

Eastampton Township 2023 Master Plan



Photo by Anthony Jacobsen

2023 Master Plan Goals

- Protect the environment & natural resources
- Preserve important agricultural land & open space
- Create a town center
- Achieve a walkable & bikeable community
- Pursue & maintain aesthetically pleasing, environmentally & economically sustainable development & redevelopment
- Expand & strengthen the local economy & tax base to provide needed jobs, goods & services

2023 Master Plan Goals

- Promote Eastampton as a major recreational destination
- Provide safe, code-compliant housing stock for a diverse cross-section of households & household incomes
- Improve & carefully expand the municipality's infrastructure, services & amenities to meet current & future needs

2023 Master Plan Existing Land Uses

Table No. 1 – Existing Land Uses in Eastampton Township, 2015

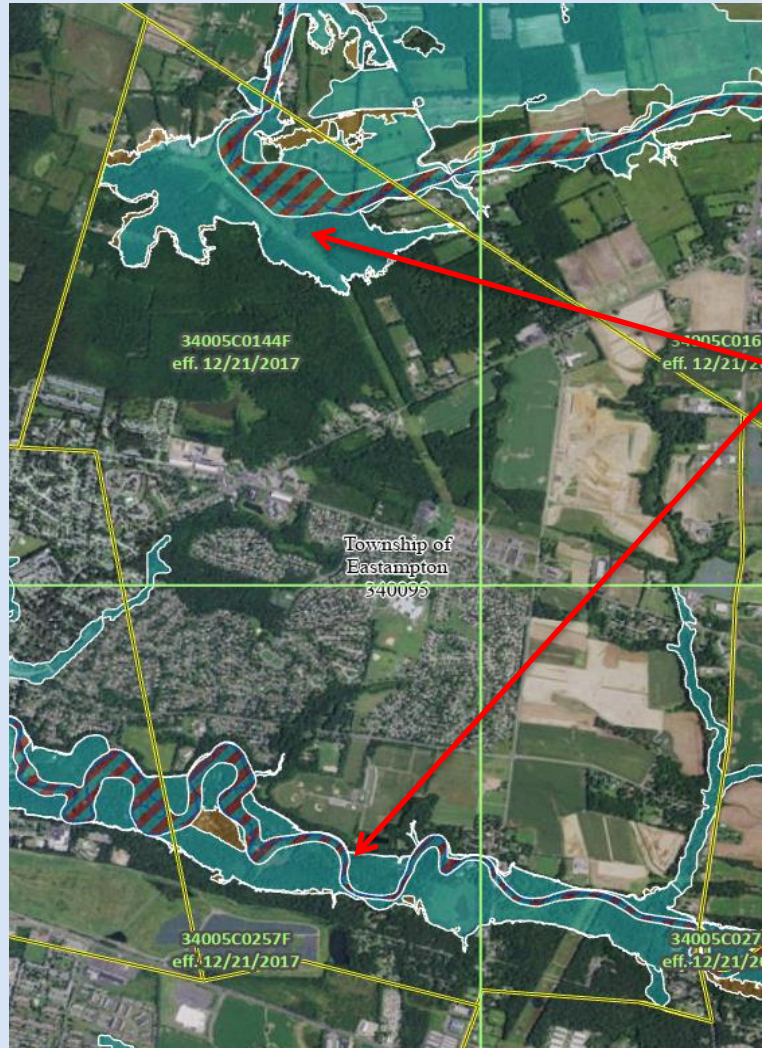
<u>Existing Land Use</u>	<u>Acreage</u>	<u>Percentage of Total</u>
Residential	724	19.46
Industrial	14	0.38
Transportation	183	4.92
Utilities	183	4.92
Commercial	74	1.99
Institutional	49	1.32
Military	0	0.00
Recreation	144	3.87
Agriculture	820	22.04
Mining	0	0.00
Wooded	1,341	36.04
Vacant	116	3.12
Water	<u>73</u>	<u>1.96</u>
Total	3,721	100.00

Source: DVRPC

Table No. 2 – Land Use Changes

<u>Existing Land Use</u>	<u>Acreage</u>	<u>Percentage of Total</u>	<u>Net Change</u>	
			<u>Absolute</u>	<u>% of Total</u>
Residential	872	23.42	+148	+3.98
Industrial	42	1.13	+ 28	+0.75
Agriculture	644	17.31	-176	-4.73

2023 Master Plan



Environmental
Constraints

Flood Hazards

2023 Master Plan



Environmental
Constraints

Freshwater
Wetlands

2023 Master Plan

Total Area of Eastampton Twp.	3,721 acres (100.0%)
Area of Built, Preserved & Environmentally Constrained Lands (Includes 336.0 acres Twp. Open Space)	3,076 acres (82.7%)
Area of Vacant Land for Development	645 acres (17.3%)

2023 Master Plan

Buildout Analysis – Residential Potential by Current Zoning District

Table No. 4 – Residential Development Potential by Current Zoning District

Current Zoning District	Development Potential (Dwelling Units)
R-A Rural Agricultural	4
R-L Residential Low Density	0
R-M Residential Medium Density	0
R-H Residential High Density	0
R1-B Residential (Affordable Housing)	0
R1-C Residential (Affordable Housing)	120
RU-L Rural Residential Low Density	5
CNS Conservation	0
CLR Cultural Recreational Residential	0
ACR Agricultural/Commercial/Rec.	0
R-PRC Planned Retirement Community	0
TCR Town Center Residential	30
TOTAL	159

2023 Master Plan

Buildout Analysis – Non-Residential Potential by Current Zoning District

Table No. 5 – Non-Residential Development Potential by Current Zoning District

Current Zoning District	Development Potential (Square Feet)
PO Planned Office	313,729
BP Business Park	369,258
CH Commercial Highway	65,358
Total	748,345

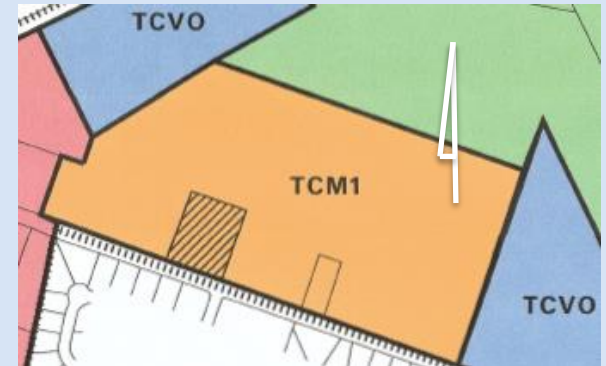
2023 Master Plan, Land Use Plan Element

- Recommendations provided for:
 - Town Center District
 - Residential Districts
 - Non-Residential Districts
 - General Zoning Provisions

2023 Master Plan, Town Center Recommendations

TCM1 Town Center Mixed Use District

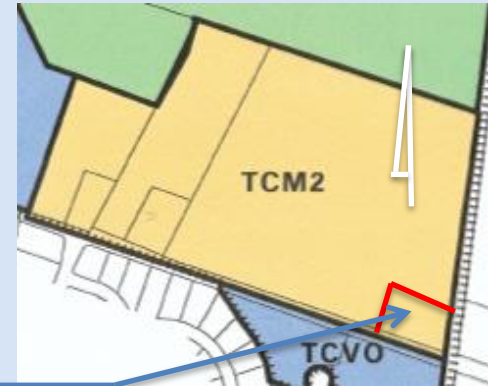
- Create a standalone section in Chapter 540 for the TCM1 District and eliminate all references to Transects 1 and 2.
- Revise Chapter 540 Zoning to restrict permitted principal uses to governmental uses, and recreational and open space uses in the TCM1 District. Making this change provides opportunity for the District to be developed with a municipal Complex in the future. Eliminating residential, commercial and office uses reflects the reality that they could not be developed because of environmental constraints and funding source restraints.
- Revise Chapter 540 to eliminate all accessory uses associated with residential, commercial and office uses.
- The Land Use Plan Element and future Open Space and Recreation Plan and Circulation Plan Elements should include recommendations for the construction of a continuous multi-purpose path sufficiently wide for pedestrians and bicyclists along the entire Woodlane Road frontage of the TCM2 District. The multi-purpose path should connect to other districts in the Town Center District that flank the TCM1 District.



2023 Master Plan, Town Center Recommendations

TCM2 Town Center Mixed Use District

- Create a standalone section in Chapter 540 for the TCM2 District and eliminate all references to Transect 3.
- The Redevelopment Plan section for the TCM2 District should be amended in the following manner to encourage the development of the vacant portion of Lot 1 in Block 600.01:

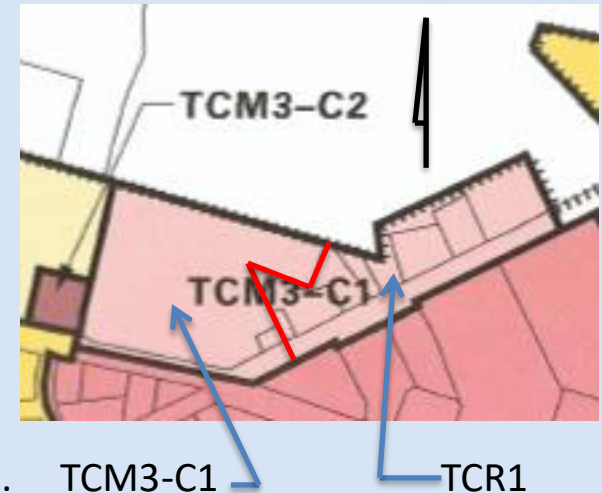


- Allow for commercial and office uses on the first floor and residential uses on the second floor.
- Require one building to be constructed having a minimum of 10,000 square feet of non-residential gross floor area on the first floor and a maximum of 8 total residential units on the second floor.
- Permit a maximum building height of two stories and 35 feet.
- Permit shared onsite parking between residential and non-residential uses, and allow for on-street parking to account for no more than 10 percent of total required parking. For a development application, require the submission an acceptable parking analysis prepared by a licensed traffic engineer that demonstrates on-street parking and shared onsite parking satisfies required parking.

2023 Master Plan, Town Center Recommendations

TCM3-C1 District

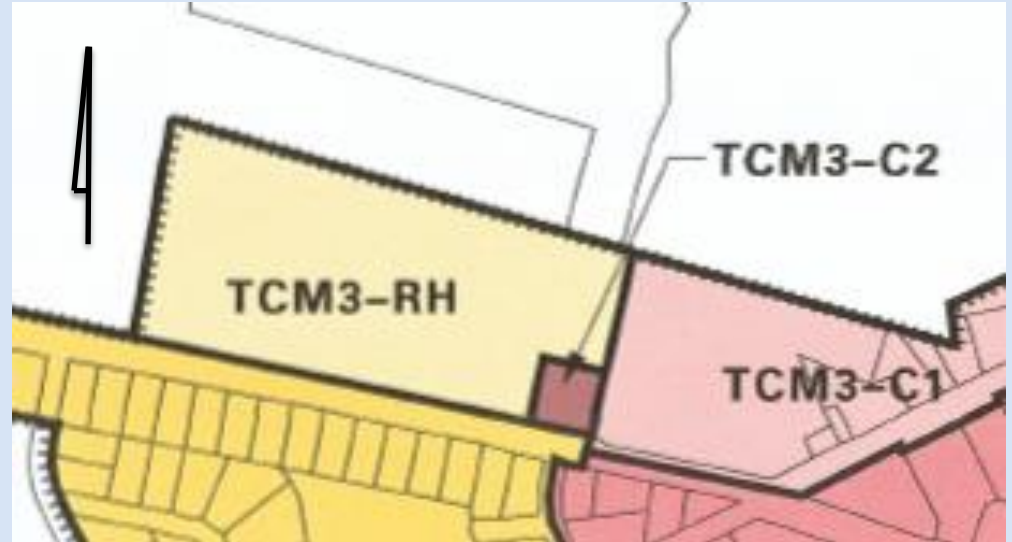
- Change Block 300, Lots 18 – 25 to TCR1 Single-Family Residential District.
- Retain Block 300, Lots 15 & 17 as TCM3-C1
 - Keep commercial uses permitted in Redevelopment Plan.
 - Permit mixed-use buildings with residential uses at a density of 10 units per acre.
 - Delete single-family detached residences
 - Retain public & semi-public uses with exclusion of houses of worship.
 - Area & Yard Requirements: Min. Lot Area = 5.25 acres; Min. Lot Width & Frontage = 200 ft.; Min. Front Yard Setback = 10 ft.; Max. Front Yard Setback = 20 ft.; Min. Side & Rear Yards = 20 ft.; Max. Bldg. Height = 3 stories/45 ft.; Max. Bldg. Cover. = 35%; & Max. Imperv. Cover. = 75%.
 - Parking in side & rear yards, & shared parking at a maximum of 10% of required parking.



2023 Master Plan, Town Center Recommendations

TCM3-C2 District & TCM3-RH District

- TCM3-C2 District is built out;
No changes
- TCM3-RH District is built out;
No changes



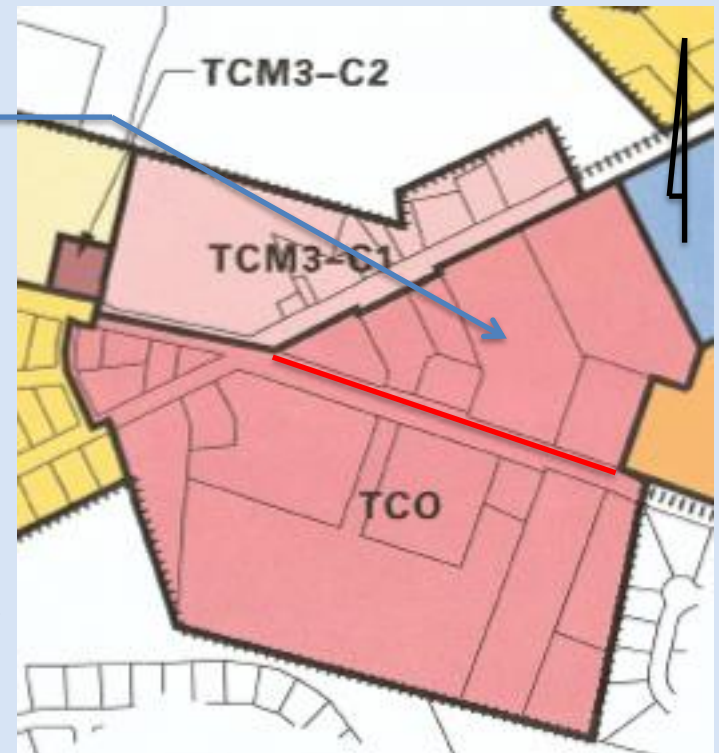
2023 Master Plan, Town Center Recommendations

TCO Town Center Commercial/Professional Office District

- New TCO-1 District

- Min. Tract = 10 acres
- Max. Bldg. Coverage = 50%
- Max. Imperv. Coverage = 75%
- Mixed-Use Buildings w/ Non-Res. on 1st Floor & Residential on Upper 2 Floors; Max. Non-Res. FAR = 0.50; Min. Non-Res. FAR = 0.25
- Max. Bldg. Height = 3 stories/45 ft.
- Stand alone Commercial in existing or new building on Block 600, Lot 7 permitted to have mix of businesses: restaurants; food; live entertainment; micro-breweries; brewpubs; arts; retail; personal services. New bldg. max. ht. = 3 stories/42 ft.
- Max. Gross Res. Density = 10 DUs/acre. 15% Affordable. Apts. on upper floors (10 DUs/ac.); Townhs. (8 DUs/ac).
- Shared parking based on a traffic analysis.

TCO-1

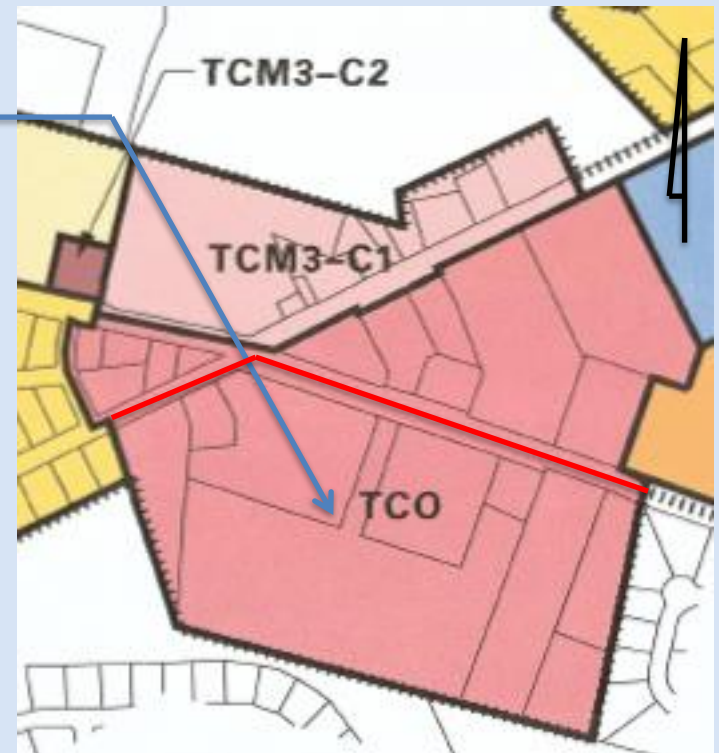


2023 Master Plan, Town Center Recommendations

TCO Town Center Commercial/Professional Office District

- New TCO-2 District

- Block 900.01, Lot 12.06 developed; no change.
- Balance of Undeveloped Areas TCO-2
 - Min. Non-Res. GFA = 15%
 - Max. Gross Res. Density = 10 DUs/acre
 - Min. Lot Area = 3 acres
 - Min. Front Yard = 10 ft.
 - Max. Front Yard = 20 ft.
 - Min. Side & Rear Yards = 20 ft.
 - No parking in Front Yard
 - Max. Bldg. Height = 3 stories/45 ft.
 - Max. Bldg. Cover. = 35%
 - Max. Imperv. Cover. = 75%

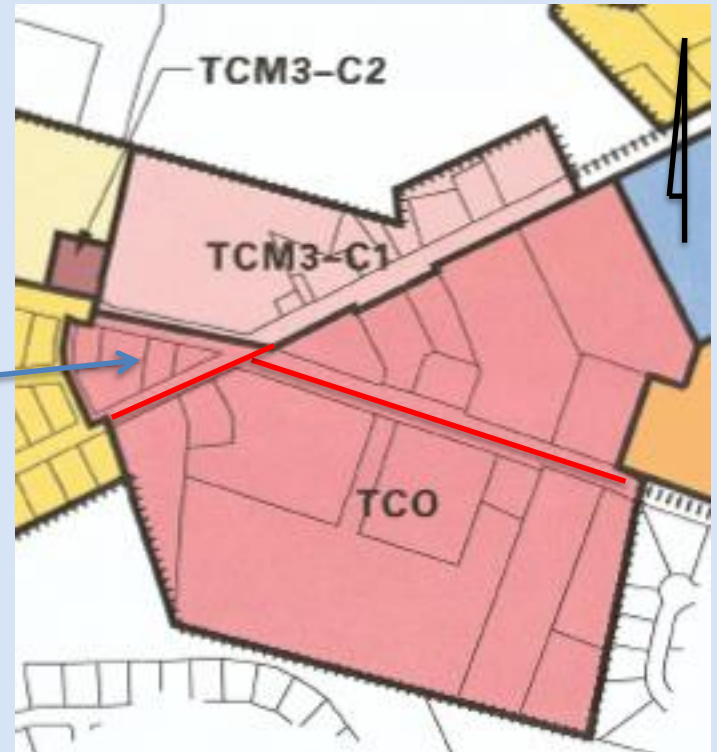


2023 Master Plan, Town Center Recommendations

TCO Town Center Commercial/Professional Office District

- New TCO-3 District
 - Retain 2021 Redevelopment Plan

TCO-3



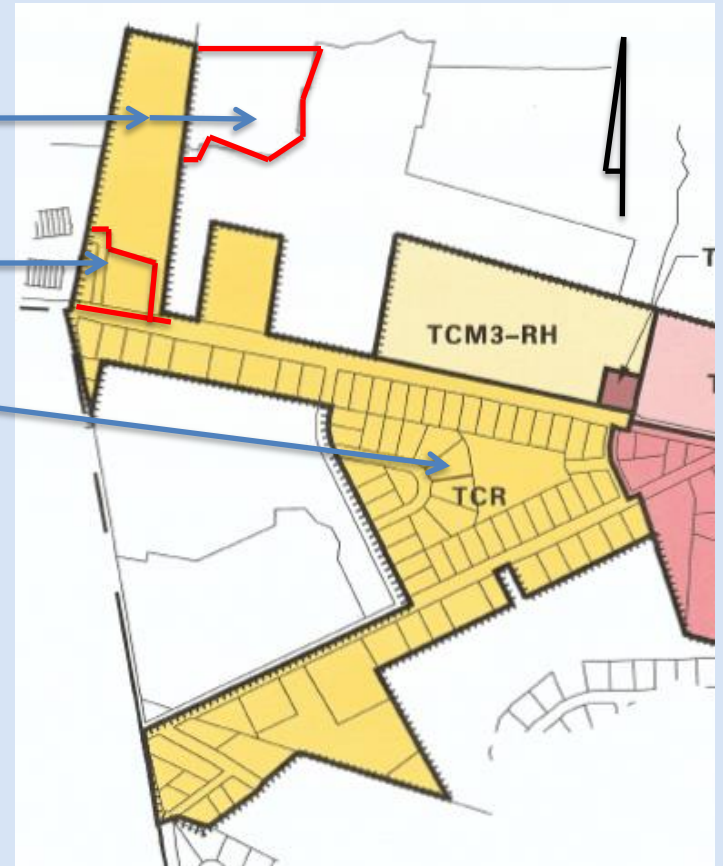
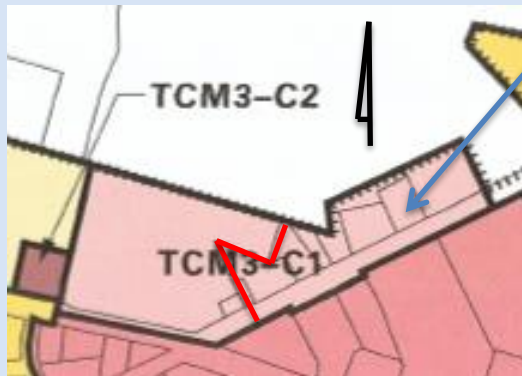
2023 Master Plan, Town Center Recommendations

TRC Single-Family Residential District

New TCAH Town Center Affordable Housing District

New TCM4 Town Center Mixed-Use 4 District

New TCR1 District



2023 Master Plan, Town Center Recommendations

TRC Single-Family Residential District

New TCAH Town Center Affordable Housing District

- Block 200, Lots 7 & 7.01
- 100% affordable residential use in multifamily dwellings
- Max. Residential Density = 10 DUs/acre
- Min. Lot Area = 11 acres
- Min. Frontage = 50 ft.
- Min. Tract Boundary Setback = 25 ft.
- Min. Residential Bldg. Setback from Curb Line = 10 ft.
- Max. Bldg. Height = 3 stories/48 ft.
- Integrate with adjacent 100% affordable housing development: extend roads, sidewalks & utilities
- Architecture should be complementary to surrounding multifamily buildings

2023 Master Plan, Town Center Recommendations

TRC Single-Family Residential District

New TCM4 Town Center Mixed-Use 4 District

- Block 200, Lots 8, 9 & 10
- Min. Non-Res. GFA = 10% of Lot Area
- Res. Dwelling Units on Upper Floor
- Max. Residential Density = 6 DUs/acre
- Eating/drinking establishments, personal services, retail, financial, business services, medical, professional offices.
- Min. Lot Area = 1 acre
- Min. Frontage = 175 ft.
- Min. Front Yard = 10 ft.
- Max. Front Yard = 20 ft.
- Min. Side Yard = 20 ft.
- Min. Rear Yard = 30 ft.
- Min. Residential Bldg. Setback from Curb Line = 10 ft.
- Max. Bldg. Height = 2 stories/35 ft.
- Max. Bldg. Cover. = 35%
- Max. Imperv. Cover = 75%

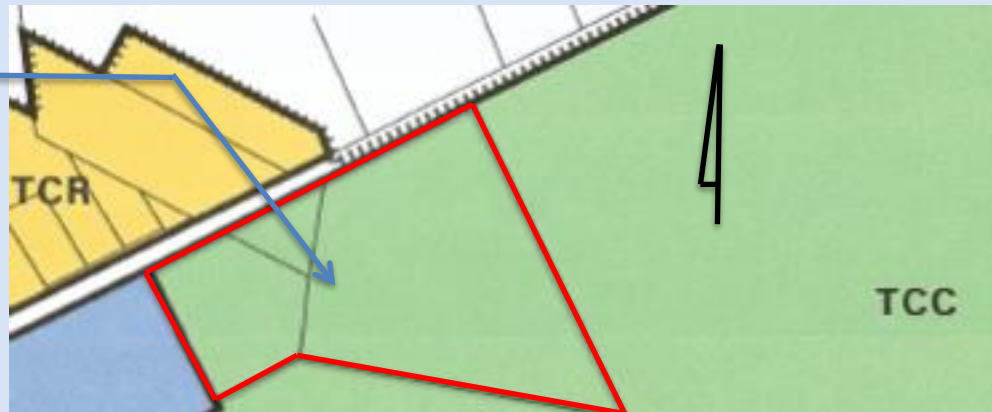
2023 Master Plan, Town Center Recommendations

TRC Single-Family Residential District

New TCR-1 District

- Townhouses with max. 8 DUs in a row & 300 ft. in length where Min. Lot Size per DU is 2,000 sq.ft.; Min. Tract = 2 acres & max. density; Max. Density = 8 DUs/acre.
- Single-family Village Homes on min. lot area of 6,000 – 15,000 sq.ft.

Change TCC to New TCR-1
because the lots are privately
owned



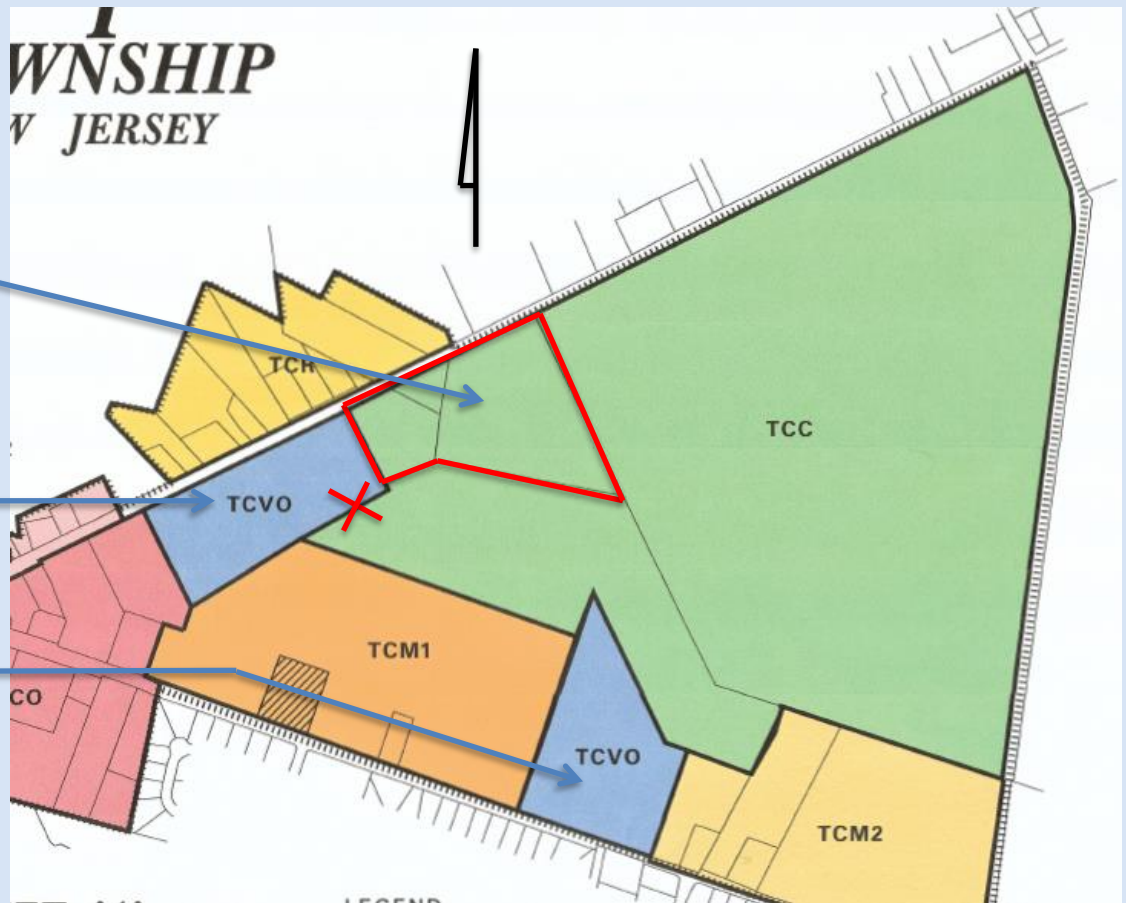
2023 Master Plan, Town Center Recommendations

TCC Town Center Civic District & TCVO Town Center Professional Office District

Change TCC to New TCR1
because these lots are
privately owned

Change TCVO to TCC

Maintain TCVO

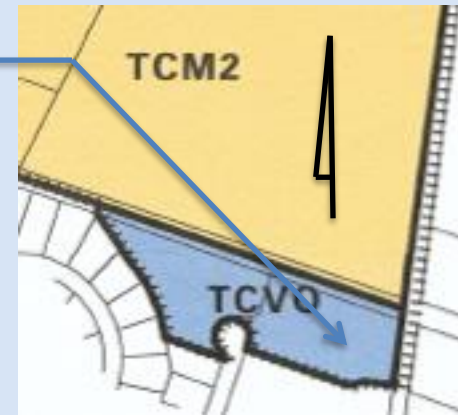


2023 Master Plan, Town Center Recommendations

TCVO Town Center Professional Office District

Change TCVO to New TCM5 Town
Center Mixed-Use District

- **Block 1100.14, Lot 16**
 - Non-Residential Use: Min. 10% of Lot Area on 1st Floor
Personal Service; Retail; Financial; Business
Services; Business Offices; Medical; Prof. Offices
 - Residential: Max. Density = 16 DUs/acre on upper 2 Floors
 - Min Lot Area = 1 acre
 - Min. Lot Frontage = 175 ft.
 - Yard Setbacks: Min./Max Front Yard Woodlane Rd. = 10 ft./20 ft.; Min./Max. Front Yard
Smithville Rd. = 25 ft./50 ft.; Min. Front Yard Liat Drive = 50 ft.; Min. Side Yard = 20 ft.;
Min. Rear Yard = 30 ft.
 - Max. Bldg. Height = 3 stories/45 feet; Max. Bldg. Cover. = 35%; Max. Imperv. Cover. = 75%
 - Min. Landscape Buffer: Side & Rear Yards = 10 ft.; Liat Drive = 50 ft.
 - No Parking in Front Yard

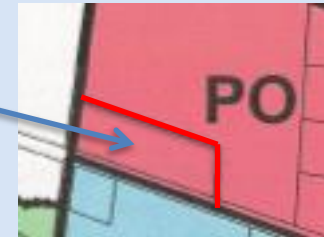


2023 Master Plan, Town Center Recommendations

New TCM6 Town Center Mixed-Use District

Change PO Planned Office to New TCM6

- Block 800, Lot 1.01
 - Permit Mix of Non-Residential Uses:
Bakeries; eating & drinking establishments excluding drive-through; personal services; retail; financial; business offices; medical; prof. offices
 - Min Lot Area = 3 acres
 - Min. Lot Frontage, Lot Depth & Width = 200 feet
 - Study Property for outdoor dining & other bulk requirements
 - Require Sidewalks along all street frontages



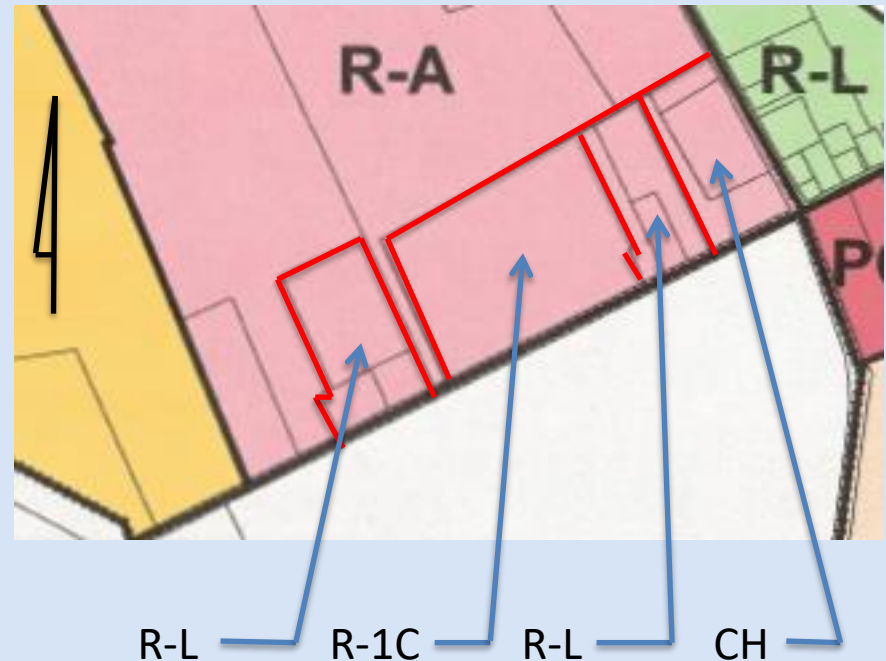
2023 Master Plan, Residential Recommendations

R-A Rural Agricultural District

Change Block 400, Lots 6 – 9 to
CH Commercial Highway District
because the Lots contain a restaurant

Change Block 400, Lots 9-11 & 15-17 to
R-L Residential Low Density District to
reflect existing conditions of dwellings on
smaller lots

Change Block 400, Lot 13 to R-1C District
to reflect zone change for inclusionary
housing



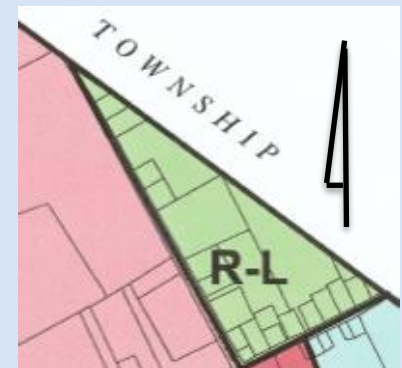
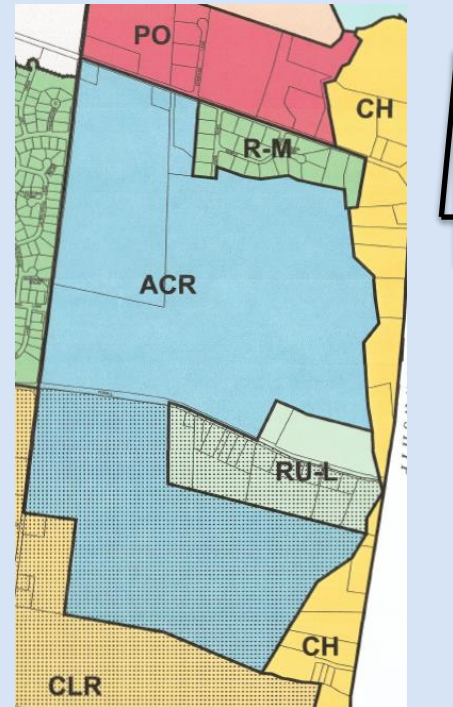
2023 Master Plan, Residential Recommendations

ACR Agricultural; Commercial; Recreational District

- No Changes

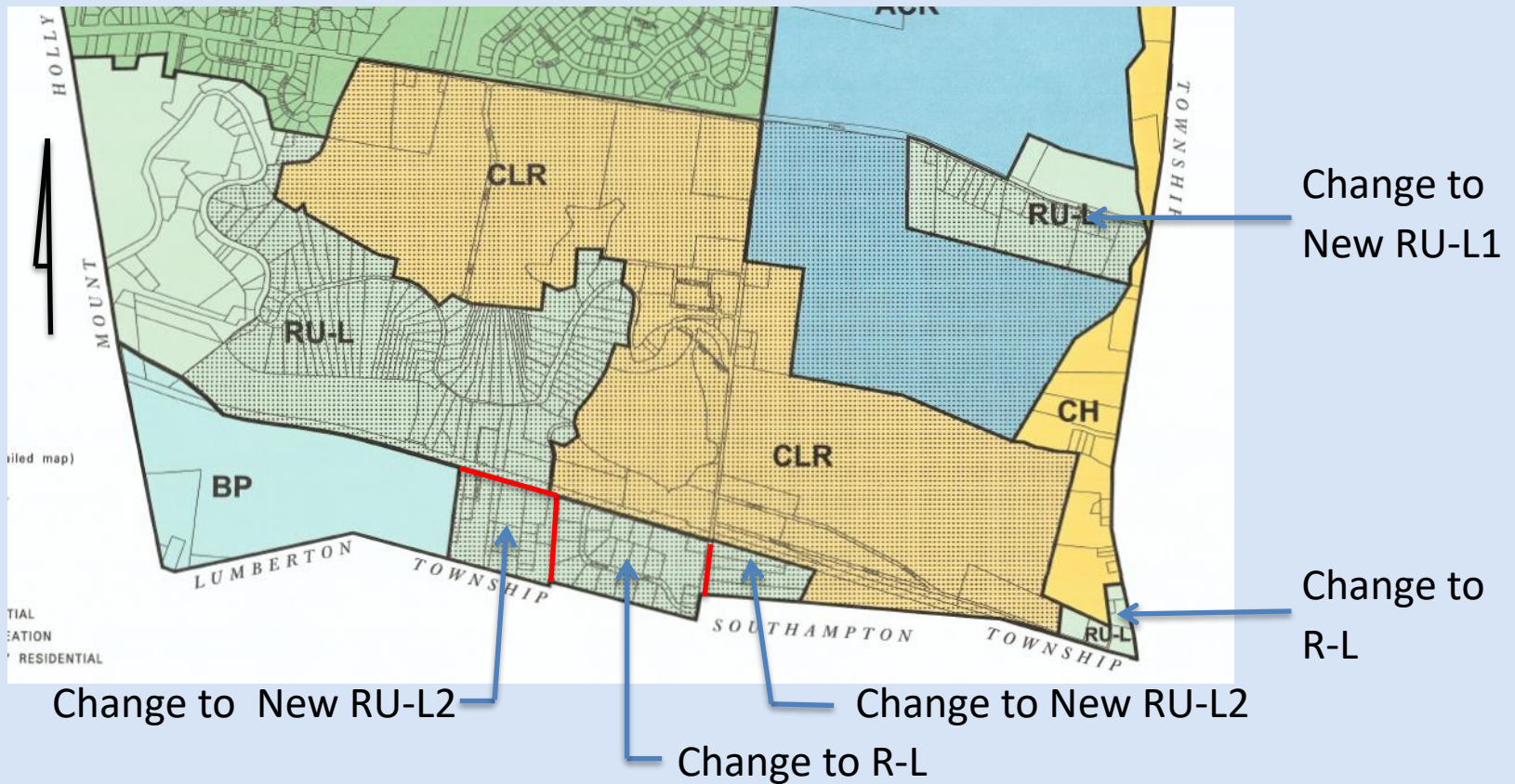
R-L Residential Low Density District

- Make R-L changes to R-A District
- Change Min. Lot Area to 20,000 sq.ft. for lots served by public sanitary sewers & water; 1 acre for lots served by septic systems & wells
- Study bulk, area & yard requirements to determine prevalent existing conditions in district



2023 Master Plan, Residential Recommendations

RU-L Rural Residential Low Density District



2023 Master Plan, Residential Recommendations

RU-L Rural Residential Low Density District

- New RU-L1 District to reflect existing conditions
 - Min. Lot Area = 1 acre
 - Min. Lot Width & Frontage = 100 ft.

- New RU-L2 District to reflect existing conditions
 - Min. Lot Area = 1.5 acres
 - Min. Lot Width & Frontage = 115 ft.

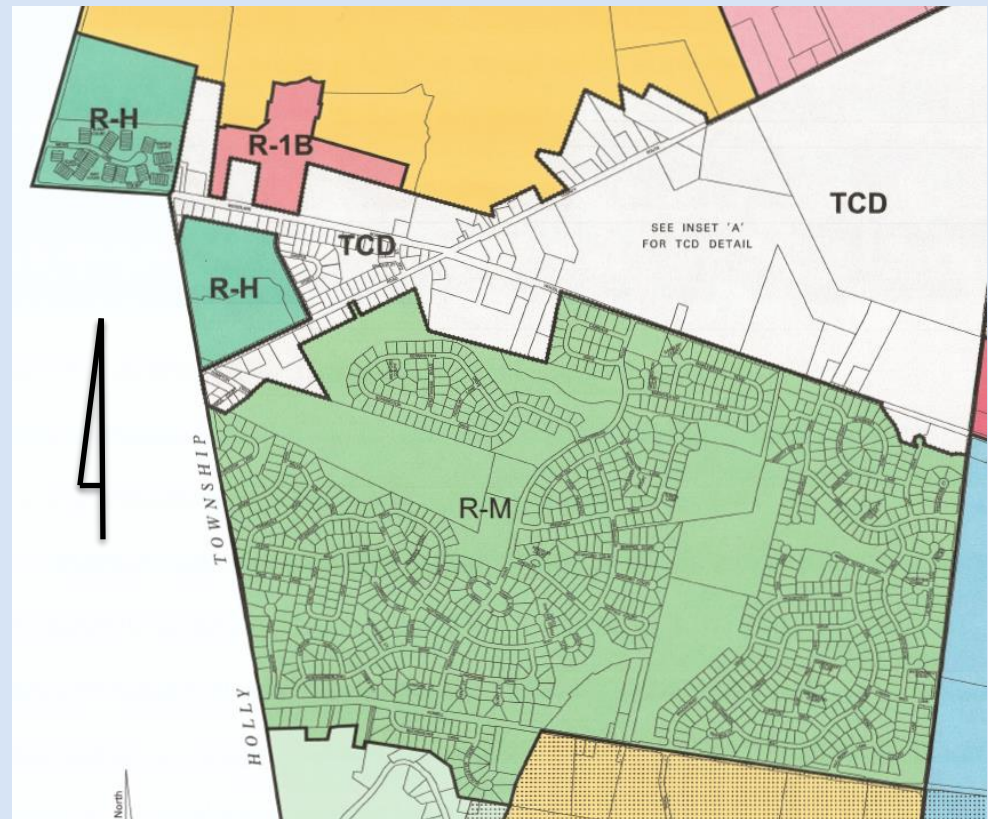
2023 Master Plan, Residential Recommendations

R-M Residential Medium Density District

- No changes

R-H Residential High Density District

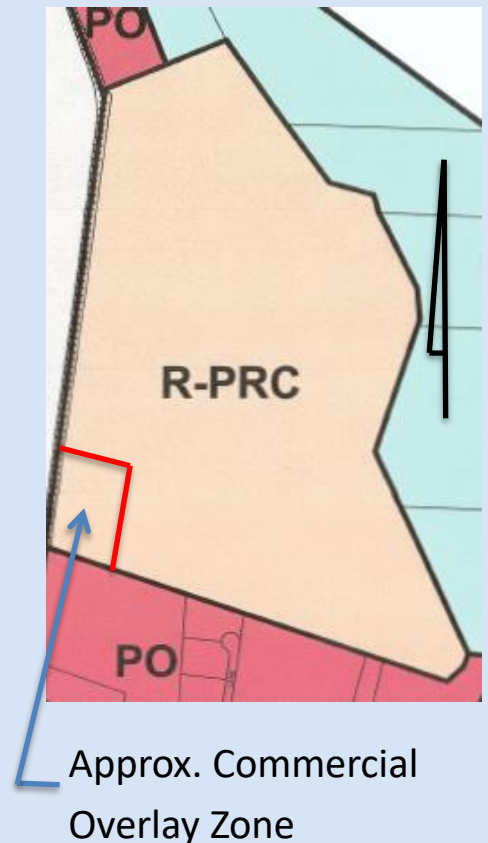
- No changes



2023 Master Plan, Residential Recommendations

R-PRC Planned Retirement Community Residential District

- No changes to residential component
- Create overlay zones for non-residential lots that have not developed with commercial uses:
 - Block 700.13, Lot 1
 - Mixed-Use: Commercial on 1st floor & Residential on 2nd Floor
 - Min. 8,000 sq.ft. Commercial
 - Max. 8 DUs
 - Min. Front Yard Smithville Rd. & Landmark Way = 75 ft.; Min. Rear Yard Smithville Rd. = 75 ft.; Min. Side Yard Landmark Way = 30 ft.; Max. FAR = 0.30; Min. Landscape Buffer: Eastern Prop. Line = 20 ft., Southern Prop. Line = 10 ft., Streets = 20 ft.



2023 Master Plan, Residential Recommendations

R-PRC Planned Retirement Community Residential District

- Create overlay zones for non-residential lots that have not developed with commercial uses:
 - Block 700.13, Lot 1 (Continued)
 - Max. Bldg. Height = 2 stories/35 ft.
 - Max. Bldg. Cover. = 20%; Max. Imperv. Cover. = 75%
 - Min. Outdoor Sitting/Passive Recreation Space = 1,000 sq.ft.
 - Onsite Parking: 1 space designated for each DU; Parking Supply must comply with ordinance
 - Sidewalks along all road frontages

2023 Master Plan, Residential Recommendations

R-PRC Planned Retirement Community Residential District

- Create overlay zones for non-residential lots that have not developed with commercial uses:
 - Block 700.07, Lot 1
 - Mixed-Use: Commercial on 1st floor & Residential on 2nd Floor
 - Min. 6,000 sq.ft. Commercial
 - Max. 6 DUs
 - Min. Front Yard Smithville Rd. & Landmark Way = 75 ft. & Bridge Blvd. = 20 ft.; Min. Side Yard Landmark Way = 75 ft.; Min. Side & Rear Yards for Accessory Uses = 20 ft.; Max. FAR = 0.30; Max. Bldg. Cover. = 20%; Max. Imperv. Cover = 75%; Min. Landscape Buffer: Northern Prop. Line = 20 ft., Smithville Rd & Landmarks Way = 20 ft., Bridge Blvd. = 10 ft.

2023 Master Plan, Residential Recommendations

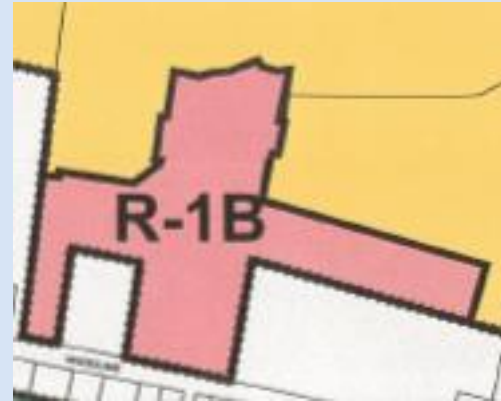
R-PRC Planned Retirement Community Residential District

- Create overlay zones for non-residential lots that have not developed with commercial uses:
 - Block 700.07, Lot 1 (Continued)
 - Max. Bldg. Height = 2 stories/35 ft.
 - Onsite Parking: 1 space designated for each DU; Parking Supply must comply with ordinance
 - Sidewalks along all road frontages
 - Onsite Circulation: 2-way driveway centered along Landmark Way; 1-way driveway exiting onto Bridge Blvd. designed to facilitate only right turns

2023 Master Plan, Residential Recommendations

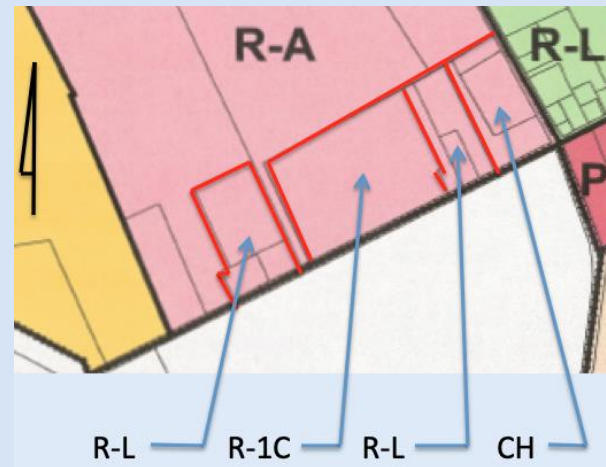
R-1B Residential Inclusionary District

- No changes



R-1C Residential Inclusionary Housing District

- No Changes, other than extend sidewalks along Monmouth Rd.

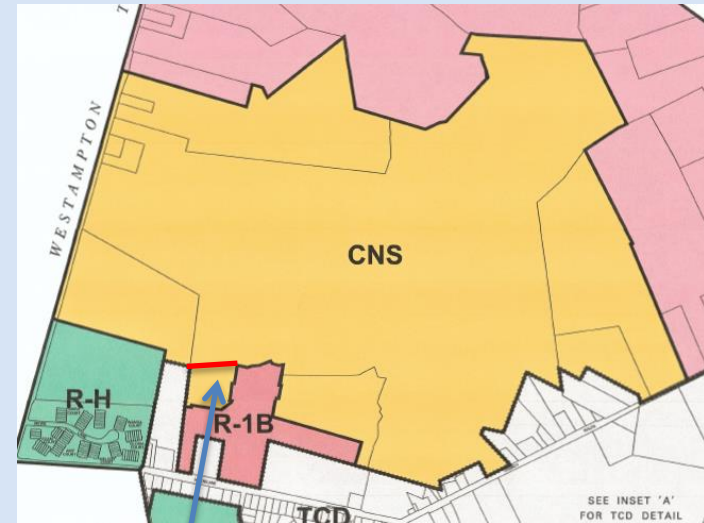


2023 Master Plan, Residential Recommendations

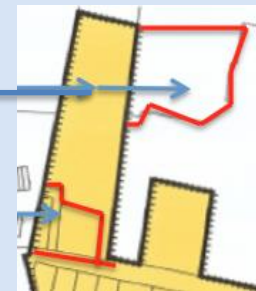
CNS Conservation District

- Min. Lot Area = 50 acres
- Min Lot Frontage & Width = 800 ft.
- Min. Lot Depth = 1,000 ft.
- Min. Bldg. Cover. = 0.5%
- Min. Accessory Bldg. Cover. = 0.25%
- Provide sidewalks along Monmouth Rd.
- Block 200, Lot 7.01 changed to TCAH

Town Center Affordable Housing District



New TCAH



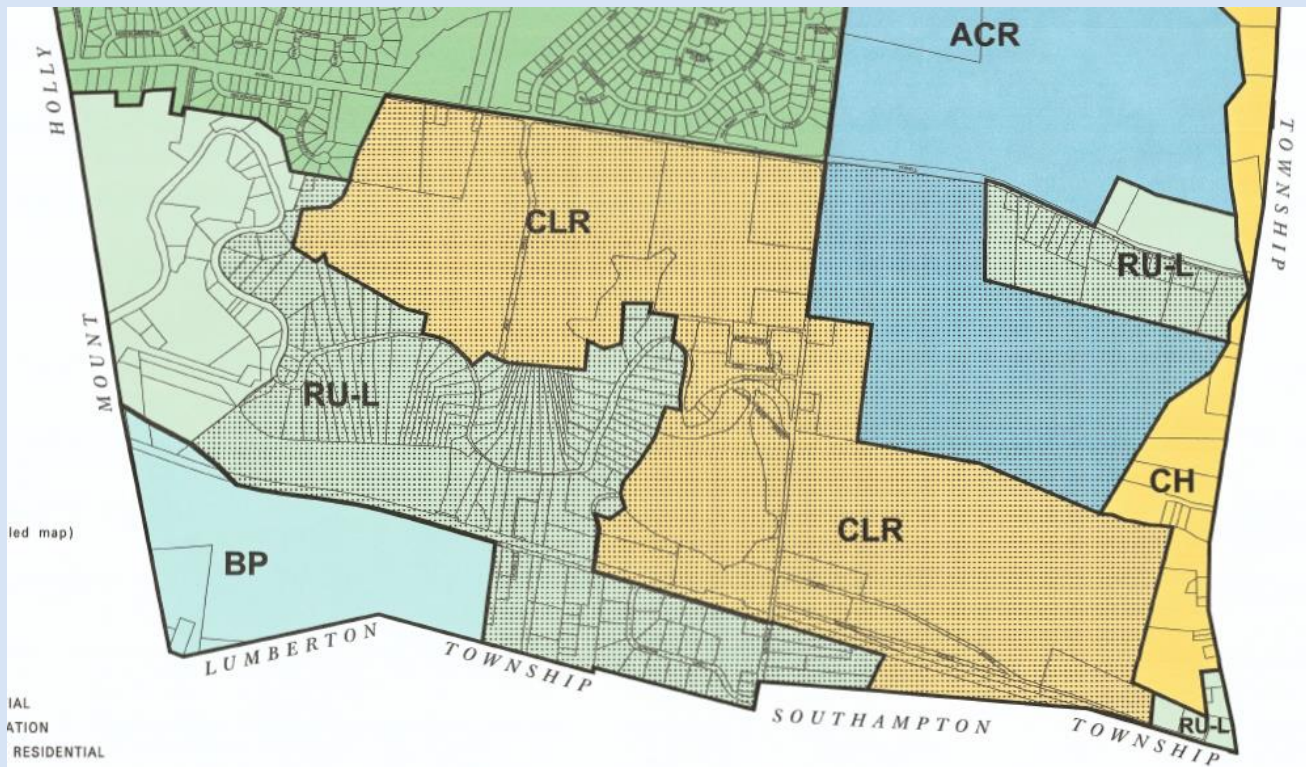
2023 Master Plan, Residential Recommendations

CLR Cultural, Recreational, Residential District

- No changes, except provide sidewalks along Smithville Rd.

H Historic District (Stippled Areas of CLR & RU-L Districts)

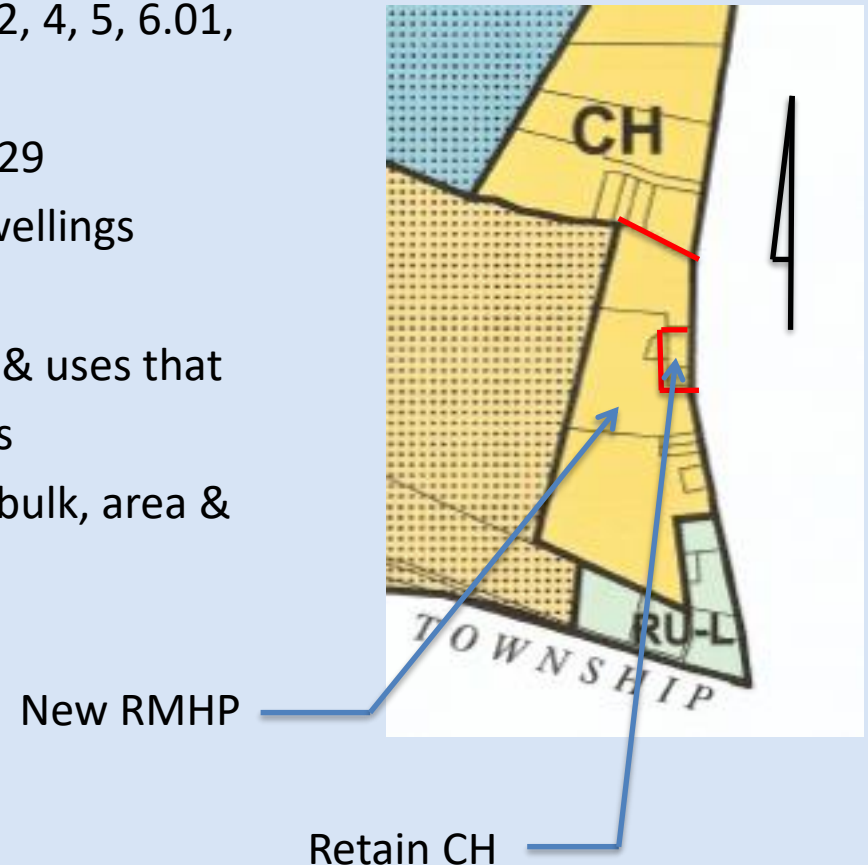
- Delete H District in its entirety because it is unnecessary



2023 Master Plan, Residential Recommendations

New RMHP Residential Mobile Home Park District

- Change CH District for Block 1600, Lots 2, 4, 5, 6.01, 6.02, 7 & 7.01 to new RMHP District
- Max. Number of Mobile Home Sites = 129
- No additional detached single-family dwellings should be permitted
- Accessory uses limited to sheds, fences & uses that support operation of mobile home parks
- Additional study is required to develop bulk, area & yard requirements



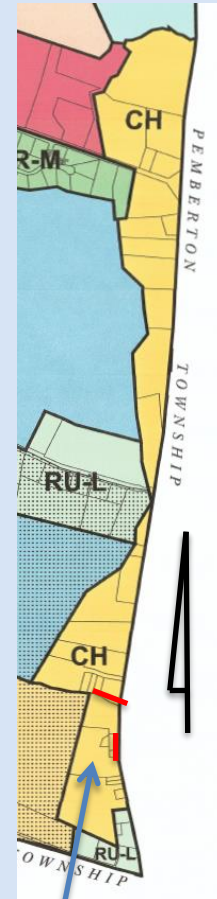
2023 Master Plan, Non-Residential Recommendations

CH Commercial Highway District

- Make Changes to create new RMHP District
- Eliminate bed-and-breakfast facilities from conditional uses
- Recognize two detached dwellings next to Rancocas Creek as pre-existing non-conforming uses
- Add light industrial uses as conditional uses on Min. Lot

Areas = 3 acres:

- Outdoor/indoor storage of construction material
- Sales & leasing of heavy construction equipment
- Trucking depots that include offices & maintenance garages
- Adequately screened & buffered from public view & neighboring residential uses & districts. Consideration should be given to allow public view to sales & leasing of equipment.
- No residential uses permitted with light industrial uses



New RMHP District

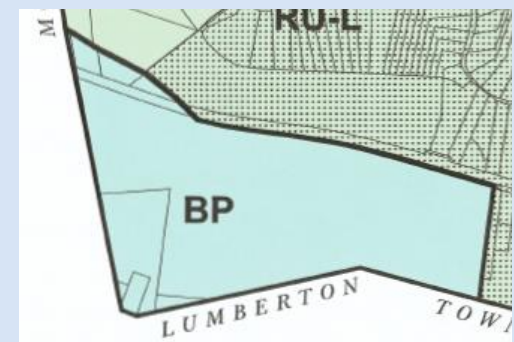
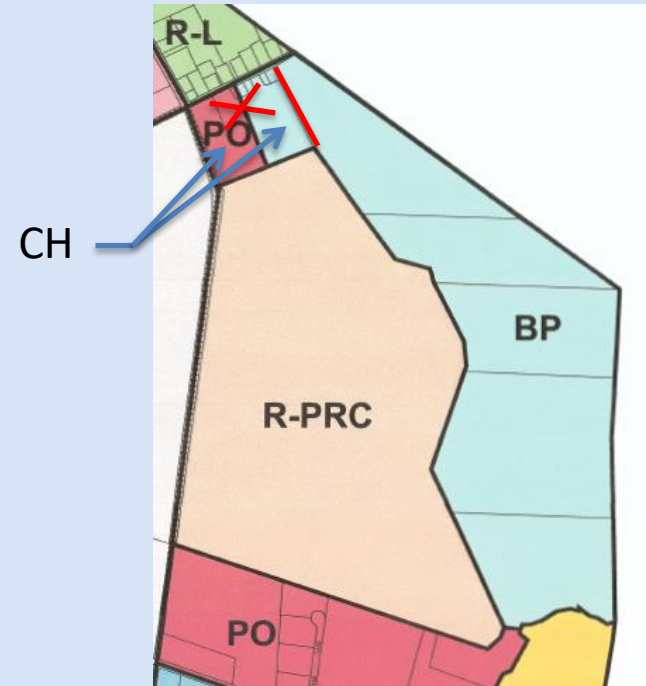
2023 Master Plan, Non-Residential Recommendations

BP Business Park District

- Maintain BP District along Rt. 206
- Change Block 700, Lots 3 – 7 (residential lots) & portion of Lot 2 (school lot) to CH District
- Eliminate CCRC Continuing Care Retirement Community use because no parcels contain 100 acres; no properties are suitable for CCRC
- Add Towing & Automobile Repairs Facilities, & Ag. Services & Retail Sales of Ag. Products to Permitted Uses

CCRC Continuing Care Retirement District In BP District

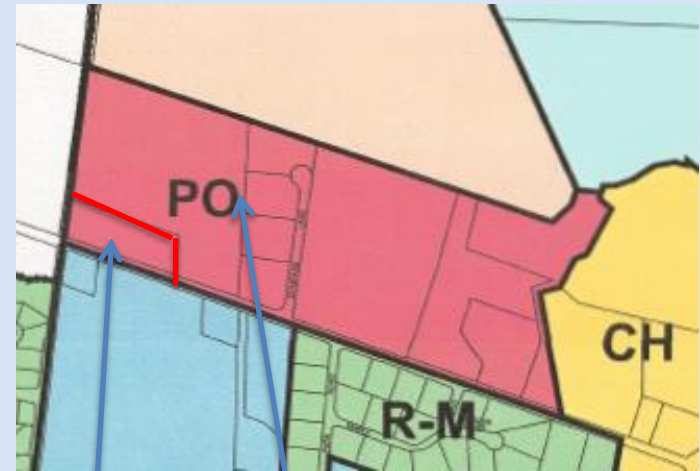
- Delete CCRC District



2023 Master Plan, Non-Residential Recommendations

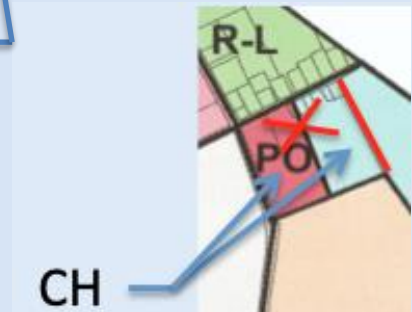
PO Planned Office District, New LI Light Industrial District,
CH Highway Commercial District &
New TCM6 Town Center Mixed-Use
District

- Delete PO District in its entirety
- Replace PO District along Woodlane & Smithville Road with new LI District & the corner of the two roads with new TCM6 District
- Change Block 700, Lots 3 – 7 (residential lots) & Lot 1 & portion of Lot 2 (school lots) to CH District



TCM6

LI



CH

2023 Master Plan, Non-Residential Recommendations

New LI Light Industrial District

- Rezone Block 800, Lots 1,2, 2.03, 2.04, 3, 4.01, 4.02 & 4.03 to LI District
- Permitted Principal Uses: Assembling of Light Manufacturing Products; Remanufacturing of Electronic, Automotive, Equip. Components & Parts; Metal Fabrication; Facilities for the Trades; Laboratories for Research, Testing, etc.; Offices for Businesses; Any Combination of the foregoing uses; Outdoor Storage of material that incidentally supports Principal Uses (must be screened)
- Conditional Uses:
 - Conventional Warehouses: Max. GFA = 30,000 sq.ft.; Max. FAR = 0.35; Max. Height = 1 Story/35 ft.; Min. Lot Area = 2 acres
 - Self-Storage Facilities: Min. Lot Area = 8 acres; Max. FAR = 0.20; Max. Height = 1 Story/35 ft.; Max. Outdoor Storage of Vehicles = 30 in 10-ft. by 35-ft. spaces; Screen Drive Aisles & Outdoor Storage of Vehicles

2023 Master Plan

Buildout Analysis – Residential Potential by Recommendations for Zoning Districts

Table No. 6 – Residential Development Potential by Recommended Zoning District

Current Zoning District	Development Potential (Dwelling Units)
R-A Rural Agricultural	4
R-L Residential Low Density	7
R-M Residential Medium Density	0
R-H Residential High Density	0
R1-B Residential (Affordable Housing)	0
R1-C Residential (Affordable Housing)	120
RU-L Rural Residential Low Density	3
RU-L1 Rural Residential Low Density 1	13
CNS Conservation	0
CLR Cultural Recreational Residential	0
ACR Agricultural/Commercial/Rec.	0
R-PRC Planned Retire Com. Overlay	14
TCR1 Town Center Residential	50
TCAH Town Center Affordable Hsg.	112
TCO-1 Town Center Com./Office 1	100
TCO-2 Town Center Com./Office 2	54
TCO-3 Town Center Com./Office 3	8
TCM-2 Town Center Mixed Use 2	8
TCM3-C1 Town Center M.U.-Com. 1	53
TCM-4 Town Center Mixed Use 4	10
TCM-5 Town Center Mixed Use 5	32
TOTAL	588

2023 Master Plan

Buildout Analysis – Non-Residential Potential by Recommendations for Zoning Districts

Table No. 7 – Non-Residential Development Potential by Recommended Zoning District

Current Zoning District	Development Potential (Square Feet)
LI Light Industrial	313,729
BP Business Park	369,258
CH Commercial Highway	65,358
R-PRC Planned Retire Com. Overlay	14,000
TCO-1 Town Center Com./Office 1	217,800
TCO-2 Town Center Com./Office 2	82,481
TCO-3 Town Center Com./Office 3	3,600
TCM-2 Town Center Mixed Use 2	10,000
TCM3-C1 Town Center M.U.-Com. 1	80,042
TCM-4 Town Center Mixed Use 4	26,223
TCM-5 Town Center Mixed Use 5	8,712
Total	1,191,203

2023 Master Plan, Recommendations for General Zoning Provisions

- Section 540-6 Definitions: Requires extensive review to update & revise many definitions & eliminate unnecessary ones. Examples: “Homecraft” & “home office occupation” & “home professional occupation” should be revised & consolidated; include new term “multi-generational housing.”
- Section 540-11 Regulations applicable to all districts: Requires review to ensure compliance with current statutes, standards & case law & to improve their effectiveness. Examples: Need setbacks for swimming pools & regulations for “multi-generational housing.”
- Section 540-12 Permitted modifications: Delete Section 540-12B for pre-existing undersized lots.
- Section 540-54 Required landscaping: Simplify & streamline landscaping requirements.
- Article XII Off-Street Parking & Loading: Update parking & loading standards.
- Article XIII Supplementary Regulations for Certain Uses & Structures: Change to “Conditional Uses” & revised & update requirements for each conditional use.
- Article XIV Nonconforming Uses: Update entire article to ensure compliance with statutes & case law. Examples: Continuance of uses; Abandonment of uses; Restoration of uses.

2023 Master Plan, Recommendations for General Zoning Provisions

- Section 540-78 Certificates & permits: Revise Subsection D to empower Construction Official to issue COs.
- Section 540-80 Procedure for temporary & conditional use permits: Delete entire section.
- Section 540-81 Certificate of occupancy: Require applicant to transmit completion of construction, reconstruction or alteration of building or a change in use by certified mail to Zoning Officer; Zoning Officer determines compliance with zoning provisions & issues to Construction Official the determination of compliance or violation; Construction Official issues CO only if Zoning Officer issues a Zoning Permit.
- Section 540-83 Rezoning applications: Delete section.
- Article XVII Redevelopment Plan: Revise entire article to clarify & simplify the provisions of the redevelopment plan.

2023 Master Plan

Public Input – Q & A

Master Plan available:

<https://www.eastampton.com/planning>

Land Use Planning Board Public Hearing to

Adopt the Master Plan

December 13, 2023, 7 p.m.

Eastampton Township Municipal Building

12 Manor Court

Eastampton, N.J.