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

Overview

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Remaining Developable Land
2008 Land Use Plan
Town Center Area

Bird’s eye view of Industrial Node – currently developed at 30% maximum impervious surface coverage under CAFRA regulations.
Sending and Receiving Areas
Town Center Redevelopment Plan
Phase 2 Receiving Area
Town Center Redevelopment Plan
Phase 2 Receiving Area

PHASE 1
PHASE 2
TDR
Receiving Area

Concept Plan Prepared by:
Cooperation of Brown & Keener
and Barton Partners
Mixed-Use Town Centers
“PLACE making...”
Mixed-Use Town Centers Destination for Goods & Services
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

Berkeley Township's “Node C” is seen in Concept 1 as a small-scale Village Center with low-rise professional office, and commercial buildings around public green space, surrounded by walkable, interconnected blocks of single family homes. Commercial buildings in this type of community generally consist of convenience retail, personal services, and small restaurants.
Road Improvements
(a) Western Boulevard Extension
(b) Hickory Lane to Northern Boulevard
(c) Barnegat Branch Trail
Light Industrial Node – Receiving Area
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.