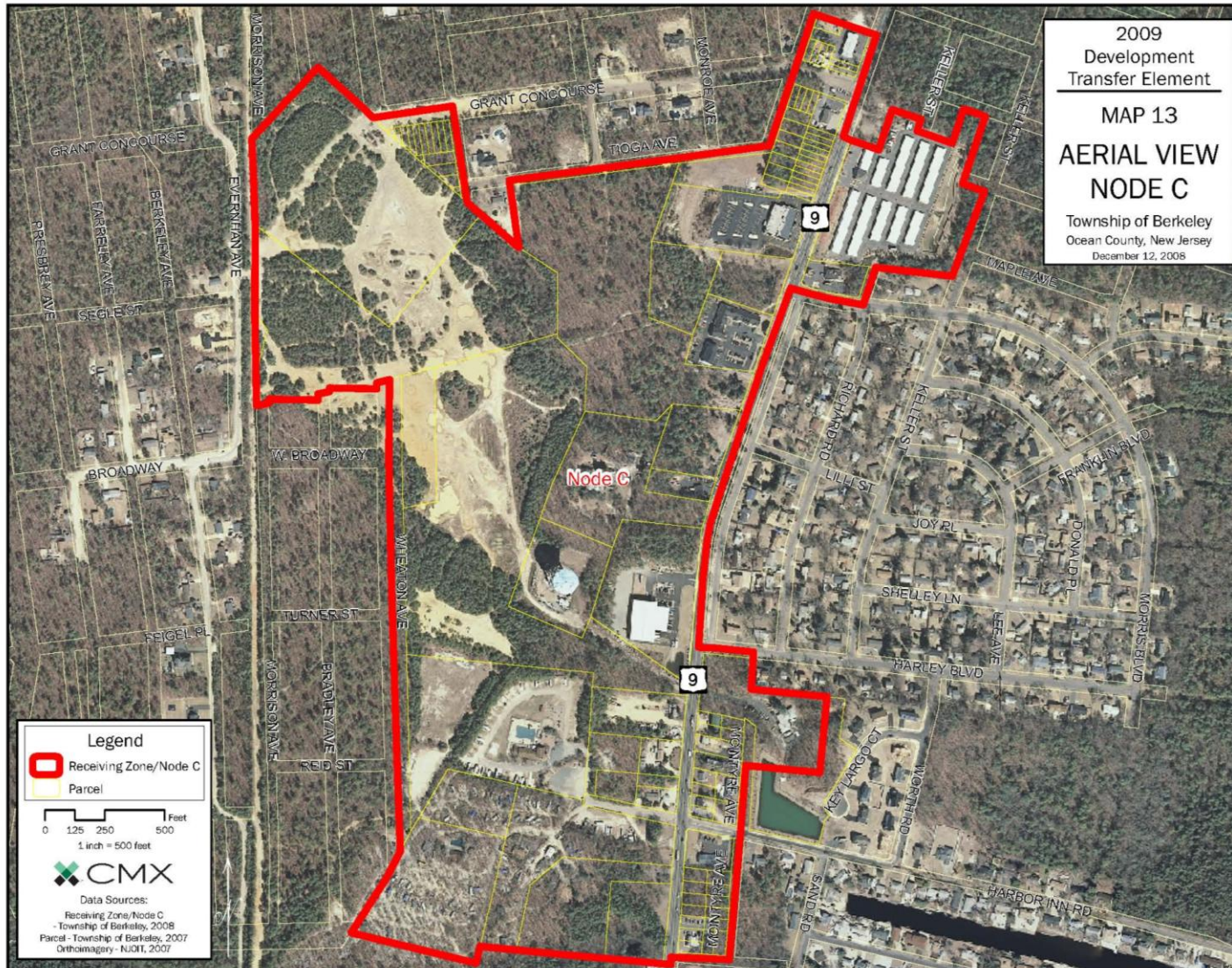
Bottom Image – Roundabout with drive cut reductions





# Node "C" – Receiving Area

Cedar Creek Campground & WOBM Pit  
Existing Conditions





# Node "C" – Receiving Area

## Cedar Creek Campground & WOBM Pit Framework Plan



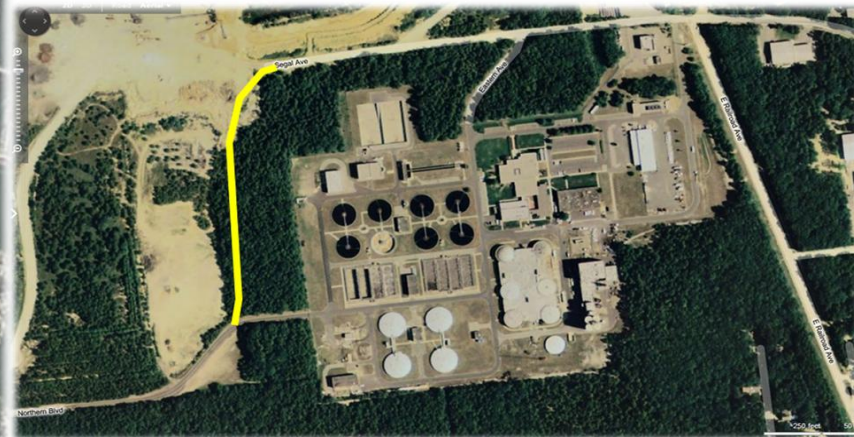
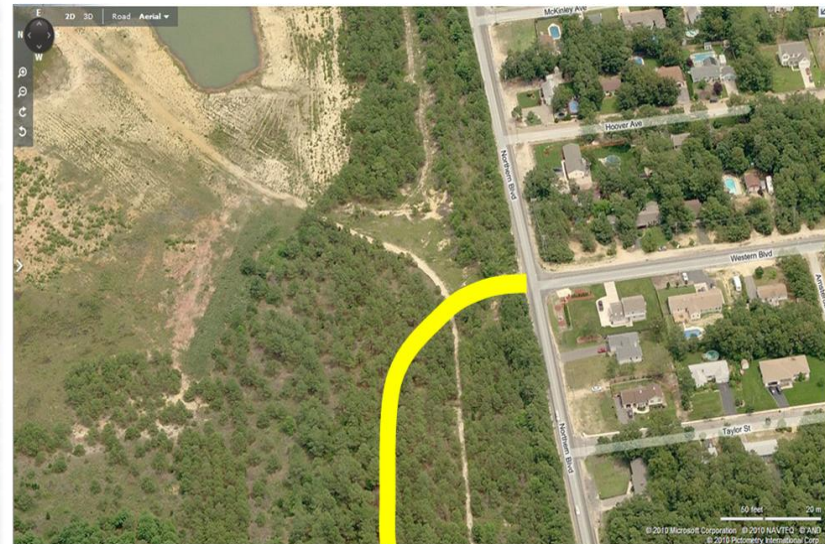


# Road Improvements

(a) Western Boulevard Extension

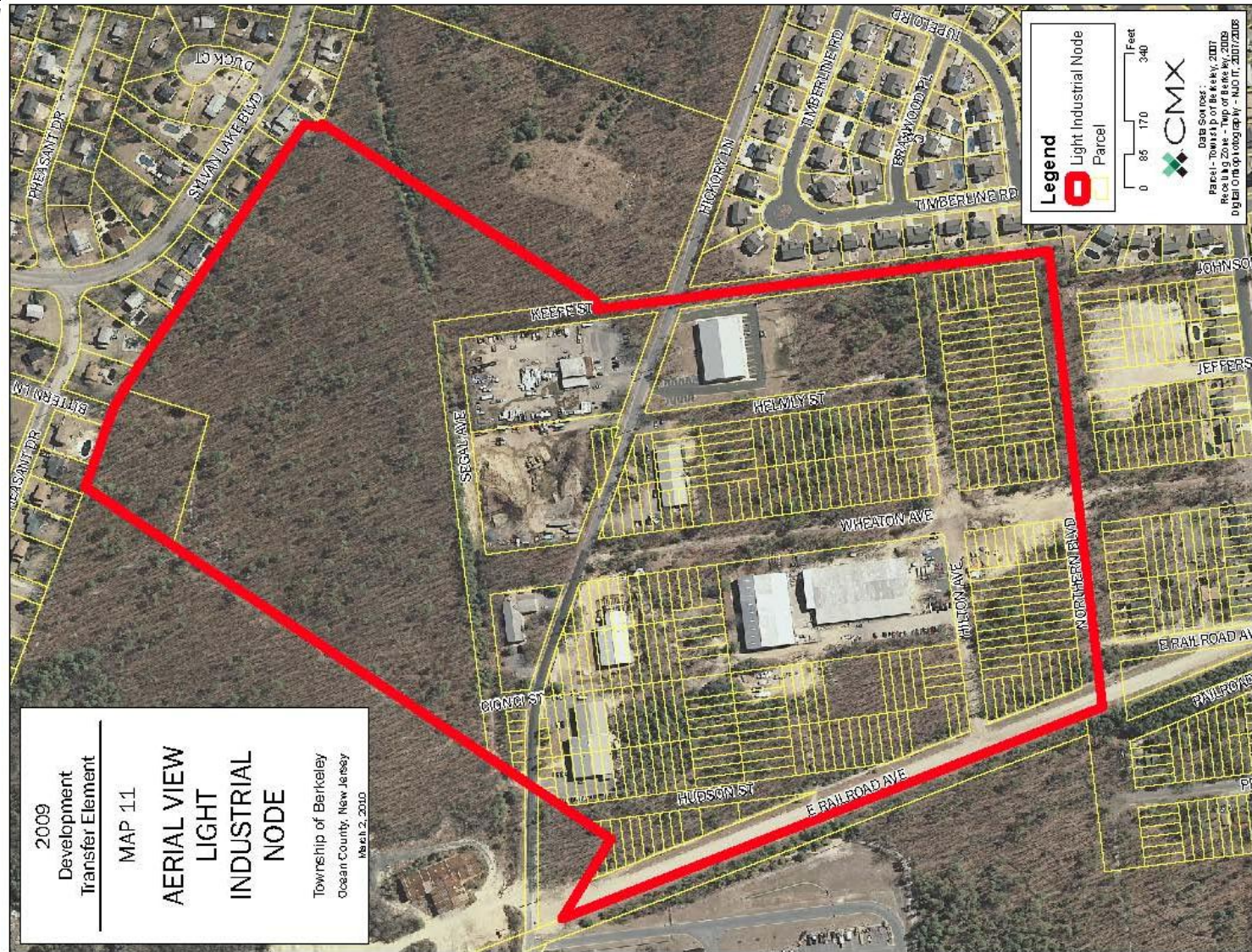
(b) Hickory Lane to Northern Boulevard

(c) Barnegat Branch Trail



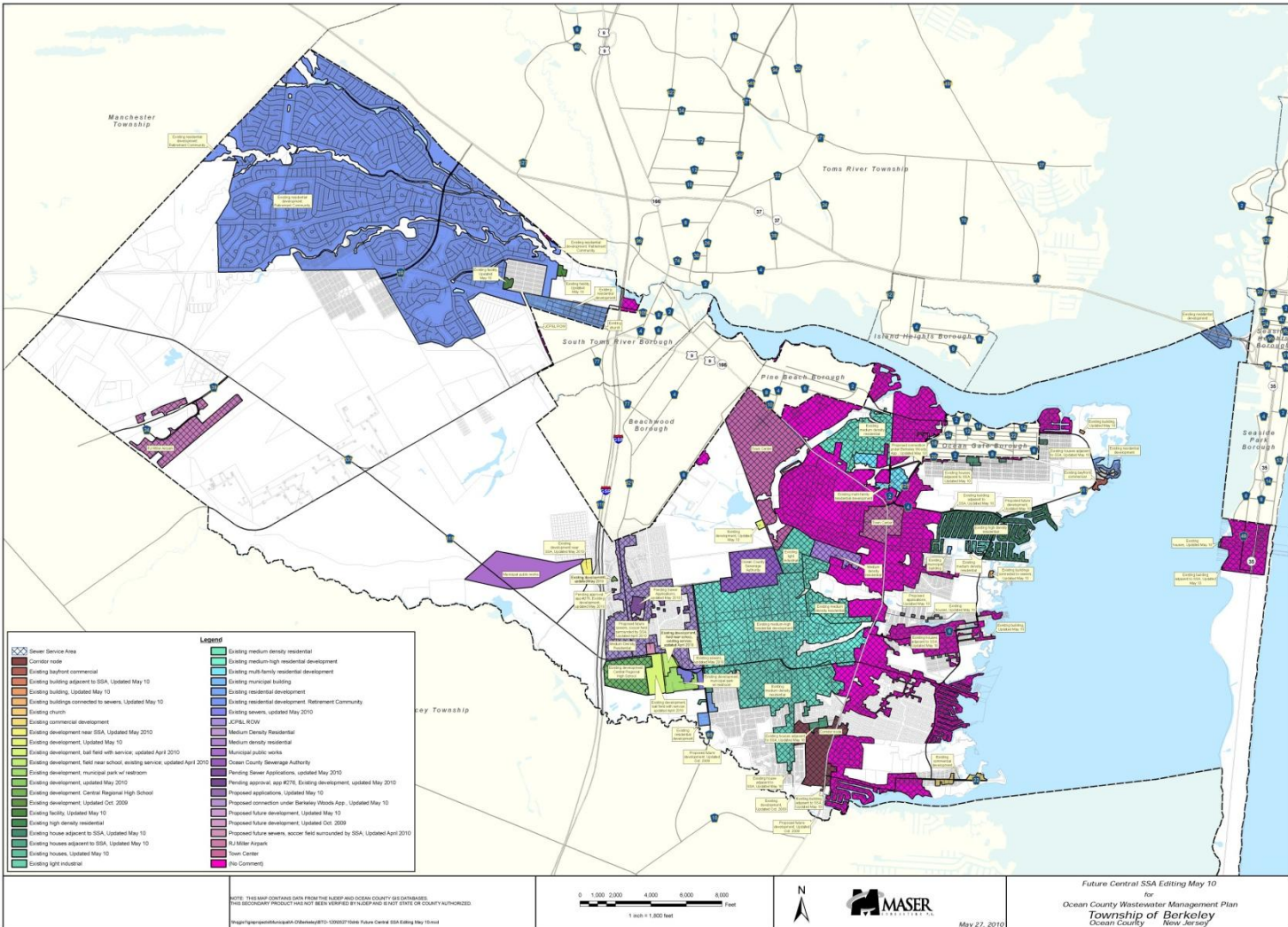


# Light Industrial Node – Receiving Area





# Sewer Service Area Coordination



**Figure II-1: Final Sewer Service Areas for Ocean County WQMP showing removal of Sending Areas and NJ Pulverizing Site from future SSAs and the provision of sewer service to the Centers and Nodes per the 2008 Master Plan.**