

EASTAMPTON TOWNSHIP

2016 Land Use Plan Element Amendment

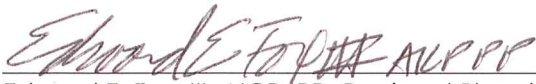
Prepared for:

Land Use Planning Board
Eastampton Township
Burlington County, New Jersey

Prepared by:

Burlington County Bridge Commission
Department of Economic Development and Regional Planning

Adopted: January 20, 2016



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An original copy of this document is signed and sealed and filed with the municipal clerk.

INTRODUCTION

In 2012, Eastampton Township endorsed the Northern Burlington County Growth and Preservation Plan (GAPP), a regional, consensus-based, guidance document for conservation, preservation and growth for thirteen municipalities in Burlington County's northern farmbelt region. Eastampton Township's 2016 Master Plan Reexamination Report recommended that Eastampton Township's Land Use Plan Element be amended to include the GAPP's regional Vision Statement, as modified to reflect the Township's unique circumstances. This 2016 Land Use Plan Amendment recommends doing so.

The report also indicated that the current professional office and business park zoning of the 148-acre sod farm (Block 700, Lot 9), along Smithville Road between Woodlane Road and Monmouth Road, is unrealistic given regional transportation routes and real estate market patterns. This 2016 Land Use Plan Amendment recommends rezoning the tract for a more appropriate use.

VISION STATEMENT

In 2012, Eastampton Township endorsed the GAPP. Eastampton Township's endorsement meant that the Township would consider the GAPP goals and objectives when it updated its Master Plan and plan elements. It is recommended that Eastampton Township's Land Use Plan Element be amended to include the GAPP's regional Vision Statement, as modified to reflect the Township's unique circumstances:

Eastampton Township is a balance of "town and country" - a place adjacent to the vibrant town of Mount Holly, with an inviting Eastampton Village Center, and the cozy hamlet of Smithville, nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands.

CREATION OF A PLANNED RETIREMENT COMMUNITY RESIDENTIAL ZONING DISTRICT

The Township has an opportunity to extend sewer service north of Woodlane Road along Smithville Road and to provide much-needed senior housing by amending the Zoning Ordinance to allow for the development of a planned retirement community on the site of the 148-acre sod farm (Block 700, Lot 9). Typically, these types of communities comprise one and one and one-half story tall, single-family detached and semi-detached homes on roughly 6,000 square foot lots ranging between 50 and 60 feet wide. While this would be denser than other sections of the Township, it is characteristic of pedestrian-oriented, traditional neighborhood developments. Finally, to minimize automobile traffic and to enhance traditional neighborhood land use patterns, the planned retirement community should have the ability to construct limited neighborhood commercial uses along Smithville Road, not to be less than 15,000 square feet in area.

The following use and bulk standards are recommended for a planned retirement community residential district:

§ 540-19.1 Planned Retirement Community (R-PRC) Residential District.

- A. Definition. As used in this section, the following term shall have the meanings indicated.

PLANNED RETIREMENT COMMUNITY (PRC) – A residential community provided for permanent residents, in which the residential property and related open space

are owned by a mutual nonprofit corporation, condominium association or other homeowners association or entity, where one hundred percent (100%) of the dwellings are occupied by at least one (1) person age fifty-five (55) or over and no other permanent occupant is under the age of forty-eight (48), except that if a legal occupant over forty-eight (48) but under fifty-five (55) is widowed, legally separated or divorced from an over fifty-five (55) legal occupant, prior to attaining age fifty-five (55), his or her occupancy status shall be protected, provided such entity, corporation or association is established in accordance with the laws of the State of New Jersey and qualifies for a Housing for Older Persons ("HOPA") exemption under the Fair Housing Act, 42 U.S.C. 3601, et seq.

B. Purpose. The purpose and intent of the R-PRC District is to promote the planned development of an age-restricted, active adult community which shall offer certain recreational facilities for the PRC residents and certain commercial uses for the general neighborhood and the PRC residents in accordance with the general development plan approved by the Planning Board.

C. Permitted principal uses. The following principal uses are permitted in the R-PRC District:

(1) Age-restricted, single-family detached dwellings.

(2) Age-restricted, single-family semi-attached dwellings (duplexes).

(3) Commercial uses

(a) Restaurants or eating places, but excluding drive-in, takeout or quick-order restaurants, except for coffee shops.

(b) Retail stores, including drive-thrus.

(c) Personal service establishments, having their primary function the rendering of a service to a client within a building. Such services may include, but are not limited to, barbershops and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight-loss centers, portrait studios, interior decorating services, video rental, and mail centers.

(d) Business offices, including, but not limited to, insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.

(e) Instructional studios and fitness centers.

(f) Banks and other financial institutions, excluding check-cashing businesses, but including automated teller machines (ATM) and drive-thrus.

(g) Professional offices, including, but not limited to, offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, optometrists, opticians, and such other similar professions.

(4) Parks and passive recreational areas.

D. Accessory uses. The following accessory uses are permitted in the R-PRC District.

(1) Private garages and carports.

(2) Signs, subject to the provisions of Article X, § 540-48 et seq.

(3) Fences, subject to the provisions of §§ 540-55 and 540-56.

(4) Off-street parking facilities, subject to the provisions of Article XII.

(5) Clubhouses and active recreational facilities, such as swimming pools, shuffleboard or bocce courts, tennis courts, etc.

(6) Home office occupations.

(7) Utility and storage buildings.

E. Minimum recreational uses. The planned retirement community shall have, at a minimum the following recreational uses:

(1) Clubhouse measuring 20 square feet for each residential dwelling, which shall contain a multi-purpose room and fully-equipped facilities, such as a game room, arts and crafts room, a kitchen, etc. One (1) off-street parking space shall be provided for every six (6) dwelling units, except that this requirement may be reduced when other conveniently accessible and available off-street parking facilities are available.

(2) Swimming Pool measuring 1.5 square feet for each residential dwelling.

F. Conditional uses. The following conditional uses are permitted in the R-PRC District:

(1) See § 540-14C for conditional uses allowed in the R-MUAR District and § 540-60 et seq. for conditional use standards.

(2) Homecrafts, subject to the provisions of § 540-64A.

G. Area and yard requirements for the R-PRC District shall be as follows:

(1) Minimum tract size: 100 acres

(2) Residential Development

(a) Minimum lot area:

[1] Single-family detached dwelling: 6,000 square feet.

[2] Single-family semi-detached dwelling: 4,950 square feet.

- (b) Minimum lot width:
 - [1] Interior lot:
 - [a] Single-family detached dwelling: 55 feet.
 - [b] Single-family semi-detached dwelling: 45 feet.
 - [2] Corner lot:
 - [a] Single-family detached dwelling: 65 feet.
 - [b] Single-family semi-detached dwelling: 55 feet.

(c) Minimum lot depth: 110 feet.

- (d) Minimum setbacks, principal building:
 - [1] Front yard: 20 feet.
 - [2] Side yard setback for one side: 5 feet.
 - [3] Side yard setback combined: 15 feet.
 - [4] Rear yard setback: 20 feet.

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- (e) Minimum setbacks, accessory building:
 - [1] Front yard: not allowed.
 - [2] Side yard setback: 5 feet.
 - [3] Rear yard setback: 5 feet.
 - [4] Distance to other buildings: 5 feet.

- (g) Maximum impervious coverage
 - [1] Total impervious coverage:
 - [a] Single-family detached dwelling: 60%
 - [b] Single-family semi-detached dwelling: 65%
 - [2] Total building coverage: 50%

(h) Maximum building height: 2 stories or 35 feet

(3) Non-Residential Development

(a) Minimum lot area: 40,000 square feet.

(b) Minimum lot width: 150 feet.

- (c) Minimum setbacks, principal building:
 - [1] Front yard: 25 feet on county road and 20 feet on other roads.
 - [2] Side yard setback: 20 feet.
 - [3] Rear yard setback: 20 feet.

- (d) Maximum impervious coverage
 - [1] Total impervious coverage: 75%
 - [2] Total building coverage: 50%

(e) Maximum building height: 3 stories or 45 feet.

- H. Maximum tract residential density: 4 dwelling units/acre.
- I. Minimum tract non-residential gross floor area: 15,000 square feet.
- J. Minimum tract open space: 35%.

MASTER PLAN CONSISTENCY

The proposed Vision Statement is consistent with the Eastampton Master Plan's goals and objectives because it provides a framework for unifying these various municipal planning agenda items.

The 2000 Land Use Plan Element and the 2000 Open Space and Recreation Plan Element indicated that this 148-acre tract be preserved as either open space or for farmland preservation. The future land use plan for this tract was changed by the 2006 Master Plan Reexamination Report, which recommended that the Smithville Road frontage be zoned for professional offices and the rear area be zoned for business park development.

This proposed 2016 rezoning is consistent with the Master Plan's goals and objectives in the following way:

- 1. The greater Mount Holly real estate market does not have any market-rate senior housing communities. The provision of an age-restricted, active-adult housing zone is consistent with the State's Municipal Land Use Law (MLUL) and Township's Master Plan goal: to encourage senior citizen community housing construction.

REGIONAL CONSISTENCY

The proposed Vision Statement is consistent with the regional Northern Burlington County Growth and Preservation Plan (GAPP), and the master plans of the three neighboring municipalities that also endorsed the regional planning document: Pemberton, Southampton and Springfield townships. It is also consistent with Mount Holly Township's master plan.

The proposed 2016 rezoning should have no adverse effects on nearby portions of Springfield and Pemberton townships. The rezoning is consistent with the GAPP, which the Township endorsed in 2012. In particular, the density and pedestrian-scale character of the proposed uses corresponds to the T3 Sub-urban neighborhood development patterns recommended in the study. The rezoning is also consistent with the State Development and Redevelopment Plan's Policy Map, which identifies the area as a Suburban (PA2) planning area where development on sewer service is planned to occur.