

MASTER PLAN

TOWNSHIP OF EASTAMPTON

BURLINGTON COUNTY, NEW JERSEY

Prepared
November 2023

Adopted
December 13, 2023



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The original copy of this document was signed and sealed according to state requirements.

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MASTER PLAN

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INTRODUCTION

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) (MLUL) authorizes municipalities to prepare, adopt and amend a master plan, which the law defines as “a composite of one or more written or graphic proposals for the development of the municipality...” (N.J.S.A. 40:55D-5). Specifically, the MLUL provides, at N.J.S.A. 40:55D-28, the following authorization for preparing master plans:

- a. The planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.
- b. The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements (1) and (2):
 - (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;
 - (2) A land use plan element.

The MLUL allows the inclusion of optional plan elements in the master plan. On January 19, 2022, the LUB adopted the 2021 Third Round Housing Plan Element and Fair Share Plan and supporting documents including, but not limited to, the 2021 – 2025 Affordable Housing Trust Fund Spending Plan, the Affirmative Marketing Plan, and various manuals.

In January 2023, the Eastampton Township Council (Township Council) requested the LUB undertake the preparation of an update of the Eastampton Township Master Plan (Master Plan). The LUB, with the support of the Township Council, has prepared this Master Plan, which consists of a statement of objectives, principles, assumptions, policies and standards, a land use plan element, and a recycling plan element.

On February 13, 2023, Township Council established a Master Plan Subcommittee (MPS) to “advise Council if any information gathering to provide a timeline of milestones [for the planning process]; to advise Council on any areas of major concern; and to provide Council recommendations for the draft of the Master Plan to release to the public” (Resolution R2023-42). The MPS consisted of two elected officials, the Township Manager, the Chairperson for the LUB, a Township resident, and the Township Planner. The first major task undertaken by the MPS was the preparation of an online survey for members of the public to take to inform the creation of a vision for the future of Eastampton Township and to flesh out important planning issues to consider while preparing the Master Plan. With the

approval of Township Council, the survey was posted on the Eastampton Township website for one month, from June 12, 2023 to July 12, 2023. The public was notified of the survey through various media: the Township website; the Township's social media (Facebook); email blasts to various community organizations and the business community; hard copy postings in the municipal buildings; and the distribution of a flyer to students at the Eastampton Community School (grades Kindergarten through 8th). A copy of the survey is appended to this Master Plan. The results of the survey are discussed in the Vision section for the Master Plan.

The following planning documents, which influenced the planning, growth and development of Eastampton Township over the years, were reviewed for providing a basis of the updated Master Plan:

- Goals and Objectives, 1998
- Land Use Plan Element, 1998, revised 2000
- Housing Plan Element, 1998
- Recycling Plan Element, 1998
- Plan Comparison and Consistency Element, 1998
- Open Space and Recreation Plan Element, 2000
- Eastampton Township, Town Center Design Plan, 2004
- Housing Plan Element and Fair Share Plan, 2004, revised 2008
- Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005
- Reexamination Report, 2006
- Eastampton Town Center: Phase Two Redevelopment Plan, 2011
- Ordinance No. 2012-14, An Ordinance to Amend Township Code Section 540-98 Regarding Redevelopment Criteria for Transect District (T1): Village Core
- Master Plan Reexamination Report, 2016
- Land Use Plan Element Amendment, 2016
- Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021
- Third Round Affordable Housing Plan Element and Fair Share Plan, dated 2021 and adopted 2022

The Master Plan is organized in the following manner:

- Vision Statement
- Statement of Goals and Objectives
- Land Use Plan Element
- Recycling Plan Element

VISION STATEMENT

Over the years, the LUB has worked diligently to craft master plan documents that promote the health, safety, morals and general welfare of the Township's residents and businesses as required by the MLUL. These documents are based on the primary principal of improving quality of life in Eastampton Township. Nine overarching strategies continue to inform and direct the preparation of Township's master plans, as follows:

- Protecting the environment and natural resources
- Preserving important agricultural lands and open space
- Creating a town center anchored at the crossroads of Monmouth and Woodlane Roads
- Having a safe, well-connected walkable and bikeable community
- Achieving aesthetically pleasing, environmentally and economically sustainable development and redevelopment
- Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services
- Promoting Eastampton Township as a regional recreational destination that capitalizes on major recreational amenities, such as Burlington County's Smithville Park and Rancocas Valley Regional High School's athletic fields
- Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes
- Improving and carefully expanding the municipality's infrastructure, services and amenities that meet current and future needs

On June 12, 2023, an online survey was posted on the Eastampton Township website seeking public input to inform the development of a refreshed vision for the future of the community. One month later at the close of its posting the survey had 218 respondents. The following vision statement, and vision strategies and actions are based on the public's input received from the survey, and the context for the vision provides the framework upon which the vision takes shape:

Vision Statement

Eastampton Township's growth is envisioned as balancing growth and development while fostering and preserving its history, unique character, scale and proportion to secure and enhance the quality of life for Eastampton Township's residents by:

- Protecting the environment and natural resources
- Preserving important agricultural lands and open space
- Creating a town center anchored at the crossroads of Monmouth and Woodlane Roads
- Having a safe, well-connected walkable and bikeable community

- Achieving aesthetically pleasing, environmentally and economically sustainable development and redevelopment
- Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services
- Promoting Eastampton Township as a regional recreational destination that capitalizes on major recreational amenities, such as Burlington County's Smithville Park and Rancocas Valley Regional High School's athletic fields
- Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes
- Improving and carefully expanding the Township's infrastructure, services and amenities that meet current and future needs

Context for Vision

The following distinct geographical areas contribute toward Eastampton Township's unique history, physical character, scale and proportion:

- Southern End of Eastampton Township – Rancocas Creek, Historic Smithville, Smithville Park, Surrounding Preserved Farmland, Rancocas Valley Regional High School Sports Complex, and Low-Density Residential Development

As early as 1790 the Rancocas Creek was used as a power source to operate "Parker Mill". In 1831 the mill property was sold to Jonathan and Samuel Shreve, who expanded the mill area to increase water flow to operate a cotton spinning and weaving factory, a spool cotton factory and several other businesses. With their businesses prospering, the Shreves developed the area known as Shreveville with a mansion, 60 worker houses, a general store, blacksmith shop, machine shop and storage sheds. With the advent of steam power that led to the decline of rural water-powered industries and the rise of urban-based industries around 1850, the Shreves found their businesses suffering leaving them in almost \$1 million in debt and declining health. In 1858, following their deaths, the property was sold and remained idle.

During 1865, Hezekiah B. Smith purchased 45 acres of Shreveville to develop a model company town. By the late 1870s "Smithville" began to take shape having factories, shops, a foundry, a schoolhouse, a park and accommodations for 250 persons. Residents could recreate at the village park and picnic grove. Cultural events occurred in the village opera house. In 1878, Smith's company was incorporated as the "H.B. Smith Machine Company" specializing in the manufacture of woodworking machinery, which included 150 different styles of machines, and held over 30 patents. At one point in time, the company produced one-quarter of the nation's woodworking machinery.

George W. Pressey invented the American Star Bicycle, characterized by a small wheel in the front to avoid tipping forward and a large wheel in the rear in 1880. H.B. Smith Machine Company manufactured the Star Bicycle. The company offered tricycles in 1887 and 1888, and patented a steam tricycle in 1889. The company continued to operate after Smith's death on November 3, 1887.

Arthur Hotchkiss, an inventor, arrived at Smithville and in 1892 received a patent for a bicycle railroad, a monorail on which a matching bicycle could be ridden. He contracted with H.B. Smith Machine Company to manufacture it. The initial track ran 1.8 miles from Smithville to Pine Street in Mount Holly. It was completed in time for the 1892 Mount Holly Fair. It was designed for employees to commute quickly from Mount Holly to the factories at Smithville. By 1897 ridership had declined, and the railway subsequently fell into disrepair.

The company was hit hard by the Great Depression, unable to recover its former manufacturing prominence. It continued to operate as Smith Machine of Pennsylvania producing drum sanders. Subsequently, the company sold its assets to Machine Services Corp. of Reading, Pennsylvania and closed.

H.B. Smith was instrumental in having the New Jersey State Legislature create a new township under Senate Bill #14. On March 9, 1880, Eastampton was officially incorporated as a township.

In 1975 Burlington County purchased Smithville and created the first park in the county. The County has subsequently acquired additional land expanding the park to its current 312 acres, including parcels located within the Rancocas Creek flood plain. Twenty-five buildings of Smithville survive, including the Smithville Mansion, three worker's houses, the machine shop, the dairy barn, and the planar/pickling shop used in the metal-finishing process. Today, the County Park is known as the Historic Smithville Park and Smith's Woods.

In 2009, the Rancocas Valley Regional High School acquired approximately 88 acres of farmland along Powell Road next to Smithville to create its outdoor sports complex. Currently, the complex consists of soccer and field hockey fields, baseball and softball fields, parking areas, a field house, and a maintenance building. Mill Creek Road provides access to the sports complex from its intersection with Powell Road. A mix of individual homes, including large wooded and open residential lots, small residential subdivisions, and very large lot with a mix of residential use and commercial use (used construction and heavy equipment dealer) occupy the lands that front along the southern side of Powell Road extending westward from the Rancocas Valley Regional High School Sports Complex.

Along the Rancocas Creek within or near its flood plain are older homes on variety of large and very large lots, most of which are wooded. The homes on the northern side of the Rancocas Creek gain access from private roads, one of which intersects Mill Creek Road and another (Gerber Lane) connects to Powell Road. The homes located south of the Rancocas Creek are accessed via private roads that intersect public roads: Lake Drive that intersects West Railroad Avenue; directly from Railroad Avenue; and Shreve Street which is the extension of West Railroad Avenue in neighboring Mount Holly Township. A residential development with lot sizes that are around one acre exists in the vicinity of West Railroad Avenue and Smithville Road, and the historic Smithville Methodist Episcopal Church is located at the intersection of these two streets. Homes are located on large lots front along the southern end of Smithville Road.

Across West Railroad Avenue in the southwestern corner of the Township is a portion of the former Mount Holly Landfill, which has been closed and improved with a large solar voltaic array.

Approximately 88 acres of preserved farmland, which is used by the Clarksville Sod Farm, occupy the area along both sides of Powell Road that is east of Smithville Road. High-tension electric towers and lines traverse the farmland in a north-south direction eventually crossing the Rancocas Creek. Before it intersects Route 206 farther east, Powell Road has low-density housing developed along the road's southern side. Powell Run, which flows north to south parallel to Route 206 and empties into the Rancocas Creek, delineates the eastern edge of the southern end of the Township.

The landscape of the southern end of Eastampton Township is characterized by significant amounts of open space, farmland, parkland with historic sites, waterways, and, generally, low-density housing development.

- Central Portion of Eastampton Township – Town Center at Crossroads of Monmouth Road and Woodlane Road, Residential Subdivisions and Multifamily Complexes, and Open Space

After the Second World War concluded and soldiers home, New Jersey experienced a wave of suburban growth. Eastampton, which was an agrarian-based community consisting mostly of farms and woodland, began to grow with small, detached single-family homes built along sections of Monmouth and Woodlane Roads, essentially as an expansion of neighboring Mount Holly Township. Small-scale commercial development was established at the crossroads of these two county routes. In the 1960s and '70s garden apartment complexes were built near the crossroads.

The 1970s ushered in a significant growth phase of development for Eastampton Township. Farms and woodlands between Woodlane Road,

Smithville Road and Powell Road were developed into tract single-family subdivisions. With this trend continuing into the 1990s, residential developments such as Carriage Park, Eastampton Farms, and Vistas transformed Eastampton into a bedroom community. The residential development constructed from 1970 to 1999 comprises more than three-quarters of the current housing stock in Eastampton Township. The Eastampton Community School (Pre-K to eighth grade), the Manor House (municipal offices), Buttonwood Park, and Cliver Park are nestled within this section of the Township.

In 1998, the Eastampton Township Joint Land Use Planning Board adopted the Land Use Plan Element (LUPE) of the Master Plan. The goal of the LUPE was to create a town center with a mix of commercial and high-density multifamily housing anchored at the crossroads of Monmouth and Woodlane Roads. From 1998 to 1999, the town center was designated an area in need of redevelopment and a redevelopment plan was adopted to create the town center. Because developer interest in building more detached single-family homes remained strong into the 2000s and the new focus was to create a town center instead of more suburban sprawl, the Eastampton Township Council decided to acquire land to remove its development potential by permanently preserving it as open space. In 2002, with financing consisting of a combination of bonding and county and state grants, the Township Council purchased a 212-acre tract of undeveloped land located within the triangle formed by Monmouth, Smithville and Woodlane Roads. This permanently preserved wooded parcel of land is now on Eastampton's Recreation and Open Space Inventory.

To meet its 1987-1999 state-mandated affordable housing obligation, Eastampton Township agreed to have a 25-acre parcel of land developed as a 100% affordable multifamily housing development situated between existing garden apartments and the former Gregory's department store, both of which are located along Woodlane Road in the town center. In 2002, Eastampton Urban Renewal Associates, LP completed the 100-unit affordable housing project.

During the late 1980s, the townhouse development Eastampton Mews (87 dwelling units) and the apartment complex Eastampton Gardens (238 dwelling units) were developed along Mount Holly-Jacksonville Road, which forms the municipal boundary shared with Westampton Township. Eastampton Mews is situated at the northeastern corner of Woodlane Road and Mount Holly-Jacksonville Road.

In 2011 and 2012, the redevelopment plan for the town center was amended paving the way for mixed-use apartment and commercial developments located along Woodlane Road: one was the property where the former Gregory's department store sat vacant and fell into an advanced state of

deterioration was located; and the other was the portion of a site that contained a former automobile salvage/junk yard. Eastampton Place, which contains 116 apartment units and commercial space on the former junkyard site located southwest of Monmouth Road, was completed in 2018. Finished in 2020 Eastampton Place West, which is located on the former Gregory's site positioned northwest of Monmouth Road, contains 240 apartment units and commercial space.

At the eastern end of the town center, Eastampton Village was constructed at the northwestern corner of Woodlane Road and Smithville Road from 2007 to 2023. It contains 113 dwelling units consisting of a mix of detached single-family homes, townhouses and apartment units. A pad site for a commercial building sits undeveloped at the corner opposite The Olde World Bakery & Café. From 2017 to 2020, Eastampton Village II, which consists of 74 single-family dwellings, was constructed and occupied.

Just north of Eastampton Village II along the eastern side of Smithville Road located on former farmland is the age-restricted housing development Venue at Smithville Greene (Venue). Consisting of 452 dwelling units (detached and attached single-family dwellings) on 148 acres, Venue is nearing completion. Commercial uses that would have about 15,000 square feet of gross floor area are slated for development at the southern corner of Venue along Woodlane Road. To date none of the commercial uses have occurred.

The central portion of Eastampton Township is typified by a concentration of detached single-family housing developments. Commercial uses and higher density residential development exist at the crossroads of Monmouth and Woodlane Roads. Wooded open space covers the area between Monmouth, Smithville and Woodlane Roads.

- Northern Portion of Eastampton Township – Woodlands, Wetlands, Farmland and Rural Housing

The northern portion of Eastampton Township extends from Mount Holly-Jacksonville Road in the west to Smithville Road in the east north of Monmouth Road, and from sections of Oxmead Road and the municipal boundary shared with Springfield Township in the north to an eastern section of Monmouth Road and the town center to the south. Little development exists in the northern portion of Eastampton Township. A few scattered homes are located along Mount Holly-Jacksonville Road and Oxmead Road. More development exists along the eastern section of Monmouth Road. A few houses and commercial uses exist along this county highway. With regard to commercial uses, situated along the northern side of Monmouth Road beginning in the east are a restaurant at the corner of Monmouth and Smithville Roads, a former trucking operation that contains a vacant small light industrial building, a facility for horse boarding and riding

lessons, and a landscape mulch and stone retailer. A small concentration of detached single-family dwellings exist at the northeastern corner of Monmouth and Smithville Roads. A house of worship and a few detached single-family dwellings are located west of the landscape mulch and stone retailer. On the southern side of Monmouth Road opposite the landscape mulch and stone retailer are a small-scale trucking operation with residential dwellings, and a house of worship. The Rancocas Valley Regional High School Annex, which is housed in a former Eastampton Township elementary school, is located at the southeastern corner of Monmouth and Smithville Roads.

The predominant features within the northern portion of the Township are woodlands and wetlands. In the northwestern area along Mount Holly-Jacksonville and Oxmead Roads is preserved farmland. The high-tension electric towers and lines extend from the central portion of the Township across Monmouth Road and traverse diagonally through the northern portion exiting Eastampton and entering Westampton at Mount Holly-Jacksonville Road.

The landscape of the northern portion of Eastampton Township is described as rural, dominated by woodlands, wetlands and farmland. Housing is scattered along the roads that delineate the northern portion. Some commercial development is located along Monmouth Road.

- Eastern Edge of Eastampton Township – Commercial and Light Industrial Development, Woodland and Open Fields, and Some Housing

Eastampton Township's eastern edge is a distinct narrow strip delineated by Route 206, which is the municipal boundary shared with Pemberton Township, to the east, and Powell Run and an unnamed stream, both of which flow into the Rancocas Creek, to the west. Commercial and light industrial uses extend throughout the eastern edge. North of Woodlane Road is a variety of non-residential facilities: automobile towing and repair services; retailer of indoor and outdoor furniture, outdoor structures and woodwork; small and large light industrial buildings; agricultural service and product retailer; solar voltaic array; and a union hall. In 2023, a 345,000-square foot warehouse was completed and, as of this writing, was in the process of being occupied by the Glendale Warehouse Corporation.

The section south of Woodlane Road to Powell Road contains a mix of commercial and light industrial facilities, individual homes on large lots, and a wooded parcel of land. Commercial uses include a motel and a gas station. A light industrial use that specializes in landfill capping, groundwater protection, vapor barriers and gas collection, and related services exists along this section.

South of Powell Run to the municipal boundary shared with Southampton Township are woodlands intermixed among commercial, light industrial and residential uses. Just south of Powell Road is a small grouping of stores. A detached single-family dwelling and garage with remnants of a former landscaping company is next to the stores. Farther south are a heavy equipment sales and services facilities and a detached single-family dwelling, the latter being located next to the Rancocas Creek. A mobile home park, which envelopes two commercial properties (one is a towing service and the other is a garage) fronting along Route 206, extends from the southern side of the Rancocas Creek toward the vicinity of East Railroad Avenue. At the southernmost area fronting along Route 206 and East Railroad Avenue are detached single-family dwellings.

The eastern edge of Eastampton Township has three distinct characteristics. The northern section to the vicinity of Woodlane Road is described as emergent commercial and light industrial development. Farther south from Woodlane Road to the Rancocas Creek is an underdeveloped stretch with some small-scale commercial uses, some residences and a light industrial use. The southernmost section is residential with a couple of commercial uses.

Vision Strategies and Actions

Eastampton Township envisions enhancing the quality of life for its residents is by balancing the community's growth with the protection and preservation of its unique history, physical character, scale and proportion. To realize this vision, nine primary strategies were identified in the vision statement. Specific actions for each strategy recommended for realizing Eastampton's vision were derived from the public input obtained from the online visioning survey.

Strategy A – Protecting the environment and natural resources

The results of the survey indicated overwhelming support for protecting the environment in Eastampton, with 65% to 90% of respondents wanting to protect flood plains, freshwater wetlands, stream corridors, woodlands, farmland, stormwater recharge areas and endangered species habitats. Only steep slope protection received less than 50% of support, registering about 44%. Respondents valued many types of natural features of the community, such as farmland, various types of wildlife habitat, open space, parks (specifically Smithville Park) , woodlands, and waterways. Almost 90% of those who took the survey felt that was extremely important or very important to preserve remaining farmland and open space in the Township. Approximately 58% of the respondents thought that it was important to extremely important to enact a local water conservation ordinance, while almost 19% felt such an ordinance was somewhat important and approximately 23% thought it was not important. Climate-change resiliency was

determined to be a concern with approximately 81% of respondents indicating it was important to extremely important.

Action A1 – Adopt and implement land development ordinances that protect the riparian area of streams and waterways within the Township and prohibits development within the 100-year flood plain of the Rancocas Creek, Barker’s Brook, Powell Run and the tributaries of these streams and waterways.

Action A2 – Adopt and implement a land development ordinance that protects freshwater wetlands, vernal pools and aquifer recharge areas within the Township.

Action A3 – Adopt and implement a land development ordinance that protects endangered habitats.

Action A4 – Preserve as much of the farmland and open space as possible. Preserving this farmland will facilitate the attainment of most of the foregoing objectives.

Action A5 – Plant disease resistant street trees, and adopt and implement ordinances that require the replacement of removed street trees.

Action A6 – Amend Township landscape design standards to require the use of native plant material and to avoid the use of invasive species.

Action A7 – Adopt and implement a water conservation ordinance.

Action A8 – Prepare a vulnerability assessment, which includes a build-out analysis of future development and an inventory of critical infrastructure, basing it on climate change-related natural hazard projections of the Township provided by the New Jersey Department of Environmental Protection. Prepare a policy statement on the consistency, coordination and integration of such vulnerability assessment with master plan elements. Develop and implement strategies and design standards to reduce or avoid risks associated with natural hazards.

Action A9 – Establish an ongoing program to educate the public about the importance of protecting the environment and critical resources including, but not limited to, the improper disturbance of vegetation and filling of wetlands and flood plains, preventing the discharge of toxic and hazardous pollutant into groundwater, conserving water and ways to conserve water, the importance of preserving farmland and open space, and the protection of other resources.

Strategy B – Preserving important agricultural lands and open space

Approximately 93% of the survey respondents felt it is important to extremely important to preserve remaining farmland and open space, with almost 70% indicating it was extremely important. A majority of the survey results identified the “sod farms”, various parks and the “area between Woodlane Road and Monmouth Road” as targets for preservation. These areas have been permanently preserved as either farmland or open space that cannot be developed. Almost 57% of the respondents responded “no” to the Township changing its focus from preserving farmland and open space to improving preserved open space with recreational amenities. About 21% was unsure of changing focus, and almost 23% agreed with the Township changing its focus. Those who responded “yes” to improving preserved open space with recreational amenities provided an extensive amount of suggestions, with walking trails and bike lanes topping the list.

Action B1 – Continue partnering with the Burlington County Commissioners to preserve remaining farmland in the Township.

Action B2 – Continue partnering with the New Jersey Green Acres Program to preserve remaining open space, particularly environmentally sensitive lands and lands subject to flooding.

Action B3 – Increase the required minimum lot size for residential development supported solely by onsite septic systems in accordance with the Burlington County Wastewater Management Plan.

Action B4 – Analyze the suggestions obtained from the public survey for improving preserved open space with recreational amenities, and develop an Open Space and Recreation Plan Element that is based on the analysis.

Action B5 – To protect preserved agricultural lands and open space establish the ongoing educational program recommended for Action A9.

Action B6 – Prepare an Open Space and Recreation Plan Element that includes an analysis and evaluation of the suggestions for improving preserved open space with recreational amenities obtained from the public survey.

Action B7 – Undertake Action H1.

Strategy C – Creating a town center anchored at the crossroads of Monmouth and Woodlane Roads

About three-quarters of survey respondents indicated strengthening and improving the town center was important to extremely important. The top five types of businesses that should be encouraged in the town center were: restaurants, cafes and other eating and drinking establishments (80.0%); specialty retail stores and

shops (52.3%); specialty personal consumption venues (49.2%); business/professional offices (47.2%); and entertainment venues within eating and drinking establishments (41.0%). In terms of residential development in the town center, respondents selected a mix of townhouses, standalone multifamily and multifamily over commercial uses (34.1%) as the top choice followed by townhouses (29.0%) and then a mix of townhouses and standalone multifamily (27.5%). About half of the respondents felt zoning incentives should be provided, on a case-by-case basis, for redeveloping obsolete, older properties in the town center; almost 22% were against such incentives while approximately 28% were unsure. To provide a zoning incentive for redeveloping older, obsolete commercial properties approximately 73% of respondents indicated permitting a mix of residential uses with commercial development was important to extremely important. A significant share of respondents (67%) indicated the current redevelopment plan for the northern and eastern quadrants of the town center at the crossroads should be updated. The respondents provided an extensive list of locations that required redevelopment.

Action C1 – Update the redevelopment plan for the town center with a focus on the crossroads. Redeveloping the crossroads area should achieve the following results:

- Rehabilitate deteriorated and dilapidated housing stock and buildings.
- Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
- Encourage the adaptive reuse of buildings so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses.
- Develop and implement a menu of financial incentives to encourage housing and building rehabilitation, infill development, adaptive reuse of buildings, and preservation of historically significant buildings.
- Complete a “complete streets” analysis to identify: gaps in pedestrian and bicycle linkages needed to connect neighborhoods, commercial centers, recreational facilities and parks, and public facilities and services; and where traffic-calming improvements should be made to improve pedestrian, bicyclist and motorized-vehicular safety.
- Develop and implemented an action plan to strengthen and improve neighborhood commercial areas, working with the local business community.
- Adopted and implement new design standards that require more aesthetic development and redevelopment.

Action C2 – Identify the crossroads area with signage and a landmark, such as a town clock, as the “Eastampton Township Town Center.”

Action C3 – Actively engage local businesses in an ongoing Township-sponsored initiative to learn about the needs, challenges and concerns of the business community, and translate the findings from the initiative into changes needed to local ordinances, new programs to promote the local business community, and partnerships among the business community.

Action C4 – Work with state and county economic development agencies, such as the New Jersey Office of Business Advocacy, the New Jersey Economic Development Authority, and the Burlington County Bridge Commission Department of Economic Development, to actively promote Eastampton Township for economic development, and to retain, expand and attract businesses to the Township.

Strategy D – Having a safe, well-connected walkable and bikeable community

Almost 83% of the survey respondents felt having connecting sidewalks, paths and trails was important to extremely important, with about 35% saying that it was extremely important. The respondents indicated connecting the Township with bike lanes and trails was almost equally important, with approximately 74% saying that it important to extremely important. Allocating municipal funds for improving and adding sidewalks, and paths and trails ranked relatively high, and doing so for improving and adding bike lanes ranked lower. Approximately 84% of respondents indicated trails and bike paths should be extended to Smithville Park and other open spaces areas in the Township. The respondents provided an extensive list of locations that needed pedestrian and bicycle connections.

Action D1 – Prepare a Circulation Plan Element that applies a “Complete Streets” approach by planning for the safe, convenient and comfortable movement of pedestrians and bicyclists and identifies gaps and deficiencies in sidewalks, paths, trails and bike lanes.

Action D2 – Adopt and implement a “Complete Streets” policy for when Township Council makes decisions for investing in public infrastructure improvements and for when the Joint Land Use Planning Board adjudicates development applications.

Action D3 – When reasonable and practical ensure that approved development applications provide for their share of sidewalks and bike lanes.

Action D4 – Work with the Burlington County Commissioners to provide for bike lanes and multipurpose paths along the county roads that traverse Eastampton Township and that would connect to the town center, Historic Smithville Park, Smith’s Woods, and the Rancocas Valley Regional High School Sports Complex.

Action D5 – Pursue outside funding, such as grants, for the construction of sidewalks, trails, paths and bike lanes according to the circulation plan element.

Strategy E – Achieving aesthetically pleasing, environmentally and economically sustainable development and redevelopment

Approximately 81% of the survey respondents indicated climate-change resiliency was important to extremely important. The respondents agreed that rehabilitating and redeveloping older buildings before developing vacant land was preferred (almost 82% indicated “yes”). Regarding the encouragement for new development occurring as infill in existing neighborhoods already served by public sanitary sewers and water lines, approximately 42% were in agreement, approximately 34% were not, and approximately 24% were unsure. Approximately 84% of respondents indicated new development should match the size, scale and proportion of existing neighborhoods. Strengthening and improving the Route 206 commercial areas were determined to be important to extremely important with an approximate 66% response rate. Approximately 79% of respondents determined improving the road network to accommodate current and future development and growth in traffic was important to extremely important. The respondents provided an extensive list of locations that required attention vis-à-vis traffic issues. Almost 92% of respondents felt balancing development and preservation of open space was important to extremely important with over 52% indicating doing so was extremely important. Over 91% of respondents indicated maintaining agricultural operations and businesses was important to extremely important with almost half saying that it was extremely important.

Action E1 – Undertake Actions A1 through A8, B1 through B7, C1 through C4, D1 through D4, and G1 and G2.

Action E2 – Revisit and evaluate the non-residential zoning districts along Route 206 and the eastern section of Woodlane Road to ensure their permitted principal uses and bulk requirements are beneficial to Eastampton Township vis-à-vis their traffic generation characteristics and their size, scale and proportion to surrounding existing development, respectively.

Action E3 – Work with the Burlington County Engineer to develop solutions to traffic issues associated with county highways and their intersections with other county highways and local roads.

Action E4 – Actively engage agricultural businesses in an ongoing Township-sponsored initiative to learn about the needs, challenges and concerns of these businesses, and translate the findings from the initiative into changes needed to local ordinances, new programs to promote the agricultural businesses, and partnerships among the business community.

Strategy F – Promoting Eastampton Township as a regional recreational destination that capitalizes on major recreational amenities, such as Burlington County’s Smithville Park and Rancocas Valley Regional High School’s athletic fields

Almost 74% of the survey respondents felt promoting Burlington County’s Historic Smithville Park and Rancocas Valley Regional High School’s Sports Complex was important to extremely important. Approximately 76% of respondents indicated it was important to extremely important to educate township residents about these regional amenities for their use. Approximately 71% responded promoting these recreational amenities as a way to encourage non-resident visitors to patronize local businesses were important to extremely important, and approximately 78% indicated coordinating the promotion of these amenities with Burlington County and Rancocas Valley Regional High School to encourage non-residents using the recreational amenities to patronize local businesses was important to extremely important. Those who took the survey provided an extensive list of ideas to promote these regional amenities.

Action F1 – Actively engage Burlington County and the Rancocas Valley Regional High School in ongoing working relationships to promote the Historic Smithville Park, Smiths Woods, and the Rancocas Valley High School’s Sports Complex as major recreational amenities and as a way to encourage non-residents using the amenities to patronize local businesses.

Action F2 – Actively engage Eastampton businesses to promote these major recreational amenities in their places of operations, on their websites and through their social media. Work with them to provide promotional items that would be placed in the amenities to inform amenity users about their businesses in Eastampton.

Action F3 – Include events scheduled for the recreational amenities on Eastampton Township’s calendar that is posted on the Township’s website, and strategically promote them through the Township’s social media.

Strategy G – Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household income

Almost three-quarters of the survey respondents indicated housing development should be discourage along the Rancocas Creek corridor. Half of the respondents said that housing development should be encouraged in areas already served by public sanitary sewers and water lines; almost a third said “no”; and less than 18% was unsure. Approximately 64% of respondents felt providing a mix of housing types that are affordable to a range of households was important to extremely important, and approximately 60% indicated providing a mix of housing types that would attract future employees working in businesses in the Township was important to extremely important. The respondents provided an extensive lists of properties that should be redeveloped with a mix of commercial and residential

uses and of housing types that should be encourage to be built in the community. They suggested that a variety of multifamily housing types should not be encouraged to be built in the Township. Notwithstanding, approximately 79% of respondents indicated it was important to extremely important for Eastampton Township to continue addressing its state-mandated affordable housing obligation. A little more than 40% indicated the Township should pursue 100% affordable housing to avoid building inclusionary housing, almost a quarter indicated the Township should not do so, and almost 35% was unsure.

Action G1 – Analyze and evaluate the suggestions for including and excluding certain housing types obtained from the public survey. Adjust the Land Use Plan Element and Chapter 540 Zoning to reflect the findings of the analysis and evaluation.

Action G2 – Continue complying with Eastampton Township’s court-approved Housing Element and Fair Share Plan for providing the opportunity to produce affordable housing in the community.

Action G3 – Undertake Actions A1 through A8.

Strategy H – Improving and carefully expanding the municipality’s infrastructure, services and amenities that meet current and future needs

The survey respondents provided extensive lists of suggestions for improving and/or upgrading Township recreational and community facilities and for improving the 167-acre open space parcel bounded by Monmouth, Smithville and Woodlane Roads. The possibility of developing the Woodlane Road portion of this open space parcel into a combined municipal complex was determined to be unimportant by approximately 43% of the respondents and somewhat important by almost 19%. Approximately 79% of respondents determined improving the road network to accommodate current and future development and growth in traffic was important to extremely important.

Action H1 – Analyze and evaluate the suggestions for improving the 167-acre open space parcel bounded by Monmouth, Smithville and Woodlane Roads. Include the findings in an Open Space and Recreation Plan Element.

Action H2 – Undertake Actions B4 and D1 through D5.

STATEMENT OF GOALS AND OBJECTIVES

The MLUL requires a master plan to provide a “statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based” (N.J.S.A. 40:55D-28b(1)). This section of the Master Plan titled “Statement of Goals and Objectives” provides the basis for the development of Eastampton Township. It is founded on prior goals, objectives, principals, assumptions, policies and standards established in earlier planning documents and the current Vision Statement that was informed by the results of the public survey.

The 2016 Master Plan Reexamination Report (2016 Reexamination Report) assessed changes to problems and objectives that were reduced or increased subsequent to the adoption of the 2006 Reexamination Report, identified changes in assumptions, policies and objectives, and recommended specific changes for the master plan. The outcomes of the 2016 Reexamination Report central to this Master Plan are summarized below.

Review of Changing Conditions

Goal 1 – Conserve natural resources and systems

Objective 1 – Preserve the rural characteristics of the Township by adopting development controls that protect stream corridors, historic areas, open space and other environmentally sensitive areas.

Objective 2 – Utilize mitigation banking to restore the integrity of natural systems in areas where they have been degraded or damaged.

Objective 3 – Utilize New Jersey’s redevelopment laws to encourage development and redevelopment in existing areas of development.

Application of Goals and Objectives to Master Plan: The foregoing goal and objectives remained valid in 2016 and applies to the updated Master Plan.

Goal 2 – Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.

Objective 1 – Establish land use areas and development standards that preserve the rural characteristics of the municipality.

Objective 2 – Enhance the County’s facilities at Historic Smithville through the establishment of development standards that are complementary to the existing historic facilities.

Objective 3 – Acquire land and easements to preserve open space, protect flood plains, sustain agriculture and preserve the character of historic areas where appropriate.

Application of Goals and Objectives to Master Plan: The aforementioned goal and its three objectives remained valid in 2016 and, in general, apply to the updated Master Plan. Over the years, Eastampton Township has acquired significant amounts of open space for permanent preservation. Challenges for protecting stream corridors and addressing problems associated with older housing developed within the Rancocas Creek floodplain remain. Since the Zoning Map for the Township no longer delineates areas for the H Historic zoning district and Burlington County owns a concentration of important historic sites along segments of the Rancocas Creek that form Smithville Park, Objective 2 is no longer necessary.

Goal 3 – Promote beneficial economic growth and development.

Objective 1 – Encourage the preservation of agricultural areas or in the alternative encourage new economic development that preserves the rural open character of the community.

Objective 2 – Use existing redevelopment law as an element of a strategic implementation plan that encourages growth in locations and [in] ways that are both fiscally and environmentally sound.

Objective 3 – Achieve a balance in the municipal tax base by providing for expanded business and commercial uses to offset the current residential imbalance.

Application of Goals and Objectives to Master Plan: The foregoing goal remained valid in 2016 and as well as for the updated Master Plan. While in thought Objective 1 is laudable, in reality it is difficult to achieve because most non-residential development, particularly along New Jersey State Highway Route 206 (Route 206) and sections of County Route (CR) 537 (Monmouth Road) and CR 630 (Woodlane Road), would change the character of the area from rural to suburban just by the sheer nature of how commercial and industrial sites are developed with buildings, parking and loading areas, and required stormwater management facilities (i.e., basins). Landscaping and buffers should be required for non-residential development to mitigate visual impacts accruing to the traveling public and neighboring residential areas. Objectives 2 and 3 apply to the updated Master Plan.

Goal 4 – Protect the environment and prevent and clean up pollution.

Objective 1 – Concentrate new development and redevelopment in existing areas that are predominately developed to reduce automobile usage and land, water and energy consumption.

Objective 2 – Preserve existing trees and vegetation on development sites to the maximum extent possible.

Objective 3 – Reduce solid waste and encourage recycling through the use of recycled materials.

Objective 4 – To continue to implement the Eastampton Township Stormwater Management Plan, which has been successful in reducing non-point pollution. Improving surface water quality, reducing peak stormwater concentration in streams, eliminating unsightly and inefficient dry retention basins, increasing wildlife habitat and surface waters, increasing critically needed flood plains and wetlands and providing for more efficient land use.

Application of Goals and Objectives to Master Plan: These goal and objectives focused on protecting the environment remained valid in 2016 and apply to the updated Master Plan.

Goal 5 – Provide adequate public facilities and services.

Objective 1 – Reduce demands for infrastructure investment by encouraging the redevelopment of existing underutilized development areas.

Objective 2 – The Township is concentrating housing and economic development in the Eastampton Village redevelopment area.

Application of Goals and Objectives to Master Plan: The foregoing goal and objectives remained valid in 2016 and apply to the updated Master Plan. As a matter of fact, there would be value in determining whether additional areas should be determined to be in need of redevelopment, and, if so, new redevelopment plans should be prepared and adopted to achieve the objective of concentrating development in areas served by existing infrastructure.

Goal 6 – Provide adequate housing at reasonable cost.

Objective 1 – Establish public/private partnerships that create and maintain attractive, affordable housing.

Application of Goals and Objectives to Master Plan: The foregoing goal and objective remained valid in 2016 and apply to the updated Master Plan.

Goal 7 – Adopt purposes of New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-2) to be the Goals and Objective of Eastampton Township.

The 2016 Reexamination Report cited 15 purposes of the MLUL (N.J.S.A. 40:55D-2a – o) were included in Chapter 540 “Zoning” of the Eastampton Township Code and recommended including a new purpose provided below.

p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites.

Application of Goals and Objectives to Master Plan: The foregoing goal of adopting the purposes of the MLUL in Chapter 540 remained valid in 2016 and remains valid for the updated Master Plan. A review of Chapter 540 revealed that Purpose p. was not incorporated into Chapter 540; its incorporation into the Zoning ordinance should still occur.

Furthermore, since 2016, the MLUL was amended to include an additional purpose that should be included in Chapter 190:

q. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss

Significant Changes in Assumptions, Policies and Objectives

The 2016 Reexamination Report identified 10 significant changes in assumptions, policies and objectives that form the basis for master plan and development

regulations as last revised. The changes discussed in 2016 that still apply to this updated Master Plan and have been updated are examined below.

Land Use – Density and Distribution

In the Reexamination Report the section of Eastampton north of Woodlane Road and east of Smithville Road was discussed in terms of changing the land use designation and zoning district for this area to residential from professional office and business-park. The discussion focused on a 148-acre farm that fronted along Smithville Road. Since the time of the adoption of the Reexamination Report, the Smithville Road farm was rezoned to R-PRC Planned Retirement Community Residential and was developed into an age-restricted community known as “Venue at Smithville Greene.” The area where some light industrial and non-residential development exists along Woodlane Road east of Smithville Road was retained as the PO Professional Office zoning district.

Other residential development occurred in the form of redevelopment consisting of a mix of residential and commercial/office uses in the TCD Town Center District, which is situated at the crossroads of Monmouth and Woodlane Roads. Eastampton Place and Eastampton Place West were respectively developed on a former junkyard and defunct department store property. Eastampton Place’s residential component that consists of apartment units was developed at a density of 10.6 dwelling units per acre on an approximately 11-acre tract of land. Eastampton Place West has 240 apartment units developed at a density of 24 dwelling units per acre.

Additional higher density residential development is zoned along the northern side of Monmouth Road a few hundred feet west of Smithville Road. This rezoning was accomplished to satisfy Eastampton’s third round affordable housing obligation. The property, known as Block 400, Lot 13, was rezoned to R-1C Residential Inclusionary Housing from R-A Rural Agricultural in order to provide for 120 apartment units of which 24 would be low- and moderate-income housing. Fewer developable parcels of land available for residential development exist in Eastampton. There is a need to evaluate the remaining developable land to determine whether it is suitable for residential development and whether such residential development fits into the long standing plans to create a town center in Eastampton Township.

Population – Density and Distribution

The Reexamination Report indicated the “Delaware Valley Regional Planning Commission project[ed] that the Township’s population will increase by 1,026 people, from 6,069 in 2010 to 7,095 in 2040. This equates to roughly 400 new housing units... [T]here approved redevelopment projects in the Town Center Zone will more than accommodate this number when completed.” This change in assumption excludes the zoning change for a parcel of land between CR 537 and CR 630 and east of Smithville Road that was changed to R-PRC Planned Retirement

Community Residential from a professional office and business park district (Ordinance No. 2019-14). An age-restricted housing development in the R-PRC zoning district was approved for 452 dwelling units of which about two-thirds have been built. To address its third-round affordable housing obligation mandated by New Jersey, on February 28, 2022, the Township Council adopted Ordinance No. 2022-3 to establish the R-1C Residential Inclusionary Housing zoning district that provides for an inclusionary housing development along CR 537 that would consist of 120 rental apartment dwelling units of which 24 units would be affordable and 96 units would be market-rate units. The United States Census Bureau estimates 2022 Eastampton's population to be 6,290. Given the R-PRC zoning district would be built out before 2040 and said inclusionary housing site would also be developed by 2040, Eastampton may approach a municipal population of 7,095. Additional properties along CR 537 may be suitable for residential development complimentary to the Town Center.

The population of Eastampton Township is assumed to continue growing to about 7,095 in 2040. Additional housing may be built in the Township; however, because the amount of developable land is dwindling, residential growth may be in the form of redeveloping underutilized parcels of land or obsolete residential and non-residential uses, and in the form of mixed-use development consisting of residential and non-residential uses.

Housing Conditions

On January 19, 2022, the Eastampton Township Land Use Planning Board adopted the December 20, 2021 "Third Round Housing Element and Fair Share Plan" (HEAFSP) (Resolution No. 2022-11). The HEAFSP provided an extensive analysis of the housing stock in Eastampton Township. From data obtained from the United State Census Bureau's Selected Housing Characteristics 2013-2017 ACS 5-Year Estimates, the HEAFSP indicated 78.7% of the Township's housing stock was built between 1980 and 1999, with 31.1% of the housing constructed from 1970 to 1979. Only 15.3% of the housing stock was built prior to 1970. When the housing stock of Burlington County was compared to Eastampton Township, the County had 46.0% of its housing stock built from 1970 to 1999. Comparatively speaking, Eastampton's housing stock is younger than the County's.

The median value of Eastampton's owner-occupied housing units was \$265,100 as compared to the County's median value of \$245,300. The Township's median gross monthly rent was \$1,144 whereas the County's was \$1,263.

The tenure of housing units consisted of 70.9% being owner-occupied and 29.1% being occupied by renters. The respective average household sizes of owner-occupied and rental-occupied units in Eastampton were 3.13 persons and 2.40 persons as compared to 2.75 and 2.37 for the County.

The median number of rooms per housing unit for Eastampton and the County were identical: 6.5 rooms. The percentage of occupants per room for the Township and the County were similar for 1.00 or less: 95.5% for Eastampton, and 98.5% for the County. When compared to Burlington County, Eastampton had a greater percentage of units with 1.01 to 1.50 occupants per room (2.3% versus 1.1%) and with 1.51 or more occupants per room (2.1% versus 0.4%). Eastampton and the County had similar percentages of housing units with no bedrooms and three and four bedrooms: Eastampton had 0.5% of its units with no bedrooms, 39.7% with three bedrooms and 27.3% with four bedrooms; the County had 0.7% with no bedrooms, 35.7% with three bedrooms and 27.7% with four bedrooms. The County had 4.8% of its housing units with five or more bedrooms as compared to 2.6% of Eastampton's housing stock. Eastampton had 16.7% of its housing units with one bedroom whereas the County had 9.5% of housing stock with one bedroom. The County had more units with two bedrooms (21.6%) compared to Eastampton (13.2%).

Home heating methods differed between Eastampton Township and Burlington County. Utility gas heated 63.9% of the housing units in the Township whereas it heated 70.2% of the units in the County. In Eastampton bottled gas heated 6.4% of the housing units; this fuel heated 1.9% of the County's housing stock. Electricity heated 23.8% of the Township's housing units compared to it heating 16.6% of the County's units. Burlington County had more housing units heated by fuel oil (9.5%) than Eastampton Township (5.9%).

None of the housing units in Eastampton lacked complete plumbing and kitchen facilities. The County had 0.2% and 0.3% of its housing units lacking complete plumbing facilities and complete kitchen facilities, respectively. In Eastampton 1.3% housing units lacked telephone service; 1.1% of the County's units lacked telephone service.

The HEAFSP determined Eastampton's rehabilitation obligation (the number of housing units that are estimated to deficient in building code compliance and are occupied by a low- or moderate-income household) to be 2 units.

Eastampton's housing stock has greatly improved over the years with few homes that are deficient in code compliance and are overcrowded. It is assumed that the remaining deficient dwellings would be either improved or replaced and that new housing would be modern and code-compliant.

Circulation

The Reexamination Report made the following statements about circulation in Eastampton Township:

There have been no significant changes in the assumptions, policies or objectives regarding circulation. The County has engaged the

Delaware Valley Regional Planning Commission (DVRPC) to complete a three-year revision to the County highway master plan, which will include a model projecting traffic issues out to 2040. It is recommended that the Township review its circulation plans and policies after this work is completed so that it can be consistent with the County's plan. It also should look into the issue of "Complete Street" to increase bicycle and pedestrian safety in population centers and the potential for implementing the County's bicycle master plan.

In 2019, the Burlington County Board of Chosen Freeholders adopted an update of the County's *Highway Master Plan*. The County *Highway Master Plan* provides an interactive map for understanding the conditions of the highway system, resources of the highway system (i.e., National Highway System, train stations, bus service, etc.), strategies for traffic management, and right-of-way current conditions and desired widths and cross-sections.

The *Highway Master Plan* provided a capacity assessment of the county and state highways within its Right-Of-Way tab. It determined that none of the highways traversing Eastampton had the need to increase capacity. Furthermore, the county document forecast the 2040 volume-to-capacity ratio for county and state highways. It categorized three groups of ratios: 0.00 – 0.84; 0.85 – 0.99; and 1.00 and greater. "The volume in the V/C ratio represents the number of vehicles estimated to pass through a given segment in one hour. The capacity is the number of vehicles the road segment is designed to handle in one hours" (34). All of the county and state highways that traverse Eastampton Township were forecast to be within the first category 0.00 – 0.84, which means the anticipated growth in traffic would be well within the capacity of the highways. Volume-to-capacity ratios of 0.85 – 0.99 raise the concern because "the [roadway] segment is considered to be approaching capacity and would therefore have the potential for increased capacity in the future" (ibid.). Ratios of 1.00 and greater mean the roadways would experience congestion and should have immediate attention for addressing traffic issues.

Under the Strategies tab, the *Highway Master Plan* identified five Transportation Management Plan strategies of the DVRPC 2040 Long Range Plan:

- Operational strategies – "[They] are projects that optimize, and modernize existing transportation assets" (30)
- Transportation demand management strategies – "[They] promote land use policies and smart transportation approaches that can reduce motorized travel and encourage the use of alternate transportation modes" (ibid.)
- Increase existing transportation system capacity – "This category includes programs and projects to increase the capacity of existing transportation services and facilities" (31)
- Add new transportation system capacity – "This category includes project that increase the capacity of existing roads, such as widening an extended

roadway length (one mile or more), as well as projects that build new capacity on new right-of-way” (ibid.)

- Goods movement strategies – “[They] are polices and projects intended to maintain and optimize the safe and efficient movement of freight” (ibid.)

Six county highways traverse Eastampton Township:

- County Route (CR) 537, Monmouth Road, New Jersey Department of Transportation (NJDOT) functional class: Minor Arterial
- CR 621, Powell Road, NJDOT functional class: Major Collector
- CR 628, Jacksonville Road, NJDOT functional class: Major Collector
- CR 630, Woodlane Road, NJDOT functional class: Minor Arterial
- CR 639, Oxmead Road, NJDOT functional class: Local
- CR 684, Smithville Road, NJDOT functional class: Major Collector

The following strategies were recommended for all of the county highways that pass through Eastampton Township:

- Operational strategies
- Transportation demand management strategies
- Increase existing transportation system capacity
- Add new transportation system capacity

New Jersey State Highway Route 206 (Route 206) forms the eastern municipal boundary of Eastampton Township shared with Pemberton Township. Two strategies were recommended for this state highway:

- Transportation demand management strategies
- Goods movement strategies

While the County *Highway Master Plan* indicates the county roads that pass through Eastampton have sufficient capacity now and forecast into the future, recent changes to the region have the ability to generate more traffic that would affect the road system in Eastampton Township and therefore warrant revisiting the analysis of the county and state highways. Recent improvements to Route 206 and Monmouth Road (CR 535) to the north in neighboring Springfield Township will increase the capacity of the highways therefore creating the incentive for more travel and traffic. Significant warehouse development has occurred along Route 206 in Eastampton and neighboring municipalities with more planned in Pemberton Township in the vicinity of Route 206 that would generate more traffic along Route 206 and the county roads traversing Eastampton Township. A major concern is the intersection of Woodlane Road (CR 630) and Route 206, which already experiences significant backup during morning and afternoon peak hours of the roads. It is assumed there is the need to work with Burlington County and NJDOT to address the growing traffic issues in Eastampton Township and neighboring municipalities.

Conservation of Natural Resources

The Reexamination Report concluded, “There have been no significant changes in the assumptions, policies or objectives regarding [conservation of natural resources]” because “Eastampton Township and Burlington County have acquired almost all of the lands targeted for open space and farmland preservation.” Notwithstanding, parcels of land within the flood plain of the Rancocas Creek in the vicinity of the County’s Smithville Park that should be acquired to avoid future development and to remove existing dwellings from the risk and danger of severe flooding. Other vacant parcels of land exist near Powell Run that may offer the opportunity for acquisition to avoid development near environmentally sensitive lands. There are opportunities to plan for the recreational use of some of the open space acquired by Eastampton Township and to develop management plans for the remaining lands that are to be maintained in their natural state.

Energy Conservation

Regarding energy conservation, the Reexamination Report indicated there are no significant changes in assumptions, policies or objectives. Since the adoption of the Reexamination Report, Governor Phil Murphy unveiled the *2019 New Jersey Energy Master Plan, Pathway to 2050 (Energy Master Plan)* and the State of New Jersey promulgated the Global Warming Response Act (P.L.2007, c.112 (C.26:2C-37 et al.)), the EV Law (P.L.2018, c.362), and EVSE and Make-Ready Law (P.L.2021, c.171). On May 31, 2022, the Eastampton Township Council amended Chapter 540 of the Township’s Code Book entitled “Zoning Code of the Township of Eastampton” to authorize and encourage electric vehicle supply/service equipment and make-ready parking spaces.

The *Energy Master Plan* outlines the following seven key strategies and includes an implementation plan with next steps and timelines for New Jersey to achieve 100 percent clean energy by 2050:

Strategy 1: Reducing Energy Consumption and Emissions from the Transportation Sector, including encouraging electric vehicle adoption, electrifying transportation systems, and leveraging technology to reduce emissions and miles traveled.

Strategy 2: Accelerating Deployment of Renewable Energy and Distributed Energy Resources by developing offshore wind, community solar, a successor solar incentive program, solar thermal, and energy storage. It also involves adopting new market structures to embrace clean energy development and contain costs, opening electric distribution companies’ circuits for distributed energy resources (DER), and developing low-cost loans or financing for DER.

Strategy 3: Maximizing Energy Efficiency and Conservation, and Reducing Peak Demand, including enacting 0.75 percent and 2 percent utility energy efficiency standards for natural gas and electricity, respectively, improving energy efficiency programs in New Jersey, adopting new clean energy and energy efficiency financing mechanisms, and strengthening building and energy codes and appliance standards.

Strategy 4: Reducing Energy Consumption and Emissions from the Building Sector, through decarbonization and electrification of new and existing buildings, including the expansion of statewide net zero carbon homes incentive programs, the development of EV-ready and Demand Response-ready building codes, and the establishment of a long-term building decarbonization roadmap.

Strategy 5: Decarbonizing and Modernizing New Jersey's Energy System through planning and establishment of Integrated Distribution Plans, investing in grid technology to enable increased communication, sophisticated rate design, and reducing our reliance on natural gas.

Strategy 6: Supporting Community Energy Planning and Action in Underserved Communities through incentivizing local, clean power generation, prioritizing clean transportation options in these communities, and supporting municipalities in establishing community energy plans.

Strategy 7: Expand the Clean Energy Innovation Economy beyond New Jersey's existing 52,000 clean energy jobs by investing in developing clean energy knowledge, services, and products that can be exported to other regions around the country and around the world, thereby driving investments and growing jobs. New Jersey will attract supply chain businesses to create dynamic new clean energy industry clusters and bring cutting-edge clean energy research and development the state.

It is assumed that the State of New Jersey will continue implementing and improving upon the *Energy Master Plan*, and will establish new requirements with which municipalities must comply to achieve the state goal of 100 percent clean energy by 2050.

Solid Waste Management and Recycling

The Reexamination Report indicated there were no significant changes in assumption, policies or objectives for solid waste management and recycling. It did, however, indicate there were three minor changes to "State, County and Municipal

requirements since 1998 that should be addressed in a Recycling Plan Element amendment.” It is assumed these changes would be included in a new recycling plan element.

State Policies

As stated in the Reexamination Report, “State Policies in the past few years have significantly altered Eastampton Township’s assumptions regarding land use, particularly housing and economic development.” This statement holds true for today. The Reexamination Report identified the New Jersey Supreme Court’s 2015 ruling that affirmed municipalities have a constitutional obligation to address their fair share for providing affordable housing. As previously discussed, in 2020 Eastampton Township entered the declaratory judgment process established by the New Jersey Supreme Court for municipalities to address their affordable housing obligations. In 2022, Eastampton Township obtained Final Judgment of Compliance and Repose (approval) of its “Third Round Housing Element and Fair Share Plan” from New Jersey Superior Court, which ends July 1, 2025.

It is assumed the fourth round for municipalities to address their affordable housing obligations will commence from 2025 to 2035, and it would be in Eastampton Township’s best interest to pursue approval of its fourth-round housing element and fair share plan in order to be protected from builders’ remedy lawsuits, which usually result in developers dictating to municipalities where and how much affordable and market-rate housing would be built.

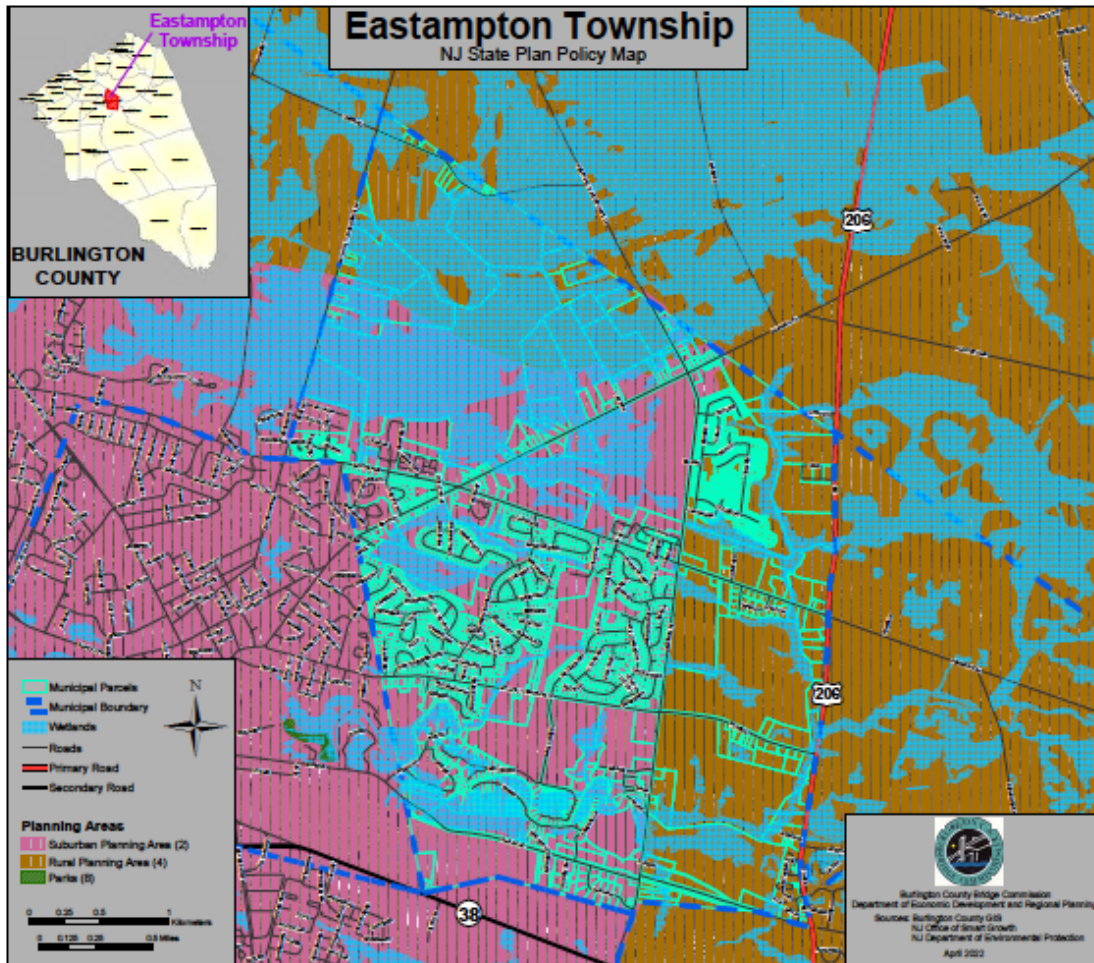
The Reexamination Report states, “NJDEP [New Jersey Department of Environmental Protection] has used the [2001 State Development and Redevelopment Plan’s] [map] planning areas to control extension of centralized sewer service to Planning Areas 1 and 2 and designated centers.” Given centralized sanitary sewer service is confined to Planning Area 1 and 2, Eastampton’s land use objectives have not been significantly affected by NJDEP’s actions.

In April 2022, to assist the Burlington County Farmland Preservation Program updating the County’s Farmland Preservation Plan, the Department of Economic Development and Regional Planning of the Burlington County Bridge Commission prepared a map that showed the Planning Areas for Eastampton Township (Map No. 1). There are two Planning Areas in Eastampton Township: PA 2 Suburban Planning Area, which is to be supported by public sanitary sewers and water system; and PA4 Rural Planning Area, which is supposed to have less intensive development served by individual onsite septic systems and wells for potable water.

Since NJDEP is now requiring counties to complete their wastewater management plans without changing sewer service areas, Burlington County is currently working on completing its wastewater management plan. It is assumed the completion of the Burlington County wastewater management plan would maintain the status quo for areas served by sanitary sewers in Eastampton. Notwithstanding, the master

planning process for the Township may be affected if it is determined that certain areas of Eastampton should be developed with more intensive uses that require sanitary sewer service.

Map No. 1 – State Planning Areas for Eastampton Township



Source: Burlington County Bridge Commission, Department of Economic Development and Regional Planning, April 2022.

New Jersey's policies, regulations and laws pertaining to the state having 100 percent clean energy by 2050 will have significant impacts to Eastampton's current and future master planning. The discussion about Energy Conservation presented above covers the assumptions, policies and objectives for this State policy.

In 2021, the State of New Jersey promulgated the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, A-1897 (P.L.2021, c.19) legalizing and regulating cannabis use and possession for adults 21 years and

older and decriminalizing marijuana and hashish possession. On July 19, 2021, Eastampton Township adopted Ordinance No. 2021-12 to amend Chapter 540 of the Township's Code Book entitled "Zoning" to allow the operation of certain cannabis licenses within the community. It is assumed this law will remain in effect in the future and Eastampton Township would continue to have the opportunity to attract various types of cannabis businesses to establish operations in the community.

On October 29, 2019, Governor Phil Murphy signed Executive Order No. 89 appointing a Chief Resilience Officer, and establishing the Climate and Flood Resilience Program within NJDEP and the Interagency Council on Climate Resilience, which is charged in developing a Statewide Climate Change Resiliency Strategy (Resiliency Strategy) "to promote the long-term mitigation, adaptation and resilience of New Jersey's economy, communities, infrastructure and natural resources" (<https://www.nj.gov/dep/climatechange/resilience.html>). The Resiliency Strategy identifies six climate resilience priorities (*State of New Jersey Climate Change Resilience Strategy At-A-Glance*):

- Build resilient and healthy communities
- Strengthen the resilience of New Jersey's ecosystems
- Promote coordinated governance
- Invest in information and increase public understanding
- Promote climate-informed investments and innovative financing
- Coastal resilience plan

In 2021, the State of New Jersey amended the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq. to address the Legislature's 2017 amendments to the MLUL to require "the land use element of a municipal master plan include a climate change-related hazard vulnerability assessment." The assessment would:

- (1) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards;
- (2) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in (1) above related to that development;
- (3) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- (4) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- (5) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;

- (6) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with certain other plans adopted by the municipality; and
- (7) Rely on the most recent natural hazard projections and best available science provided by the [NJDEP].

It is assumed climate change will continue to negatively affect Eastampton Township, the State of New Jersey, the United States and the world into the foreseeable future. It is paramount to implement strategies for reducing the municipality's carbon footprint within Eastampton's means and authority, and to address climate-change related hazard vulnerability in the Township.

County Policies

The Reexamination Report discussed the 2010 *Growth and Preservation Plan (GAPP)* prepared by Burlington County and the participating municipalities for Northern Burlington County, which included Eastampton Township. The GAPP's vision for the region including Eastampton Township consisted of a balance of "town and country" that was described as "a region with vibrant towns, inviting villages and cozy hamlets nestled within a larger, rural landscape of productive farmland, open spaces, woodlands and wetlands."

The GAPP has eight main goals:

- (1) Revitalize the region's Hamlets, Villages and Towns.
- (2) Conserve the region's agricultural and natural resources and systems.
- (3) Promote beneficial economic growth, development and renewal for all residents of the county.
- (4) Protect the environment, prevent and clean up pollution.
- (5) Provide adequate public facilities and services at a reasonable cost.
- (6) Provide adequate housing at a reasonable cost.
- (7) Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- (8) Ensure sound and integrated planning and implementation throughout the region.

The GAPP's primary objectives for areas with sanitary sewer service or planned to have such service, which includes most of Eastampton except for lands along the Rancocas Creek and north of Monmouth Road to its boundary shared with Springfield, are:

- To protect the character of existing stable communities;
- To provide for most of the region's future development in compact forms and mixed-use patterns; and

- To redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

The primary objectives for the “Farmbelt/Rural Reserve” area, which includes principally the non-sewered areas of Eastampton, are:

- To promote a viable rural lifestyle and the agricultural industry; and
- To maintain large contiguous areas of farmland and supportive lands.

As indicated in the Reexamination Report, Eastampton Township’s current Land Use Plan Element incorporates the GAPP’s main goals and primary objectives. It is assumed the GAPP would continue to be an important guiding document for the future of Northern Burlington County.

In addition to the GAPP, Burlington County’s *Highway Master Plan* is another important document that would continue to influence the growth and development of Eastampton. The prior discussion about this plan applies to this section for County Policies.

The *2022 Burlington County Farmland Preservation Plan* (FP Plan) indicates Eastampton Township preserved 330.63 acres of farmland (Appendix C: Preserved Acreage Summary – All Programs). Within the FP Plan is the following mission statement for the County’s Farmland Preservation Program:

The Burlington County Farmland Preservation Program exists to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supports a viable agricultural industry.

The following vision statement is provided in the FP Plan:

The Burlington County Farmland Preservation Program envisions a future in which a strong and dynamic agricultural industry persists and contributes to a vigorous local economy and an enhanced quality of life for all Burlington County residents.

There are eight farmland preservation goals for Burlington County in the FP Plan:

- Goal No. 1: Preservation of an additional 10,000 acres.
- Goal No. 2: Stewardship of protected land and natural resources.
- Goal No. 3: Promotion and protection of the right to farm.
- Goal No. 4: Coordination of land use planning activities.
- Goal No. 5: Implementation of agricultural economic development strategies.
- Goal No. 6: Coordination of public sector agricultural services

Goal No. 7: Expand the implementation of the SADC [State Agricultural Development Committee] Farm Stewardship Program.

Goal No. 8: Promote stewardship efforts focused on mitigating the impacts of climate change on preserved farms.

Eastampton Township embraces the mission statement, vision statement and the goals for farmland preservation provided in the FP Plan. For the preparation of an updated Master Plan for Eastampton, the following strategies for Goal No. 4 (Coordination of land use planning activities) are applicable (128):

- Assist in the development of local agricultural preservation and retention master plan elements pursuant to the [Municipal Land Use Law] that can support zoning and land development ordinances more favorable to the economic viability of agriculture.

Application to the Master Plan: When preparing the Master Plan it is important to investigate zoning and land development techniques that would promote the economic viability of agriculture within the municipality.

- Work with partners to collect or develop model ordinances for municipalities to use in amending their local ordinances to give greater support to agriculture. Guide municipalities in using and applying these model ordinances,

Application to the Master Plan: The preparation of the Master Plan should include the investigation into model ordinances that support agriculture and the evaluation of such ordinances for potential implementation in Eastampton.

- Ensure that future design and capacity improvements to local, County and State roads do not negatively impact drainage on farms.

Application to the Master Plan: This strategy for avoiding negative effects of drainage from roads on farms should be included in the Master Plan and should be given consideration for inclusion in Eastampton's land development regulations for stormwater management.

Municipal Policies and Objectives

In this section for Municipal Policies and Objectives, the Reexamination Report repeats its discussion about the minimal realistic opportunity for office and industrial development on the 148-acre farm north of Woodlane Road and east of

Smithville Road. Since the adoption of the Reexamination Report, the farm was rezoned to permit age-restricted housing and some commercial development, and construction of the housing component is well underway with about two-thirds having been built and occupied.

The seven goals and their corresponding objectives, which were discussed above, remain valid according to their Application of Goals and Objectives to Master Plan. New goals and objectives have emerged from the Vision Statement, which was informed by the results of the online survey taken by the public. They complement and expand the seven initial goals and objectives. The new goals and objectives are:

- Goal No. 1: Protect the environment and natural resources.

Objective No. 1A: Adopt and implement land development ordinances that protect the riparian area of streams and waterways within the Township and prohibits development within the 100-year flood plain of the Rancocas Creek, Barker's Brook, Powell Run and the tributaries of these streams and waterways.

Objective No. 1B: Adopt and implement a land development ordinance that protects freshwater wetlands, vernal pools and aquifer recharge areas within the Township.

Objective No. 1C: Adopt and implement a land development ordinance that protects endangered habitats.

Objective No. 1D: Prepare an environmental resource inventory (ERI) that would be the basis for adopting and implementing Objective Nos. 1A through 1C. Work with the Delaware Valley Regional Planning Commission to prepare the ERI.

Objective No. 1E: Preserve as much of the farmland and open space as feasible. Preserving this farmland will facilitate the attainment of most of the foregoing objectives.

Objective No. 1F: Plant disease resistant trees, and adopt and implement ordinances that require the replacement of removed trees in compliance with State regulations.

Objective No. 1G: Amend Township landscape design standards to require the use of native plant material and to avoid the use of invasive species for all development applications.

Objective No. 1H: Adopt and implement a water conservation ordinance.

Objective No. 1I: Prepare a vulnerability assessment, which includes a build-out analysis of future development and an inventory of critical infrastructure, basing it on climate change-related natural hazard projections of the Township provided by the New Jersey Department of Environmental Protection. Prepare a policy statement on the consistency, coordination and integration of such vulnerability assessment with master plan elements. Develop and implement strategies and design standards to reduce or avoid risks associated with natural hazards.

Objective No. 1J: Establish an ongoing program to educate the public about the importance of protecting the environment and critical resources including, but not limited to, the improper disturbance of vegetation and filling of wetlands and flood plains, preventing the discharge of toxic and hazardous pollutant into groundwater, conserving water and ways to conserve water, the importance of preserving farmland and open space, and the protection of other resources.

- Goal No. 2: Preserve important agricultural land and open space.

Objective No.2A: Continue partnering with the Burlington County Commissioners to preserve remaining farmland in the Township.

Objective No. 2B: Continue partnering with the New Jersey Green Acres Program to preserve remaining open space, particularly environmentally sensitive lands and lands subject to flooding.

Objective No. 2C: Continue partnering with the New Jersey Green Acres Program to preserve remaining open space, particularly environmentally sensitive lands and lands subject to flooding.

Objective No. 2D: Analyze the suggestions obtained from the public survey for improving preserved open space and parks with recreational amenities, and develop an Open Space and Recreation Plan Element that is based on the analysis.

Objective No. 2E: To protect preserved agricultural lands and open space establish the ongoing educational program recommended for Objective No. 1J.

Objective No. 2F: Undertake Objective No. 9A regarding suggestions for improving the 167-acre open space parcel bounded by Monmouth, Smithville and Woodlane Roads. Include the findings in an Open Space and Recreation Plan Element.

- Goal No. 3: Create a town center.

Objective No. 3A: Update the redevelopment plan for the town center with a focus on the crossroads. Redeveloping the crossroads area should achieve the following results:

- Rehabilitate deteriorated and dilapidated housing stock and buildings.
- Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
- Encourage the adaptive reuse of buildings so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses.
- Develop and implement a menu of financial incentives to encourage housing and building rehabilitation, infill development, adaptive reuse of buildings, and preservation of historically significant buildings.
- Complete a “complete streets” analysis to identify: gaps in pedestrian and bicycle linkages needed to connect neighborhoods, commercial centers, recreational facilities and parks, and public facilities and services; and where traffic-calming improvements should be made to improve pedestrian, bicyclist and motorized-vehicular safety.
- Develop and implement an action plan to strengthen and improve neighborhood commercial areas, working with the local business community.
- Adopt and implement new design standards that require more aesthetic development and redevelopment.

Objective No. 3B: Identify the crossroads area with signage and a landmark, such as a town clock or some other identifiable marker, as the “Eastampton Township Town Center.”

Objective No. 3C: Actively engage local businesses in an ongoing Township-sponsored initiative to learn about the needs, challenges and concerns of the business community, and translate the findings from the initiative into changes needed to local ordinances, new programs to promote the local business community, and partnerships among the business community.

Objective No. 3D: Work with state and county economic development agencies, such as the New Jersey Office of Business Advocacy, the New Jersey Economic Development Authority, and the Burlington County Bridge Commission Department of Economic Development, to actively promote Eastampton Township for economic development, and to retain, expand and attract businesses to the Township.

- Goal No. 4: Achieve a walkable and bikeable community.

Objective No. 4A: Prepare a Circulation Plan Element that applies a “Complete Streets” approach by planning for the safe, convenient and comfortable movement of pedestrians and bicyclists and identifies gaps and deficiencies in sidewalks, paths, trails and bike lanes.

Objective No. 4B: Adopt and implement a “Complete Streets” policy for when Township Council makes decisions for investing in public infrastructure improvements and for when the Joint Land Use Planning Board adjudicates development applications.

Objective No. 4C: When reasonable and practical ensure that approved development applications provide for their share of sidewalks and bike lanes.

Objective No. 4D: Work with the Burlington County Commissioners to provide for bike lanes and multipurpose paths along the county roads that traverse Eastampton Township and that would connect to the town center, Historic Smithville Park, Smith’s Woods, and the Rancocas Valley Regional High School Sports Complex.

Objective No. 4E: Pursue outside funding, such as grants, for the construction of sidewalks, trails, paths and bike lanes according to the circulation plan element.

- Goal No. 5: Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment.

Objective No. 5A: Undertake Objective Nos. 1A through 1H, 2A through 2F, 3A through 3D, 4A through 4D, and 9A.

Objective No. 5B: Revisit and evaluate the non-residential zoning districts along Route 206 and the eastern section of Woodlane Road to ensure their permitted principal uses and bulk requirements are beneficial to Eastampton Township vis-à-vis their traffic generation characteristics and their size, scale and proportion to surrounding existing development, respectively.

Objective No. 5C: Work with the Burlington County Engineer to develop solutions to traffic issues associated with county highways and their intersections with other county highways and local roads.

Objective No. 5D: Actively engage agricultural businesses in an ongoing Township-sponsored initiative to learn about the needs, challenges and

concerns of these businesses, and translate the findings from the initiative into changes needed to local ordinances, new programs to promote the agricultural businesses, and partnerships among the business community.

- Goal No. 6: Expand and strengthen the local economy and tax base to provide needed jobs, goods and services.

Objective No. 6A: Undertake Objective Nos. 3A through 3D, 5A and 5B, and 7A through 7C.

- Goal No. 7: Promote Eastampton as a major recreational destination

Objective No. 7A: Actively engage Burlington County and the Rancocas Valley Regional High School in ongoing working relationships to promote the Historic Smithville Park, Smiths Woods, and the Rancocas Valley High School's Sports Complex as major recreational amenities and as a way to encourage non-residents using the amenities to patronize local businesses.

Objective No. 7B: Actively engage Eastampton businesses to promote these major recreational amenities in their places of operations, on their websites and through their social media. Work with them to provide promotional items that would be placed in the amenities to inform amenity users about their businesses in Eastampton.

Objective No. 7C: Include events scheduled for the recreational amenities on Eastampton Township's calendar that is posted on the Township's website, and strategically promote them through the Township's social media.

- Goal No. 8: Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

Objective No. 8A: Continue complying with Eastampton Township's court-approved Housing Element and Fair Share Plan for providing the opportunity to produce affordable housing in the community.

Objective No. 8B: Undertake Objective Nos. A1 through A8.

Objective No. 8C: Rehabilitate deteriorated and dilapidated housing stock and buildings.

Objective No. 8D: Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.

Objective No. 8E: Encourage the adaptive reuse of buildings so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses.

Objective No. 8F: Develop and implement a menu of financial incentives to encourage housing and building rehabilitation, infill development, adaptive reuse of buildings, and preservation of historically significant buildings.

- Goal No. 9: Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Objective No. 9A: Undertake Objective Nos. 2D and 4A through 4D.

LAND USE PLAN ELEMENT

Statutory Requirements

The New Jersey Municipal Land Use Law requires a land use plan element to be prepared in the following manner (N.J.S.A. 40:55D-28(b)(2)):

- (a) Taking into account and stating its relationship to the statement [of objectives, principles, assumptions, policies and standards upon which the constituent proposals for physical, economic and social development of the municipality are based,] and other master plan elements... including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands;
- (b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
- (c) Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983, c.260 (C.6:1-80 et al.);
- (d) Including a statement of the standards of population density and development intensity recommended for the municipality;
- (e) Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachments upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;
- (f) Including, for any land use element adopted after the effective date of P.L.2017, c.275, a statement of strategy concerning:
 - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
 - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
 - (iii) Environmental sustainability;
- (g) Showing the existing and proposed location of public electric vehicle charging infrastructure;
- (h) Including, for any land use plan element adopted after the effective date of P.L.2021, c.6 a climate change-related hazard vulnerability assessment which shall:

- (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to, increased temperatures, drought, flooding, hurricanes, and sea-level rise;
- (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subparagraph (i) above related to that development;
- (iii) Identify critical facilities, utilities, roadways, and other infrastructure that are necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with certain other plans adopted by the municipality; and
- (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

The 2023 Land Use Plan Element for Eastampton Township was prepared in accordance with these requirements.

Relationship to Statement of Goals and Objectives

The Land Use Plan Element establishes the framework for “the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes,” and forms the basis for all other master plan elements. The Statement of Goals and Objectives provided in the prior section informs and directs the decisions made for preparing the Land Use Plan Element, instilling its principles, assumptions, and policies for achieving the vision for Eastampton Township.

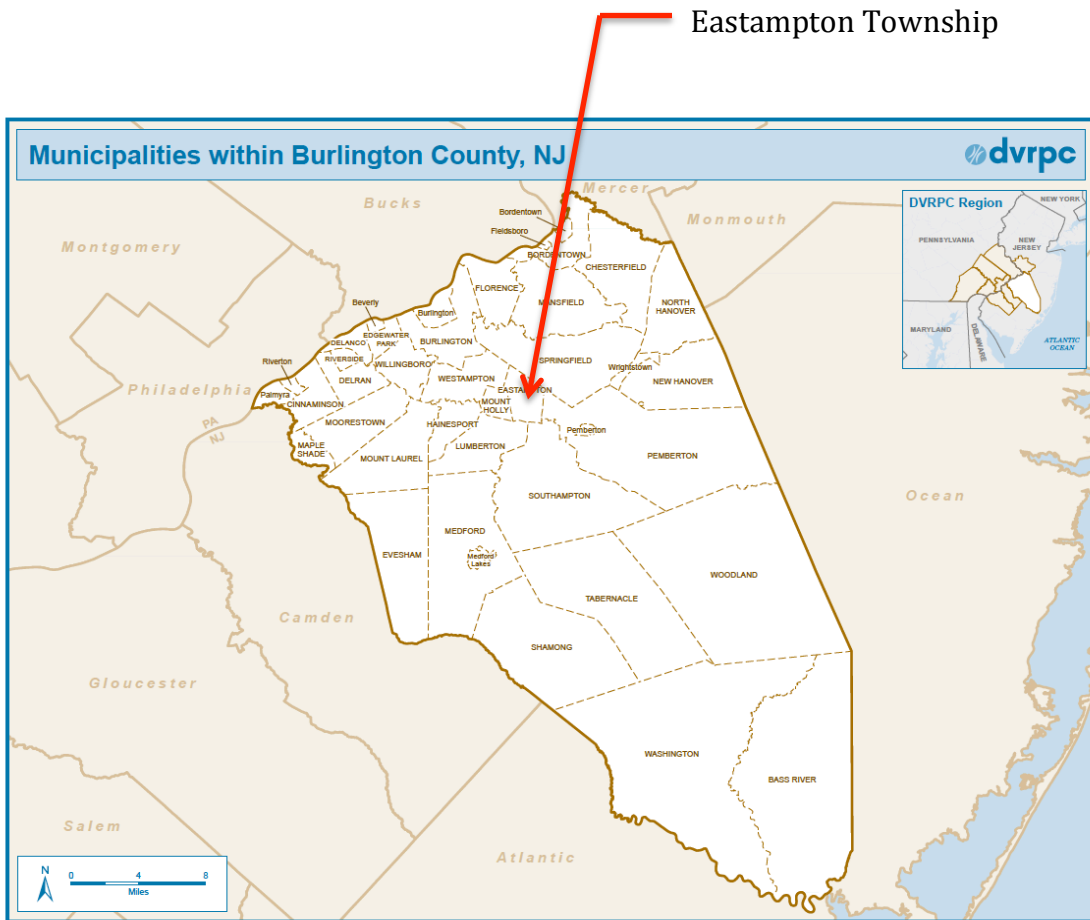
Existing Conditions

Location

Eastampton Township, which contains approximately 5.81 square miles, is located in the center of the northern third of Burlington County, New Jersey (see Map No. 2). Six municipalities border Eastampton Township:

- Springfield Township to the northeast
- Westampton Township to the northwest
- Pemberton Township to the east
- Southampton Township to the southeast
- Lumberton Township to the southwest
- Mount Holly Township to the west

Map No. 2 – Location of Eastampton in Burlington County, New Jersey



Source: Delaware Valley Regional Planning Commission

The northern branch of the Rancocas Creek flows through the southern portion of Eastampton Township. Historic Smithville, located on the Rancocas Creek, became a mid-nineteenth to early twentieth century industrial complex and company village that produced high-quality woodworking machinery and the Star high-wheeled bicycle (<https://www.co.burlington.nj.us/948/Historic-Smithville-Park>). While industrial buildings no longer stand, the c. 1840 Greek Revival Mansion and some of

its outbuildings, and several houses built for employees remain intact. Smithville is the centerpiece of the Burlington County Parks System, covering 312 acres including the rebuilt dam that creates Smithville Lake. U.S. Route 206 forms the eastern municipal boundary. Powell's Run drains the watershed in the eastern portion of the Eastampton running generally parallel to Route 206 and emptying into the Rancocas Creek. In the southern portion of the municipality, Eastampton Township briefly touches New Jersey State Highway Route 38. With neighboring Mount Holly Township serving as the county seat, four county highways radiate outward from Mount Holly through Eastampton Township: CR 537 (Monmouth Road); CR 621 (Powell Road); CR 628 (Jacksonville Road); and CR 630 Woodlane Road. The crossroads of CR 537 and CR 630 anchor Eastampton's town center, which consists of a higher concentration of a mix of residential and commercial development and is known as the unincorporated hamlet Unionville. CR 684 (Smithville Road) runs north to south through Historic Smithville Park intersecting Route 38 and CR 537. These features of Eastampton Township are shown on Map No. 2. CR 639 (Oxmead Road) traverses the northern most portion of the Township intersecting CR 628 and exiting the municipality to the east.

Physical Features

Topographic information for Eastampton Township taken from NJDEP GeoWeb mapping, which utilizes United State Geographic Survey data, is provided on Map No. 4. According to the mapping, the highest point in Eastampton (elevation 72 feet) is found along Route 206 in the vicinity of the municipal boundary shared with Springfield. Other high points in the Township (elevation 70 feet) are found in the center of the municipality along Smithville Road (CR 684) from Monmouth Road (CR 537) to Powell Road (CR 621). Woodlane Road (CR 630) and Monmouth Road (CR 537) run along broad ridges that have elevations between 60 feet and 70 feet. The northern portion of the Township is very flat eventually draining into Barkers Brook. The lowest elevations (less than 20 feet) are found along the Rancocas Creek where the topography flattens significantly. Along the Rancocas Creek higher flat ground transitions, via steep slopes that drop between 20 to 30 feet, to the stream's flat floodplain. Steep slopes exist along the embankments of Powell's Run. Map Nos. 2 and 3 provide the overall physical arrangement and general topography of the Eastampton Township, respectively.

Freshwater Wetlands

Eastampton Township has a significant amount of freshwater wetlands. Map No. 5 shows the extent of the wetlands in the Township (areas shown in blue). The most extensive amount of wetlands exists north of Monmouth and Woodlane Roads. The central portion of Eastampton that is bounded by Monmouth, Woodlane and Smithville Road contains a substantial amount of wetlands. Wetlands exist along Rancocas Creek, Powell's Run and their tributaries. Another area of wetlands exists south of the crossroads of Monmouth and Woodlane Road surrounded by housing developments

Map No. 3 – Eastampton Township, Community Map



Not to Scale

Source: NJDEP GeoWeb

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 4 – Topography of Eastampton Township



Not to Scale

Source: NJDEP GeoWeb

<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 5 – Freshwater Wetlands in Eastampton Township



Not to Scale

Source: NJDEP GeoWeb

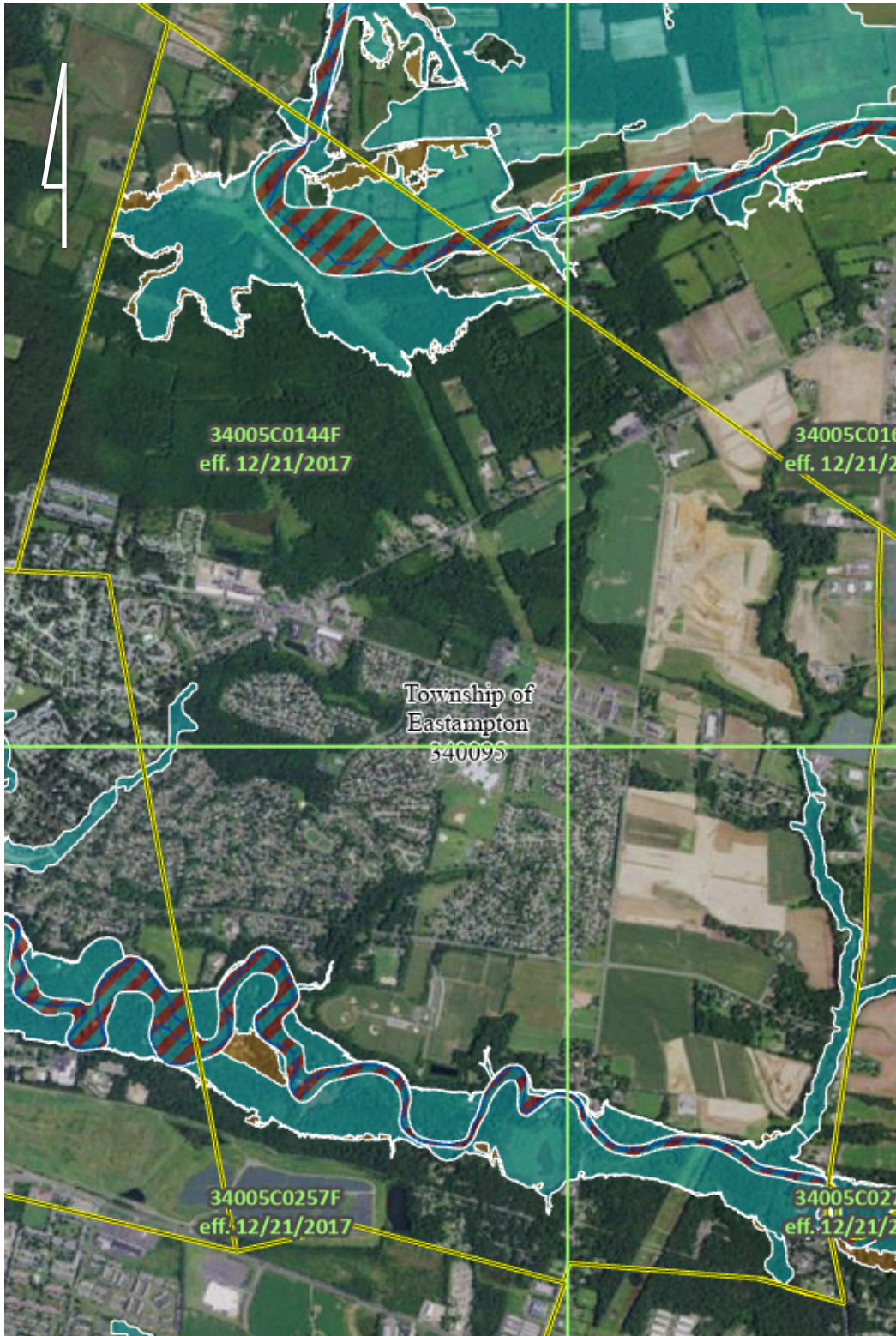
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Map No. 6 – Soils in Eastampton Township (outlined in red)



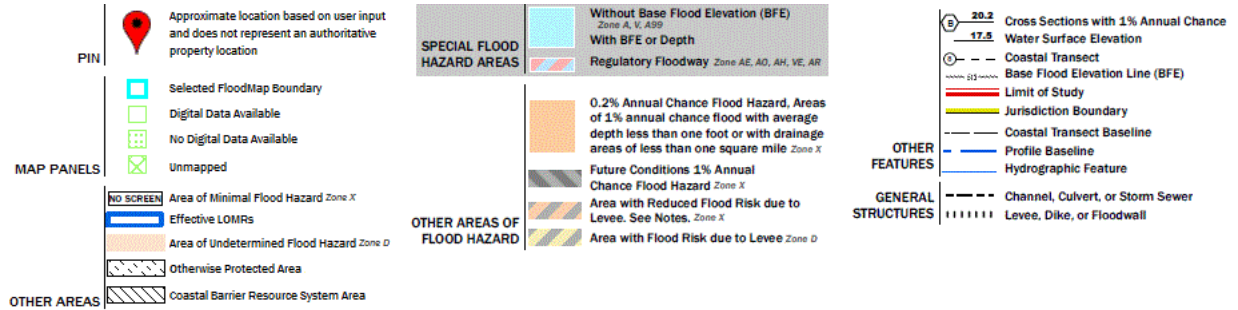
Source: United State of Department of Agriculture, Natural Resources Conservation Service, "Custom Soil Resource Report for Burlington County, New Jersey, Eastampton."

Map No. 7 – Flood Hazards, Eastampton Township



Not to Scale

Legend



Source: Federal Emergency Management Agency, FEMA's National Flood Hazard Layer (NFHL) Viewer:

<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-74.83388410644517,39.96428023675574,-74.66771589355476,40.03003308783257>

Soils

The Eastampton Township portion of the soil survey prepared by the United States Department of Agriculture, Natural Resources Conservation Service is shown on Map No. 6. The complete report for the soils in the Township is provided in Appendix A. It is important to know that the soils that constrain and present significant challenges for development generally correspond with the freshwater wetlands shown on Map No. .5

Floodplains and Floodways

The United States Flood Emergency Management Agency (FEMA) mapped 100-year and 500-year floodplains and floodways for Eastampton Township (see Map No. 7). Floodplains (100- and 500-year) and floodways are associated with Barker's Brook in the northern portion of the Township and the Rancocas Creek in the southern portion. The Barker's Brook floodplain is rather expansive because of the extremely flat topography in this area of the Township. The floodplain along the Rancocas Creek follows the flat lands along the stream and is confined by steeply sloping embankments. Powell's Run, which runs roughly parallel with Route 206, has a 100-year floodplain that is limited by embankments with steep slopes.

Water Supply

The public utility New Jersey American Water provides potable water to Eastampton Township (New Jersey American Water, Territory Served – Water

Service). Currently, New Jersey American Water has sufficient capacity to serve Eastampton Township.

Existing Land Uses

The Delaware Valley Regional Planning Commission (DVRPC), which is the federally designated metropolitan planning organization for the Greater Philadelphia region that consists of Southeastern Pennsylvania and four counties in New Jersey including Burlington County, undertakes various transportation and land use studies to assist in planning for the region’s future and to prepare the *Long-Range Plan* and “Transportation Improvement Programs” that “work together to form ... unified financial plan[s] to fund transportation infrastructure” (<https://www.dvrpc.org/about/> and <https://www.dvrpc.org/planandtip/>). In 2015, DVRPC prepared an existing land use study for municipalities in the two-state region. Eastampton Township’s existing land uses are summarized in the following table:

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

Since 2015, two significant developments occurred that resulted in redistributing the amount and percentage of land uses in Eastampton. One is the development of a 148-acre sod farm (Agricultural Land Use) located along Smithville Road changing it to a 452-dwelling unit age-restricted housing development (Residential Land Use). The other one is the development of a warehouse (Industrial Land Use) on a 28-acre cultivated field (Agricultural Land Use) located along Route 206. These developments caused the following land use changes:

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

The most prevalent land use is Wooded covering 36.04% of the Township’s land mass, followed by Residential at 23.42% and Agriculture at 17.31%. Together these three land uses cover more than three-quarters of the Township (76.77%). Transportation (road rights-of-way) and Utility (easements) each cover almost 5% (4.92%) of Eastampton. Recreation (3.87%) and Vacant (3.12%) together cover almost 7%. Commercial, Water and Institutional respectively cover 1.99%, 1.96% and 1.32% of the Township. Industrial covers only 1.13%. Eastampton Township lacks Military and Mining land uses.

Map No. 8 shows the general distribution of existing land uses in Eastampton Township. The green areas show Wooded Land Uses that are concentrated in the northern portion of the Township and along streams. Most of the Residential Land Uses are situated in the central portion of the municipality. Light yellow areas represent Agricultural Land Uses, which are essentially located in the eastern portions of Eastampton. Transportation Land Uses follow the road system. While the location of Utility Land Uses are not indicated on Map No. 8, they are associated with high tension electric towers and lines that traverse the central portions of the Township running in a general northwest-to-southeast direction through mostly Wooded and Agricultural Land Uses. Recreation Land Uses are associated with the concentration of Residential Land Uses. Vacant and Commercial Land Uses are located along the major roads, as are Industrial Land Uses. Water Land Uses follow the streams that flow through Eastampton Township. Institutional Land Uses consist of government and school buildings and properties, as well as houses of worship.

Airports and Airport Safety Zones

Since no airports and airport safety zones are located within or near Eastampton Township, the need for their consideration in preparing the Land Use Plan Element for the Master Plan would be unnecessary.

Military Facilities

Eastampton Township contains no military facilities nor does it border any such facilities. The closest military base to the Township is Joint Base McGuire-Dix-Lakehurst (Joint Base), which is located more than 2 miles to the east in parts of Pemberton and Springfield Townships. Given these conditions vis-à-vis military

facilities, no potential encroachments upon the Joint Base would be plausible in Eastampton Township.

Map No. 8 – General Distribution of Existing Land Uses



Not to Scale

Source: NJDEP GeoWeb
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>

Climate Change-Related Hazard Vulnerability Assessment

Introduction

The Municipal Land Use Law (P.L.2017 c.275 amending N.J.S.A. 40:55D-28.b.2(h)) requires a land use plan element include a climate change-related hazard vulnerability assessment (Assessment):

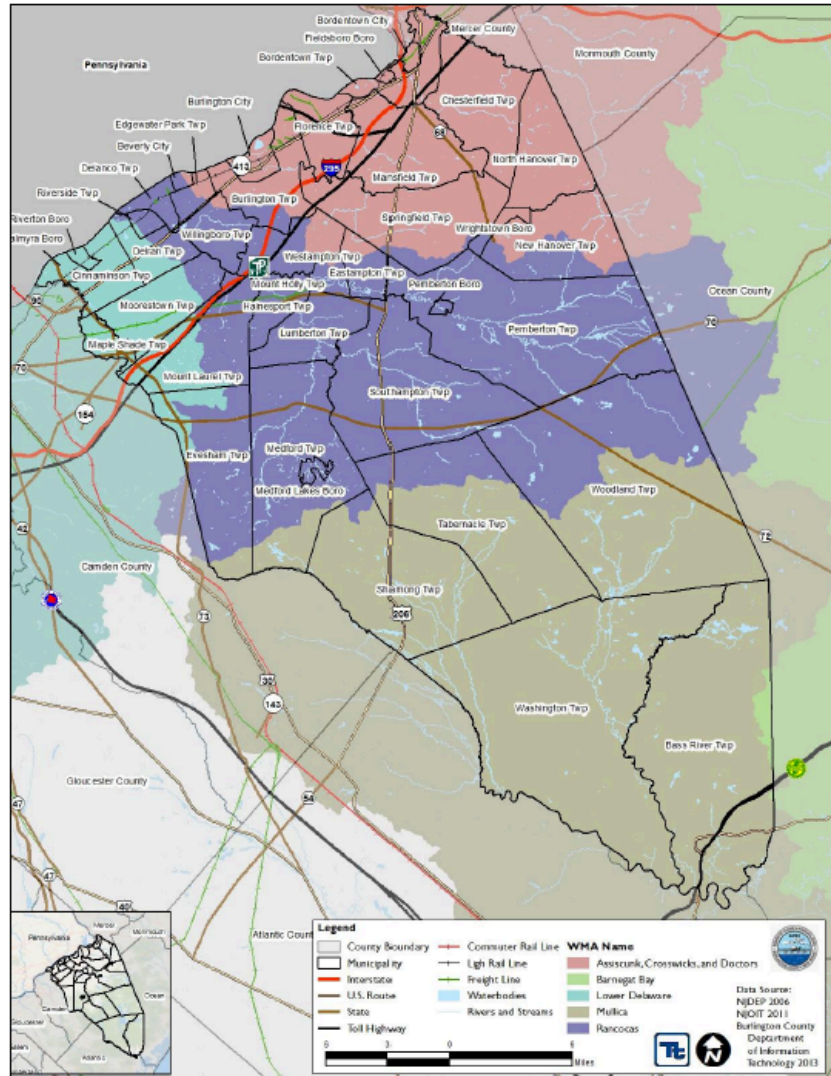
- (i) Including, for any land use plan element adopted after the effective date of P.L.2021, c.6 a climate change-related hazard vulnerability assessment which shall:
 - (viii) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to, increased temperatures, drought, flooding, hurricanes, and sea-level rise;
 - (ix) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subparagraph (i) above related to that development;
 - (x) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
 - (xi) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
 - (xii) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
 - (xiii) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with certain other plans adopted by the municipality; and Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection (NJDEP).

The Assessment for Eastampton Township is based on current data, and the most recent natural hazard projects and best available science and technical advice provided by: the New Jersey Department of Environmental Projection (NJDEP) Climate and flood Resilience Program and Water Resource Management Program; the Delaware Valley Regional Planning Commission (DVRPC) Climate Adaption Forum; Rutgers: the State University of New Jersey's NJ Climate Change Resource Center; and Burlington County's *2019 Hazard Mitigation Plan* (HMP). A copy of Section 9.12 of the HMP that was prepared for the Township of Eastampton is provided in Appendix A.

Map No. 9 – Watersheds of Burlington County



Figure 4-3. Watersheds of Burlington County

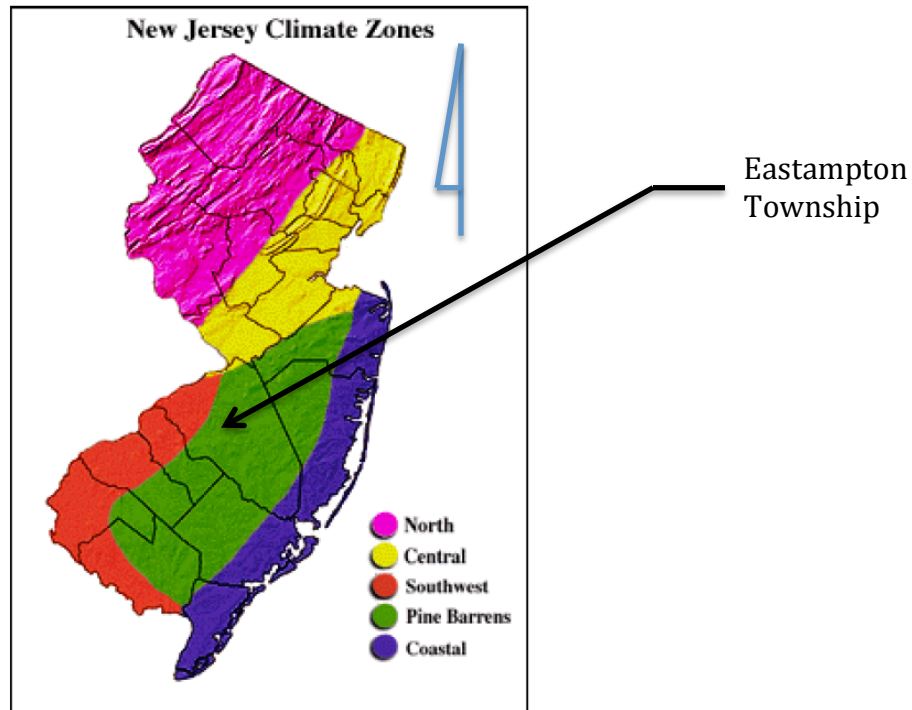


Source: 2019 Burlington County Hazard Mitigation Plan, Figure 4-2. Watersheds of Burlington County.

Eastampton Township is located within two major watersheds: Rancocas Creek (most of the municipality); and Assiscunk, Crosswicks and Doctors Creeks (northern most portion of the municipality flows toward the Assiscunk Creek). Map No. 9,

which was taken from the HMP, shows the watersheds of Burlington County including Eastampton.

Map No. 10 – Climate Zones in New Jersey



Source, ONJSC, Date Unknown.

The HMP indicates “New Jersey is located about halfway between the equator and the North Pole, on the eastern coast of the U.S. Due to its geographic location, New Jersey is influenced by wet, dry, hot, and cold airstreams, creating a highly variable climate (ONJSC [Office of New Jersey State Climatologist], Date Unknown). Five climate zones make up New Jersey – North, Central, Southwest, Pine Barrens, and Coastal (4-9). Map No. 10 shows the climate zones in New Jersey taken from the HMP. Burlington County is located within the Southwest Climate Zone (northern portion of the county), Pine Barrens Climate Zone (most of the central portion of the county), and the Coastal Climate Zone (southern portion of the county). Eastampton Township is located within the Pinelands Climate Zone, which is described as:

Pine Barrens Climate Zone – Scrub pine and oak forests dominate the interior southern portion of New Jersey, hence the name, Pine Barrens. Sandy soils, which are porous and not very fertile, have a major effect on the climate of this region. On clear night, solar radiation absorbed during the day is quickly radiated back into space, resulting in surprisingly low minimum temperatures... The porous soil permits any precipitation to rapidly infiltrate and leave surfaces quite dry. Drier conditions allow for a wider range between the daily

maximum and minimum temperatures, and make the area vulnerable to forest fires (HMP, *ibid.*).

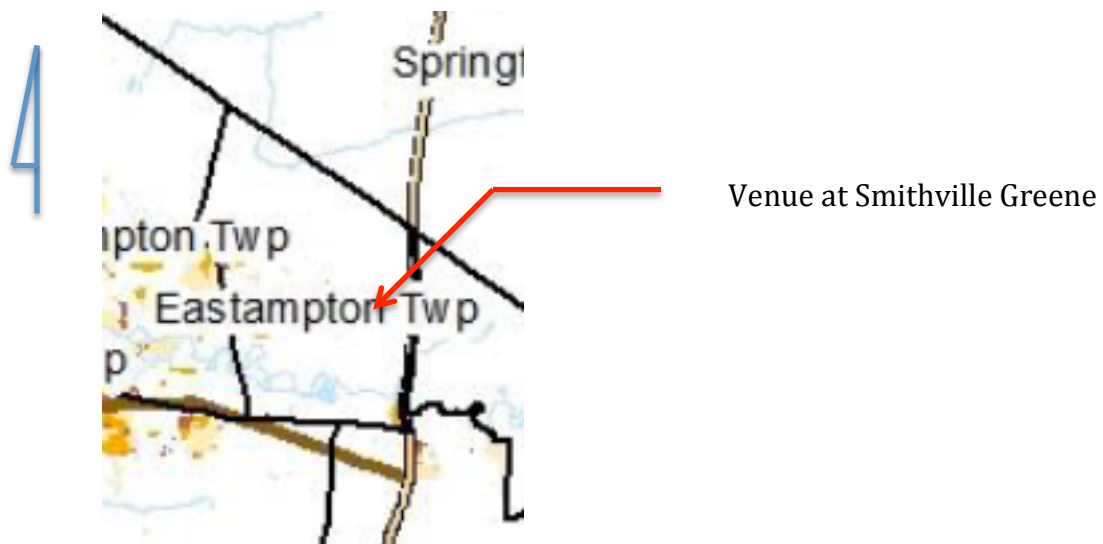
Vulnerable Populations

The HMP identified concentrations of vulnerable populations to assist communities in targeting preparedness, response and mitigation actions: “children, elderly, low-income, the physically or mentally disabled, non-English speakers, and the medically or chemically dependent” (4-22). The vulnerable populations in Eastampton Township are discussed below.

Age – Persons Over 65 Years

Map No. 11, which is an enlargement of Figure 4-11 in the HMP, shows Eastampton lacked a concentration of persons over 65 years in 2019. Notwithstanding, the age-restricted development Venue at Smithville Greene, which is still under construction, will concentrate 452 dwelling units for persons 55 years and older in the central portion of the Township.

Map No. 11 – Distribution of Persons Over 65 Years in Eastampton Township



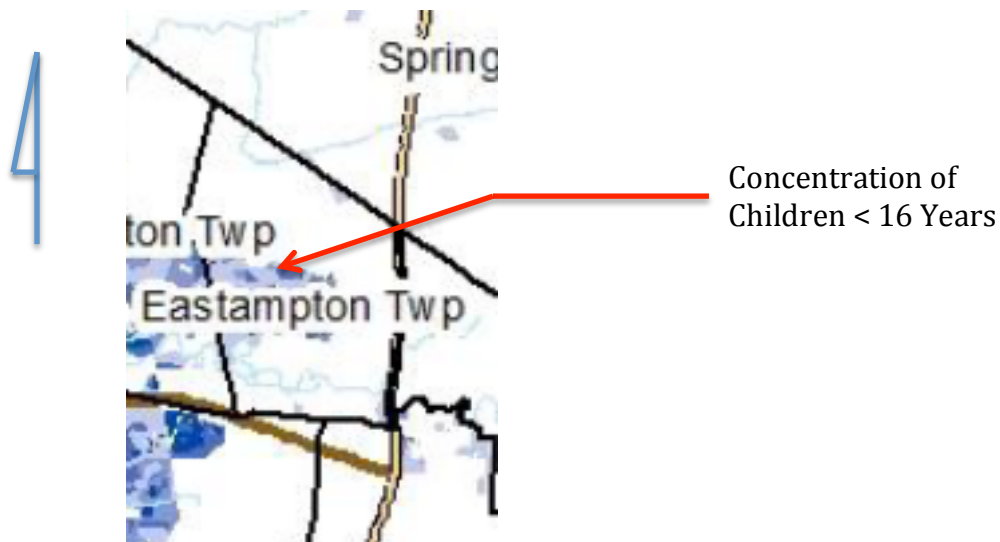
Not to Scale

Source: *2019 Burlington County Hazard Mitigation Plan*, Figure 4-11. Distribution of Persons Over the Age of 65 in Burlington County, New Jersey.

The distribution of children under age of 16 years in Eastampton Township, which is shown on Map No. 12, an enlargement of Figure 4-12 in the HMP, corresponds

with the concentration of various housing developments located in the central portion of the municipality as depicted on Map No. 8 – General Distribution of Existing Land Uses.

Map No. 12 – Distribution of Children under Age of 16 Years in Eastampton Township



Not to Scale

Source: 2019 Burlington County Hazard Mitigation Plan, Figure 4-12. Distribution of Children under Age of 16 in Burlington County, New Jersey.

Income

Map No. 13 is an enlargement of Figure 4-13 in the HMP showing the distribution of low-income population in Eastampton Township. Concentrations are found in the northern portion of the Township near Oxmead Road, in two locations along Monmouth Road (in the vicinity of the western border shared with Mount Holly Township, and along its eastern segment), within the larger central area developed with detached single-family dwellings, and along the Rancocas Creek in the southern portion of the Township.

Physically or Mentally Disabled

The distribution of disabled individuals with hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties throughout Burlington County is shown

on Map No. 14, which was taken from Figure 4-14 of the HMP. The map indicates the disabled population in Eastampton ranges from 501 to 700 persons.

Map No. 13 – Distribution of Low-Income Population in Eastampton Township



Not to Scale

Low Income/Sq. Mile

< 50

50 - 100

100 - 250

250 - 500

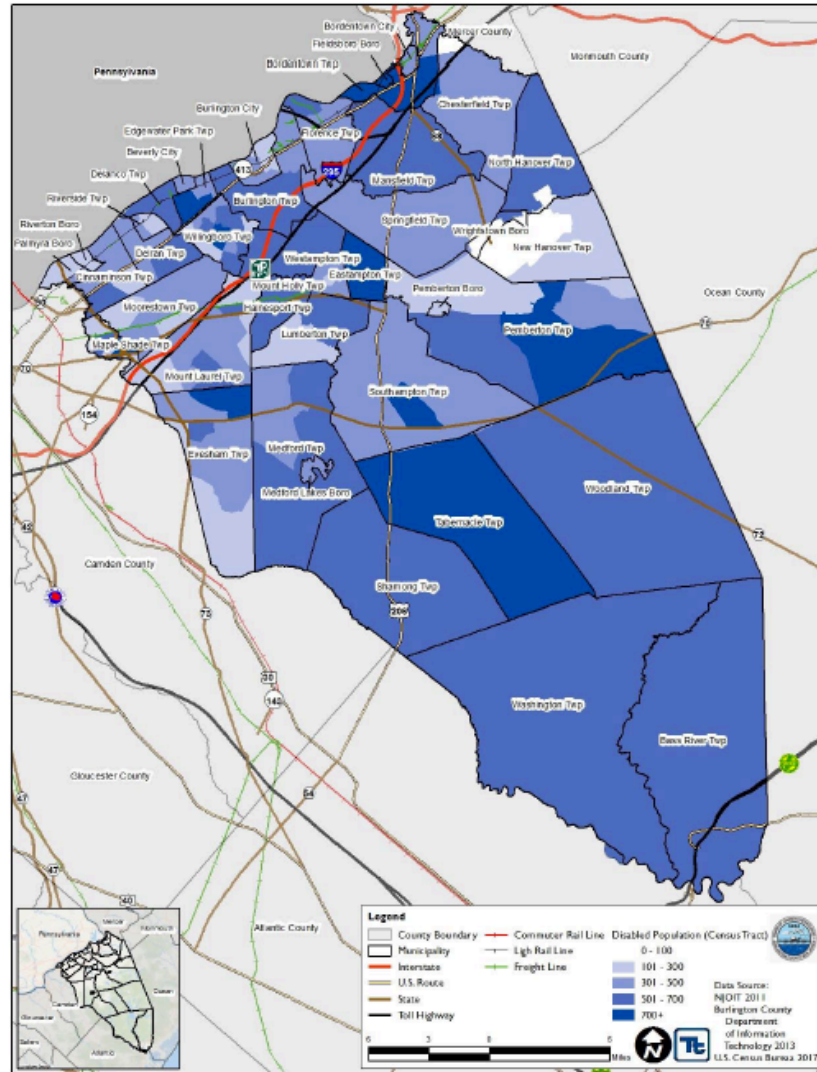
> 500

Source: 2019 Burlington County Hazard Mitigation Plan, Figure 4-13. Distribution of Low-Income Population in Burlington County, New Jersey.

Map No. 14 – Distribution of Persons with a Disability in Burlington County, New Jersey



Figure 4-14. Distribution of Persons with a Disability in Burlington County, New Jersey



Source: United States Census Bureau, 2012-2016 American Community Survey; Burlington County Department of Information Technology, 2013

Note: The figure indicates distribution based on Census Tract designations



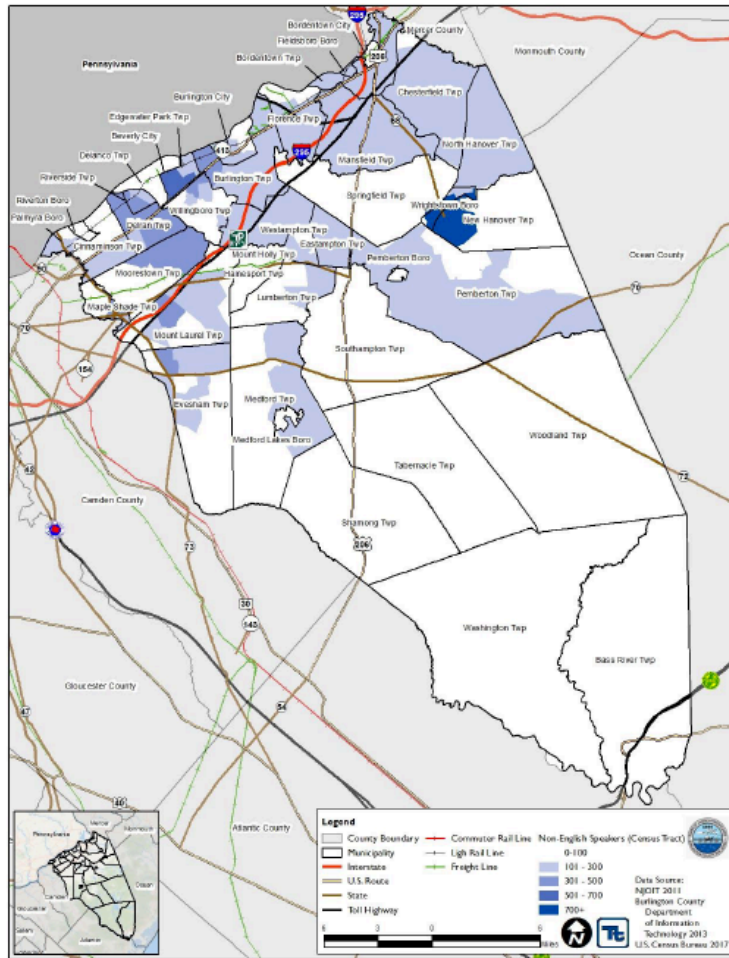
Source: 2019 Burlington County Hazard Mitigation Plan, Figure 4-14. Distribution of Persons with a Disability in Burlington County, New Jersey. Non-English Speakers

Map No. 15, which is taken from Figure 4-15 of the HMP, shows the geographic distribution of individuals who speak English less than “very-well” within Burlington County. Eastampton Township’s range of such persons speaking English less than “very-well” had a range of 101 to 300..

Map No. 15 – Distribution of Persons Who Speak English Less Than “Very-Well” in Burlington County, New Jersey



Figure 4-15. Distribution of Persons Who Speak English Less Than “Very Well” in Burlington County, New Jersey



Source: United States Census Bureau, 2012-2016 American Community Survey; Burlington County Department of Information Technology, 2013
 Note: The figure indicates distribution based on Census Tract designations.



Source: 2019 Burlington County Hazard Mitigation Plan, Figure 4-15. Distribution of Persons Who Speak English Less Than “Very-Well” in Burlington County, New Jersey.

Increased Temperatures, Drought, Flooding, Hurricanes, and Sea-Level Rise

The HMP provided a hazard risk/vulnerability risk ranking for Eastampton Township shown in Table No. 3. The following hazard types have a low hazard ranking: Coastal Erosion; Landslide; and Wildfire. The Township’s hazard types that have medium hazard rankings include: Drought; Earthquake; and Flood. Its medium Flood Hazard ranking is associated with the areas along the Rancocas Creek and Barker’s Brook. The Severe Storm and Severe Winter Weather hazards for Eastampton rank high, associated with flood prone areas with development, such as along the Rancocas Creek and Barker’s Brook, developed areas having mature trees that could be damaged during such storms situated throughout the Township, and the major county roads that traverse the municipality.

Table No. 3 – Hazard Risk/Vulnerability Risk Ranking

Table 9.12-3. Hazard Risk/Vulnerability Risk Ranking

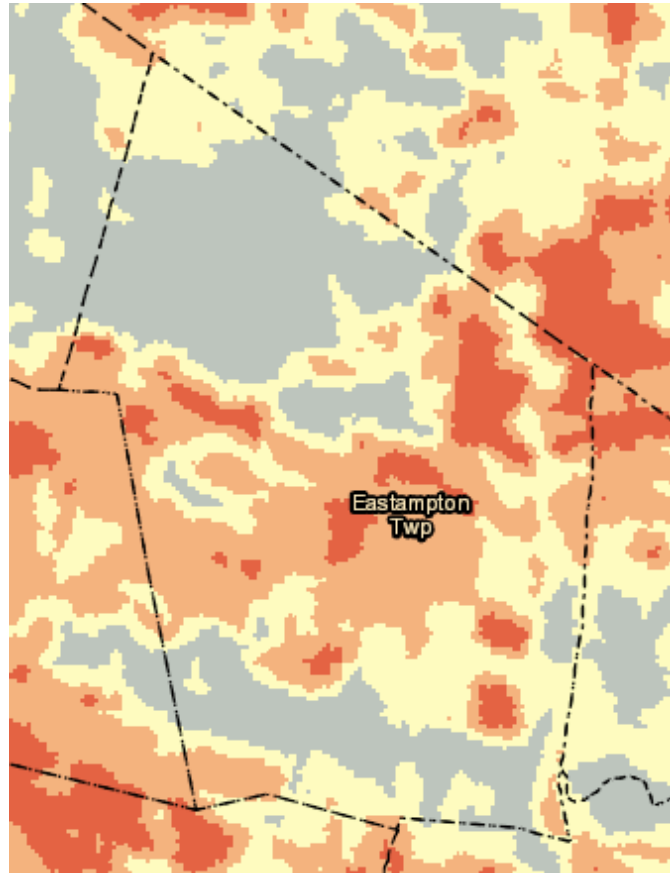
Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard ^{a,c}	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking ^b
Coastal Erosion	RCV Exposed to CE Hazard Area: \$0	Rare	6	Low
Drought	Damage estimate not available.	Frequent	30	Medium
Earthquake	100-Year GBS: \$0 500-Year GBS: \$979,820 2,500-Year GBS: \$14,449,572	Occasional	28	Medium
Flood*	1% Annual Chance: \$58,884,301	Frequent	18	Medium
Landslide	RCV Exposed to Landslide Hazard Area \$0	Rare	6	Low
Severe Storm	100-year MRP: \$988,097 500-year MRP: \$5,331,464 Annualized: \$66,988	Frequent	48	High
Severe Winter Weather	1% GBS: \$10,602,703 5% GBS: \$53,013,516	Frequent	51	High
Wildfire	Estimated Value in the Extreme, Very High, and High Hazard Areas: \$2,886,276	Occasional	12	Low

Notes:

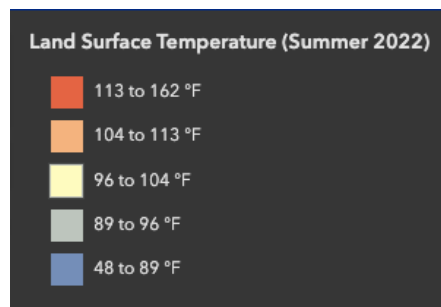
- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
 - b. The valuation of general building stock and loss estimates was based on custom inventory for the municipality.
High = Total hazard priority risk ranking score of 31 and above
Medium = Total hazard priority risk ranking of 20-30+
Low = Total hazard risk ranking below 20
 - c. Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the value of contents.
 - d. Loss estimates for the flood and earthquake hazards represent both structure and contents.
 - e. The HAZUS-MH earthquake model results are reported by Census Tract.
- * The Township of Eastampton changed the risk ranking for flood from low to medium.

Source: 2019 Burlington County Hazard Mitigation Plan, Table 9.12-4. Hazard Risk/Vulnerability Risk Ranking king.

Map No. 16 – The Urban Heat Island Effect and Land Surface Temperature,
Eastampton Township



Not to Scale



Source: New Jersey Department of Environmental Protection, New Jersey-Specific Urban Heat Island (UHI) Mapping Resource, <https://experience.arcgis.com/experience/6fcc4aee204e4695b0c8ae25af3d8f13>

A graphic depiction of the heat island effect for Eastampton Township is provided on Map No. 16, which was taken from the NJDEP website. In the Township the land

surface highest temperature range (113 – 162 degrees Fahrenheit) was recorded in 2022 for the following areas: along the northern section of Woodlane Road developed with older homes and multifamily dwellings; the center of the Township where there is a mix of detached single-family dwellings, a school and open space and ballfields; the eastern portion of Eastampton in the proximity of Monmouth Road that is flanked by open sod-production and agricultural fields; and along eastern side of Smithville Road in the central and southern portions of the municipality where an age-restricted housing development is under construction (central portion) and large open fields for sod production (southern portion) exist. The lowest land surface temperature range (48 – 89 degrees Fahrenheit) were recorded for: the northern most area the Township that is heavily wooded and developed with few dwellings and agricultural fields; the wooded open space bounded by Monmouth, Smithville and Woodlane Roads in the central portion of the municipality; and the southernmost area of the Township that corresponds with the heavily wooded Rancocas Creek corridor that is sparsely developed.

Buildout Analysis

To prepare the Land Use Plan Element, the MLUL requires the inclusion of a “build-out analysis of future residential, commercial, industrial, and other development in the municipality” and the assessment of “the threats and vulnerabilities” to development previously identified. The development potential of Eastampton Township has been greatly diminished because substantial sections of the municipality have been either developed or permanently preserved, and significantly large areas are undevelopable because of environmental constraints, principally due to capacious amounts of wetlands. Developable lands are restricted to small pockets along Route 206, Monmouth Road and Woodlane Road, to vacant parcels surrounded by development also known as infill development, and to the redevelopment of lands containing older, obsolete and/or deteriorated buildings and structures existing mostly in the vicinity of the Monmouth-Woodlane Road intersection.

In preparing the buildout analysis the following steps were taken for determining residential and non-residential development potential by current zoning district:

- All undeveloped and vacant lands that have not been permanently preserved were identified.
- Environmental constraints, such as freshwater wetlands, flood plains and steep slopes (in excess of 15 percent), were superimposed onto the undeveloped and vacant lands to determine the remaining portions that were developable.
- Current zoning districts were overlain onto the undeveloped and vacant lands to identify corresponding permissible development intensities (residential density and non-residential floor area ratios and building coverage).

- From the use of computer analysis (geographic information systems and spreadsheet programs), algorithms for estimating amounts of residential and non-residential development by zoning district were established and executed by applying development intensity coefficients derived from zoning district requirements to remaining developable parcels of land by zoning district.
- Resultant residential and non-residential development potential were presented numerically in tabular format.

The total residential development potential by current zoning district is 159 dwelling units. Table No 4 provides the development potential results for each current residential zoning district. Appendix B contains the spreadsheets that show how the development potential was calculated. The R1-C zoning district provides for a 120-dwelling unit inclusionary housing development that would consist of 24 affordable units and 96 market-rate units.

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

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

The total non-residential development potential by current zoning district is 748,345 square feet of gross floor area. Table No. 5 shows the development potential results for each current non-residential zoning district. Appendix A shows how the development potential was calculated.

Calculating potential development potential for recommended changes to zoning districts utilizes the same process for current zoning districts described above. The process for determining development potential for redevelopment areas is different than the foregoing zoning district algorithmic approach, whereby redevelopment plans specifically indicate the maximum amount of permissible development. Similarly, affordable housing zoning specify maximum amounts of dwelling units. Appendix C provides the results for calculating potential residential and non-residential development based on recommended zoning changes. The residential development potential for recommended changes to the zoning districts, which consists of 588 dwelling units, is summarized in Table No. 6.

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

Table No. 7 summarizes non-residential development potential by recommended changes to zoning districts, which totals 1,191,203 square feet of gross floor area.

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

Critical Facilities, Utilities, Roadways and Other Infrastructure

“[C]ritical facilities, utilities, roadways, and other infrastructure that are necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state” in Eastampton Township are identified below. The HMP provides estimates of the damage and loss of use to critical facilities in the community as a result of a one-percent annual chance flood event. Table No. 8 shows potential flood losses to critical facilities, all of which are county buildings. Low-lying areas adjacent to the Rancocas Creek North Branch were identified in the HMP as vulnerable because of flooding during hurricanes and other large storms. The areas of the Township that are prone to flooding are shown on Map No. 7 – Flood Hazards, Eastampton Township, including an area along Oxmead Road impacted by the Barker’s Brook flood plain.

Regarding critical municipal facilities, public works vehicles from the Eastampton Township Public Works facility located along Smithville Road south of the Rancocas Creek would be unable to access the central and northern portions of the Township in the event the Smithville Road Bridge and its approaches are inundated with floodwaters. Similarly, emergency and police vehicles from the Eastampton Township Police Department located in the vicinity of Woodlane and Smithville Roads would be unable to access the southern portion of Eastampton when the Smithville Road Bridge is impassible during flooding events.

Table No 8 – Potential Flood Losses to Critical Facilities

Table 9.12-5. Potential Flood Losses to Critical Facilities

Name	Type	Exposure		Potential Loss from 1% Flood Event	
		1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage
293 - Pistrock Property - Main House	County Building	X	X	6.5	44.5
294 - Derowski Property - Main House	County Building	X	X	10	65
295 - Jentsch Property - Main House	County Building	X	X	8	59
296 - Hennessy Property - Main House	County Building	X	X	8.5	60.5
441 - Bauer Property - Main House	County Building	X	X	0	0
442 - Bauer Property - Shed	County Building	X	X	7.1	50.3
443 - Ventures Property - Main House	County Building	X	X	7.7	56.1
444 - Ventures Property - Shed 1	County Building	X	X	8	59
445 - Ventures Property - Shed 2	County Building	X	X	6.2	41.6
446 - Ventures Property - Shed 3	County Building	X	X	5.3	32.9
462 - Hart Lessig Property - Structure 1	County Building	X	X	13.9	82.1
463 - Hart Lessig Property structure 2	County Building	X	X	7.4	53.2

Name	Type	Exposure		Potential Loss from 1% Flood Event	
		1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage
464 - Pray Property - Structure	County Building	X	X	7.1	50.3
465 - Graf Property - Structure	County Building	-	X	0	0
466 - Whitehead Property - Structure	County Building	-	X	-	-
520 - Bauer Property	County Building	X	X	0	0
526- Smithville Dam	County Building	X	X	6.5	44.5
530- Smithville Park Bridge Iii	County Building	X	X	-	-
531- Smithville Park Bridge Iv	County Building	X	X	-	-

Source: FEMA 2017, Burlington County

Note: - = Damages not calculated by HAZUS-MH v4.0

Source: 2019 Burlington County Hazard Mitigation Plan, Table 9.12-5. Potential Flood Losses to Critical Facilities.

Potential Impact of Natural Hazards on Relevant Components/Elements of Master Plan

The MLUL requires the analysis of “the potential impact of natural hazards on relevant components and elements of the master plan”. This Eastampton Township Master Plan consists principally of the Land Use Plan Element and the Recycling Plan Element. Only the Land Use Plan Element, and not the Recycling Plan Element that involves the non-physical development of the municipality that is unrelated to natural hazards, would be affected by natural hazards because it recommends how all parts of the Township should be used, including lands affected by natural hazards such flood-prone areas and lands vulnerable to sea level rise.

The Land Use Plan Element principally recommends: redeveloping the Town Center District, which consists of previously developed areas and infill potential that are unaffected by natural hazards; developing portions of corridors along Monmouth Road, Woodlane Road and Route 206 that are located beyond flood plains and freshwater wetlands; and avoiding development in areas prone to flooding by the Rancocas Creek and Barker’s Brook and permanently preserving these areas. Given these recommendations the potential impact of natural hazards on the Land Use Plan Element should be averted and/or minimized.

Strategies and Design Standards

“[S]trategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards” should be provided in the Land Use Plan Element according to the MLUL. This Land Use Plan Element of Eastampton Township’s Master Plan establishes the following strategies for reducing or avoiding risks associated with natural hazards:

- Flooding, Hurricane and Sea-Level Rise Strategies
 - Encourage development and redevelopment to occur within the Town Center District that is devoid of flood plains and flood prone areas.
 - For lands located beyond the Town Center, encourage development to occur in areas that are devoid of flood plains and flood prone areas. Such areas include those along Route 206 and Monmouth and Woodlane Roads, and in the central portion of the Township in the form of infill development.
 - Prohibit new development within flood plains.
 - Require minimum lot sizes for flood prone areas to be large enough so that the developable portions of the lots are located outside the flood plain.
 - Acquire lots within flood plains to permanently preserve them as open space. Acquisition should be undertaken in concert with NJDEP and Burlington County.

- Acquire developed lots within flood plains to permanently preserve them as open space. Acquisition should be undertaken in concert with NJDEP and Burlington County.
- Increased Temperatures and Drought Strategies
 - Require all developments to have a minimum tree cover as a percentage of their lots.
 - Minimize, as is practical and reasonable for the use of land permitted by zoning district, the maximum allowable percentage of impervious surface for the development of a lot. More stringent maximum impervious coverage requirements should be established for each zoning district to reduce the amount of impervious surfaces. Portions of lots that would be pervious should be required to be landscaped to provide layers of vegetative cover and to retain and infiltrate stormwater as reasonably possible.
 - Reduce minimum parking requirements for commercial and industrial uses, as is practical and reasonable, in order to reduce impervious coverage for lots. Minimum parking requirements for residential uses should comply with the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21 et seq.).
- Electric Vehicle Charging Stations, Storm Resiliency, and Environmental Sustainability Strategy – Implement the electric vehicle charging stations, storm resiliency, and environmental sustainability strategy that is provided in a subsequent subsection.

Specific Policy Statement on Consistency, Coordination and Integration of Climate-Change Related Hazard Vulnerability

Pursuant to the MLUL, the Land Use Plan Element must include “a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with certain other plans adopted by the municipality”. Of the fifteen plans adopted by Eastampton Township over the years the following six planning documents are current and in effect:

- Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005
- Eastampton Town Center: Phase Two Redevelopment Plan, 2011
- Master Plan Reexamination Report, 2016
- Land Use Plan Element Amendment, 2016
- Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021
- Third Round Affordable Housing Plan Element and Fair Share Plan, dated 2021 and adopted 2022

The following policy statement applies to the foregoing planning documents:

The Eastampton Township Council and the Eastampton Township Joint Land Use Planning Board shall make every reasonable effort to ensure the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with all current and pending master plan elements, redevelopment plans, zoning ordinances, and site plan and subdivision regulations.

Statement of Strategy – Electric Vehicle Charging Stations, Storm Resiliency, and Environmental Sustainability

The Land Use Plan Element provides the following Statement of Strategy for:

Smart growth that considers potential locations for the installation of electric vehicle charging stations

- Implement and enforce Ordinance No. 2022-11, An Ordinance Amending Chapter 540 of the Code Book of the Township of Eastampton entitled “Zoning Code of the Township of Eastampton” to Authorize and Encourage Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces, which was adopted by the Eastampton Township Council on May 31, 2022, for certain residential and non-residential developments to provide required parking spaces with EVSE or Make-Ready equipment.
- Development and redevelopment of parcels of land within the Town Center District, which is planned for Eastampton’s town center, should be encouraged to provide electric vehicle charging stations.
- Electric vehicle charging stations should be provided on the following municipal public facilities: the Manor House (Eastampton Township Offices); the Eastampton Community School; Cliver Park and Buttonwood Park; and the Township Police Department.
- Electric vehicle charging stations are encouraged to be provided on Burlington County’s Smithville Park, the Rancocas Valley Preparatory School, and the Rancocas Valley Regional High School Sports Complex.

Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure

- Energy Supply: PSEG (Public Service Electric and Gas) provides electric and gas service to Eastampton Township. With regard to storm resiliency, Eastampton relies on PSEG to maintain electric and gas service to the community and to resume service after there have been disruptions of service.

- Flood-Prone Areas: Map No. 7 shows three flood-prone areas within Eastampton: (1) northern portion affected by the flooding of Barker's Brook; (2) eastern portion influenced by inundations of Powell Run that flows into the Rancocas Creek; and (3) southern portion through which the Rancocas Creek flows and have a broad flood plain.
 - Barker's Brook: The flooding of this stream has the potential to inundate a few of the scattered, low-density residences located along Oxmead Road and to cause the road to close in the vicinity of the stream crossing. Map No. 5 shows the balance of the flood-prone area along Oxmead Road is freshwater wetlands that greatly restricts, and possibly prohibits, the area from being developed.
 - Powell Run: The flood plain of Powell Run is relatively narrow confined by steep embankments (Map Nos. 4 and 5). The majority of the land located west of the stream consists of permanently preserved farmland and open space (part of the Burlington County Smithville Park). Powell Run forms the western property lines for most of the commercial and industrial uses, as well as a few older residences and vacant land, that front along Route 206. These properties located west of the stream are less affected by flooding because their developed and developable portions are situated out of the flood hazard area.
 - Rancocas Creek: From the bridge in Smithville Road heading west to the municipal boundary shared with Mount Holly steep embankments confine the broad flood hazard area of the Rancocas Creek to the north and south. Older homes are scattered along partially paved, and sand/gravel roads within the flood hazard area. These dwellings are subject to severe flooding events. The balance of the properties within the flood hazard area consists of vacant land and parts of the County's Smithville Park. This area has an extensive amount of freshwater wetlands. Development of this area is strongly discouraged. Acquisition of these properties for open space preservation is greatly encouraged. The Rancocas Creek flood hazard area east of Smithville Road toward the municipal boundary formed by Route 206 broadens because embankments along the stream diminish. Smithville Park follows most of the Rancocas Creek's reach to the east. In the proximity of the confluence of the Rancocas Creek and Powell Run and of Route 206, the flood hazard area widens significantly. A mobile home park exists on a rise in the land located outside most of the flood hazard area south of the Rancocas Creek adjacent to Route 206. Further development of the mobile home park is discouraged to avoid the flood hazard area.

- Environmental Infrastructure: New Jersey American Water provides potable water service to Eastampton Township. Mount Holly Municipal Utilities Authority serves Eastampton with sewage collection and treatment. The Township relies on these utilities to maintain their systems and comply with state and federal regulations. Eastampton Township maintains, in compliance with state regulations, several stormwater management basins that are part of large residential developments. All new developments in the Township are required to comply with the Township's Stormwater Management Plan, which was prepared in compliance with N.J.A.C. 7:8 Stormwater Management and was approved by Burlington County, and to Chapter 450 Stormwater Control of the "Code of Eastampton Township." The Township Engineer reviews and approves all Stormwater Management Measures Maintenance Plans for developments, and inspects the construction and completion of the stormwater management systems. Property owners are required to maintain inspection logs and records of their stormwater management facilities.

Environmental sustainability

- Eastampton Township continues to support efforts, within its ability and authority, to protect the air, waters, land, and natural and historic resources to ensure continued public benefit.
- The Township will continue its efforts to create a town center with compact, pedestrian-friendly development that reduces the reliance upon motorized vehicles and encourages walking and bicycling, therefore reducing energy consumption.
- The Township will continue to implement and enforce its ordinances for compliant stormwater management.
- The Township has preserved approximately 336 acres of open space. Eastampton will continue to protect and properly manage these lands. And the Township was successful in having Burlington County preserve 331 acres of farmland within the community. Together preserved open space and farmland represent 17.9% of Eastampton's land mass.
- The Township will continue to protect its natural resources through responsible review and approval of development in accordance with its ordinances, encouraging redevelopment within its planned town center, and strategically acquiring land for permanent preservation.
- The Township is proud of Burlington County's preservation of historic Smithville and the creation of Smithville Park. It will continue to support the County's efforts to improve and protect this valuable historic and environmental resource located along the Rancocas Creek.

Public Electric Vehicle Charging Infrastructure

Currently, there is no public electric vehicle-charging infrastructure in Eastampton Township. As discussed in the Statement of Strategy – Electric Vehicle Charging Stations, Storm Resiliency, and Environmental Sustainability, the following locations are recommended for public electric vehicle charging stations:

- Municipal public facilities: the Manor House (Eastampton Township Offices); the Eastampton Community School; Cliver Park and Buttonwood Park; and the Township Police Department.
- Other public facilities: Burlington County’s Smithville Park, the Rancocas Valley Preparatory School, and the Rancocas Valley Regional High School Sports Complex.

Statement of Standards of Population Density and Development Intensity

According to the United States Census Bureau, Eastampton Township’s 2022 population is estimated to be 6,290 (<https://www.census.gov/quickfacts/eastamptontownshipburlingtoncountynewjersey>). With a landmass of 5.81 square miles, Eastampton’s current population density is 1081.9 persons per square mile or 1.69 persons per acre. *The New Jersey State Development and Redevelopment Plan* adopted by the New Jersey State Planning Commission on March 1, 2001 describes Suburban Planning Areas having a “population density of less than 1,000 people per square mile” and “a land area greater than one square mile” (195). Eastampton Township’s density comports with these criteria for Suburban Planning Areas.

The Significant Changes in Assumptions, Policies and Objectives section of the Statement of Goals and Objectives indicated the “population of Eastampton Township is assumed to continue growing to about 7,095 in 2040” and “[a]dditional housing may be built in the Township; however, because the amount of developable land is dwindling, residential growth may be in the form of redeveloping underutilized parcels of land or obsolete residential and non-residential uses, and in the form of mixed-use development consisting of residential and non-residential uses.” Based on this assumption Eastampton’s 2040 density would be 1,220.3 persons per square mile, slightly exceeding the Suburban Planning Area population threshold. Notwithstanding marginally surpassing this threshold, Eastampton Township would be considered a suburban community with detached single-family dwellings comprising most of the housing concentrated in the western-central portion of the Township and multifamily dwellings located in the vicinity of the crossroads of Monmouth and Woodlane Roads that defines Eastampton’s town center district. The balance of the Township, which consists of the northern, southern and eastern portion of the community, would be rural in nature with little to no development because of the presence of significant amounts of wetlands and flood plains, and other lands are permanently preserved as open space. Commercial

and light industrial uses are planned for western edge of the Township along Route 206.

Specific recommendations for standards of population density and development intensity are provided in the Proposed Land Uses section.

Proposed Land Uses

Introduction

The Proposed Land Uses section of the Land Use Plan Element for Eastampton Township complies with the MLUL, N.J.S.A. 40:55D-28(b)(2)(b), which specifically requires:

Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance.

The foundation for the Proposed Land Uses section of the Land Use Plan Element consists of the current Zoning Districts and Zoning Map for Eastampton Township. Chapter 540 Zoning of the Eastampton Township Code establishes the Zoning Districts and their corresponding regulations. The Proposed Land Uses section discusses each Zoning District and, when necessary, recommends changes to the Districts and regulations. The vision statement, statement of goals and objectives, the climate change-related hazard vulnerability assessment, the statement of strategy – electric vehicle charging stations, storm resiliency, and environmental sustainability, and statement of standards of population density and development intensity form the basis for the discussions and recommendations in this section. To differentiate among land uses, the Proposed Land Uses section is presented by the mix of residential and non-residential land uses within the Town Center District, and the separate residential and non-residential land uses for lands outside the Town Center District.

Current Zoning Districts

The current Zoning Map, which depicts the distribution of zoning districts within the Township, is provided on Map No.17. Chapter 540 establishes the following zoning districts, presented below according to their major zoning district types (Town Center District, Residential Districts, and Non-Residential Districts) with summaries of their permitted principal uses:

Town Center District (Chapter 540, and Redevelopment Plans and Amendments)

TCM1 Town Center Mixed Use District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005) – Permits a mix of commercial, office, residential, and open space uses, including a Recommended Community Green.

TCM2 Town Center Mixed Use District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005) – Permits a mix of commercial, office, residential, and open space uses.

TCM3-C1 District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005; amended by Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021) – Permits a mix of multifamily residential and commercial uses.

TCM3-C2 District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005; amended by Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021) – Permits neighborhood-oriented commercial uses.

TCM3-RH District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005; amended by Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021) – Permits a mix of multifamily residential and commercial uses.

TCO Town Center Commercial/Professional Office District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005; portion of TCO amended by Eastampton Town Center: Phase Two Redevelopment Plan, 2011; Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section, 2021) – Permits a mix of neighborhood-oriented commercial uses. Two portions of TCO permit a mix of multifamily residential and commercial uses.

TCR Single-Family Residential District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005) – Permits attached and detached single-family dwellings, and townhouses.

TCC Town Center Civic District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005) – Permits municipal open space and recreational uses.

TCVO Town Center Civic/Professional Office District (Redevelopment Plan, 1999, repealed 2001 and amended 2003 and 2005) – Permits houses of worship, municipal and governmental uses, and professional offices.

Residential Zoning Districts

R-A Rural Agricultural District – Permits single-family dwellings and agricultural uses on lots having at least 15 acres.

ACR Agricultural; Commercial; Recreational District – Permits single-family dwellings, agricultural uses, and agricultural/agri-tourism-oriented uses on lots having at least 15 acres.

R-L Residential Low Density District – Permits single-family dwellings, municipal uses and parks, public and private schools, and houses of worship on lots having at least five acres.

RU-L Rural Residential Low Density District – Permits same uses as R-L District on lots having at least five acres.

R-M Residential Medium Density District – Permits same uses as R-L District on lots having at least 10,000 square feet for single-family dwellings.

R-H Residential High Density District – Permits single-family dwellings, municipal uses and parks, houses of worship, and garden apartments and townhouses on lots having at least 10,000 square feet for single-family dwellings and a maximum of 10 acres for multifamily dwellings.

R-PRC Planned Retirement Community Residential District – Permits a planned development of an age-restricted, active adult community with a small commercial convenience/service component on a tract of land having at least 100 acres.

R-1B Residential Inclusionary District – Permits duplex dwellings, multifamily dwellings, and townhouses on lots having a minimum of 6,000 square feet for single-family dwellings, 2,000 square feet for townhouse units, and five acres for multifamily dwellings.

R-1C Residential Inclusionary Housing District – Permits multifamily dwellings consisting of market-rate and affordable housing units, known as inclusionary housing.

CNS Conservation District – Permits single-family dwellings, agricultural uses, forestry and wetlands preservation and wetland mitigation projects on lots having a minimum of 15 acres.

CLR Cultural, Recreational, Residential District – Permits single-family dwellings, municipal and governmental buildings including educational and cultural facilities, and agricultural uses on lots having a minimum of 15 acres.

Non-Residential Zoning Districts

CH Commercial Highway District – Permits a variety of retail, service and office uses, as well as municipal and governmental uses, on lots having a minimum of one acre.

BP Business Park District – Permits a variety of light industrial and office uses on lots having a minimum of 20 acres.

CCRC Continuing Care Retirement Community – Permits large-scale continuing care communities on a tract of land having at least 100 acres.

PO Planned Office District – Permits professional offices, light manufacturing, and business offices on lots having a minimum of 80,000 square feet. Continuing Care Retirement Communities are permitted provided they comply with the requirements of the CCRC District.

Chapter 540 establishes the H Historic District and provides corresponding regulations. Section 540-39A describes the H District as:

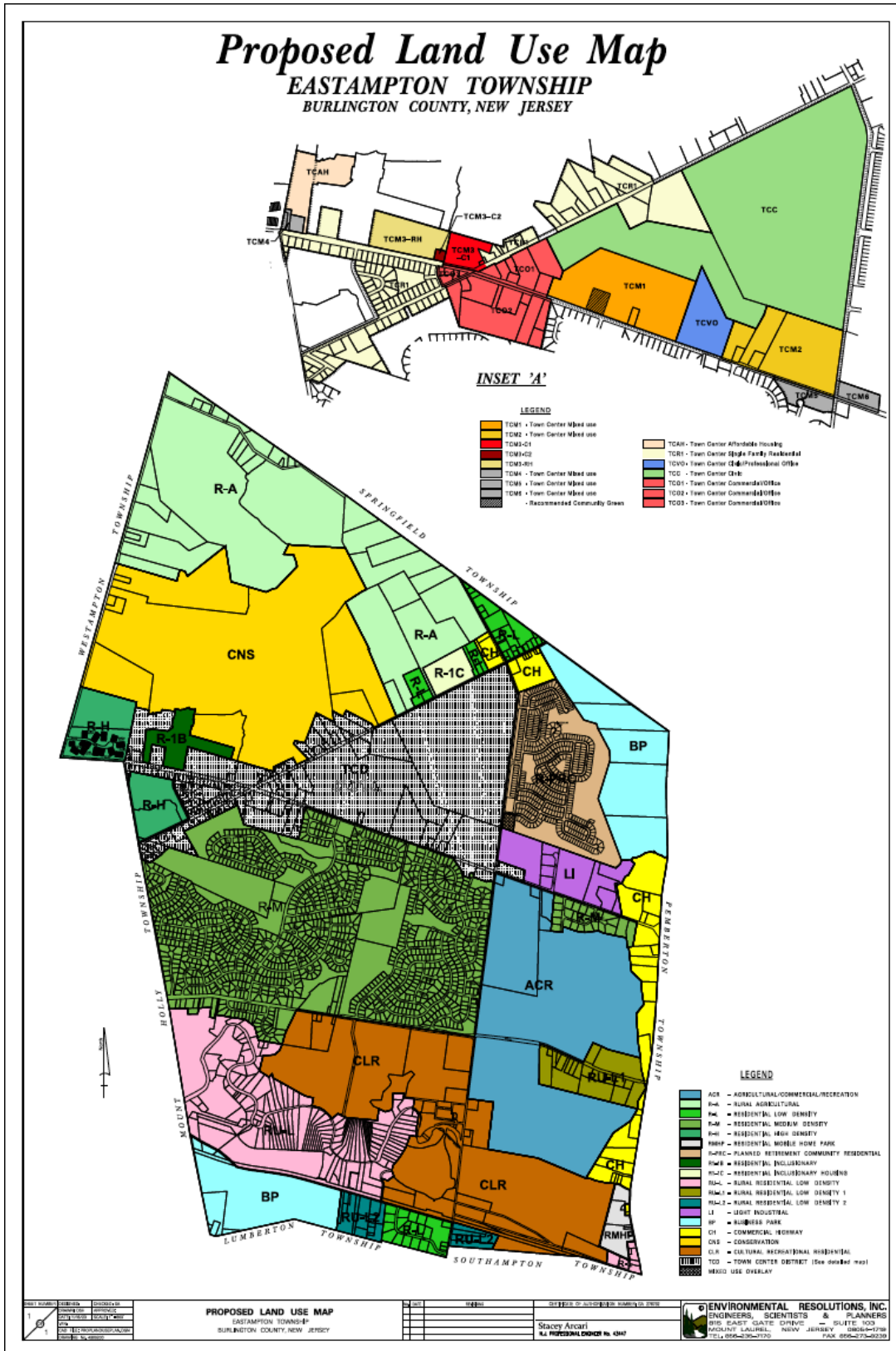
There is hereby established in the Township of Eastampton a district to be known as the "Smithville Historic District," which is an overlay area on the Zoning Map previously known as the "Historic Architectural Theme Area." Said area is specifically shown on the amended Zoning Map and is generally located as follows: From the intersection of Smithville Road and Powell Road, a/k/a Co. Route 621, westward along Powell Road to the Wetlands Stream abutting the Vistas Properties; then southward along the Wetlands Stream to the Township's southern boundary with Lumberton Township; then eastward along the boundary with Lumberton Township to the Black Run Stream; then northward along the Black Run Stream to its connection with the Powell Run Stream; then northward along the Powell Run Stream to Powell Road; then westward along Powell Road to the point of origin.

The Zoning Map depicts portions of the ACR, CLR and RU-L Districts overlain with the H District.

Section 540-39B includes the Eastampton Manor House located at 12 Manor House Court, and the [former] Eastampton Township Municipal Court and Police Building located at 725 Smithville Road as historic landmarks.

Principal uses permitted in the H District include: single-family dwellings, residential cluster developments, and public buildings, parks, and playgrounds.

Map No. 18 – Proposed Land Use Map



Analyses and Recommendations

Each zoning district is analyzed in terms of its current conditions and relationship to the pertinent aspects of the Vision Statement and the new Goals and Objectives for the Master Plan. Recommendations applicable to achieving the Vision and the Goals and Objectives are provided for each zoning district. When appropriate, the creation of new zoning districts are recommended, with each new zoning district examined vis-à-vis the attainment of the Goals and Objectives. Zoning districts are presented according to the major zoning district type to which they apply: Town Center District; Residential Districts; and Non-Residential Districts. The analysis of and recommendations for the H Historic District are included in Residential Districts. Map No. is the Proposed Land Use Map.

Town Center District

The Town Center District comprises nine separate zoning districts, each of which is discussed below. All of these zoning districts are located within redevelopment areas and are subject to redevelopment plans. Over time, several of the districts have experienced various degrees of development and redevelopment. New districts in the Town Center District and their recommendations are provided as well below.

TCM1 Town Center Mixed Use District

The TCM1 Town Center Mixed Use District is located along the northern side of Woodlane Road. In general, the TCM1 District permits a mix of commercial, office, residential and open space uses. It was part of the 1999 Redevelopment Plan that was repealed in 2001 and subsequently was part of two amendments that were adopted in 2003 and 2005. Initially, the lands that comprise the District were part of an open space acquisition executed by Eastampton Township in 2002. The intent of setting aside this TCM1 District portion of the open space for a mix of residential and non-residential uses was to create a municipal complex that would consist of a municipal building, police station and public works facility centered around a village green fronting along Woodlane Road. The TCM1 District is identified as part of Transect 2 (T2) Village Center described in Section 540-97 of the Zoning ordinance.

Analysis

After the lands that comprise the TCM1 District were purchased for open space in 2002, the TCM1 District has transformed from open fields with wooded areas along streams to areas undergoing field succession consisting of extensive woody growth. Subsequent physical observations of the District, as well as examinations of NJDEP mapping, revealed that the District has extensive wetlands mostly located toward its northern and central portions away from Woodlane Road. Given the environmental constraints, developing TCM1 District with the original mix of uses no longer appears to be feasible

and therefore the District's use would be appropriate for only a single use. Although the lands zoned TCM1 were acquired for open space purposes, in order to have the potential to develop the TCM1 District with a municipal complex, the Township utilized funding separate from the grants issued by the New Jersey Green Acres Program and the Burlington County Open Space Program, which would have prohibited the lands to be developed as anything other than for open space and recreational purposes. This situation precludes the TCM1 District from being developed with non-governmental uses. Clearly, the TCM1 District could be developed for open space, recreational and village green uses. Section 540-97 is confusing because the ordinance lacks specific references to the TCM1 District while identifying the district as Block 600, Lot 2.07. Adding to the confusion, Section 540-98 and the Zoning Map indicate the TCM1 District is in Transect 1 (T1) Village Core.

Recommendations

The following changes to the TCM1 District are recommended:

1. Create a standalone section in Chapter 540 for the TCM1 District and eliminate all references to Transects 1 and 2.
2. Revise Chapter 540 Zoning to restrict permitted principal uses to governmental uses, i.e., a municipal complex, and recreational and open space uses in the TCM1 District. Making this change would provide the option for the District to be developed with a municipal complex should the Eastampton Township Council decide to do so some time in the future. Eliminating residential, commercial and office uses would reflect the reality of environmental constraints and funding source restraints whereby they could not be developed in the TCM1 District.
3. Revise Chapter 540 to eliminate all accessory uses associated with residential, commercial and office uses.
4. 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.

The foregoing recommendations would help in attaining: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

TCM2 Town Center Mixed Use District

As the TCM1 Town Center Mixed Use District was part of the 1999 Redevelopment Plan that was repealed in 2001 and subsequently was part of two amendments that were adopted in 2003 and 2005, so was the TCM2 Town Center Mixed Use District, which permits a mix of commercial, office, residential, and open space uses. The TCM2 District is located along the northern side of Woodlane Road and the western side of Smithville Road forming the eastern end of the Town Center District. Section 540-95 of the Zoning ordinance identifies the TCM2 District as part of Transect 3 (T3) General Village.

Analysis

Since it was created and adopted, the TCM2 District has been almost entirely developed with a mix of single-family dwellings, townhouses and multifamily apartments buildings, and common open space areas. The remaining undeveloped portion of the District is located at the northwestern corner of Woodlane and Smithville Roads. This vacant land, which is identified as Block 600.01, Lot 1 and contains 1.69 acres, was approved in 2007 for commercial development that would complement the existing bakery located in the PO Planned Office District across Smithville Road north of Woodlane Road. The northern half of Lot 1 is developed with a stormwater management basin that serves surrounding residential development and the future commercial development on Lot 1. Because 16 years have elapsed since the remaining undeveloped portion of Lot 1 was approved for commercial uses and the portion approved for commercial uses remains fallow, revisiting the permissible uses for Lot 1 is warranted to determine how to encourage the land's development that would complete TCM2 portion of the Town Center District. Other portions of the Town Center District (TCM3-RH District and a portion of the TCO District) have been successfully developed with a mix of non-residential uses on the first floor and residential uses on the upper floors. A similar mix of uses permitted in the TCM2 District may encourage the development of the remaining parcel of land.

Recommendations

1. Create a standalone section in Chapter 540 for the TCM2 District and eliminate all references to Transect 3.
2. The Redevelopment Plan section for the TCM2 District, which is part of Chapter 540 Zoning, should be amended in the following manner to encourage the development of the vacant portion of Lot 1 in Block 600.01:
 - a. Allow for commercial and office uses on the first floor and residential uses on the second floor.
 - b. 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.

- c. Permit a maximum building height of two stories and 35 feet.
- d. 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.

The aforementioned recommendations would help in attaining: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain an aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 6 Expand and strengthen the local economy and tax base to provide needed jobs, goods and services.

TCM3-C1 District

The TCM3-C1 District is located at the northern corner of the intersection of Woodlane and Monmouth Roads, which is positioned at the crossroads of the Town Center District. It, too, was part of the 1999 Redevelopment Plan that was repealed in 2001 and subsequently amended in 2003 and 2005 and amended again in the 2011 Eastampton Town Center: Phase Two Redevelopment Plan. The TCM3-C1 permits a mix of commercial, public and semi-public uses (churches, post offices, etc.), and multifamily and detached single-family residential uses.

Analysis

No significant development or redevelopment has occurred in the TCM3-C1 District. The restaurant property, which is located at the intersection and contains 5.27 acres, has changed ownership and was subsequently upgraded; however, the property remains underutilized because it has a substantial amount of undeveloped open grass areas, gravel parking areas, and a large paved area for a used car lot that fronts along Woodlane Road. Next to the restaurant heading east along Monmouth Road are a former supplier/installer of glass products for commercial and residential applications, a small house of worship with a parking lot, and six detached, single-family dwellings. A few of the lots containing detached, single-family dwellings have a rectangular shape with lot areas ranging from 14,000 square feet to approximately 36,700 square feet. The remaining residential lots are irregular in shape with lot areas containing about 6,700 square feet to almost one-half acre. The church is located on a separate lot that contains less than 2,000 square feet, and a parking area and a dwelling that serves the church are on an adjoining lot that contains almost one-half acre. The lot on which the former glass business was located has about 2,730 square feet and lacks onsite parking.

Recommendations

1. For the area fronting along Monmouth Road and consisting of Lots 18 through 25 in Block 300, the Redevelopment Plan should be revised to permit only detached single-family dwellings and townhouses, similar to some of the residential uses permitted in the TCR Single-Family Residential District. The detached single-family dwellings should be on lots having a minimum area of 6,000 square feet and maximum area of 15,000 square feet. Attached townhouse units having a maximum building size of four dwelling units in a row and 150 feet in length where the minimum lot size per dwelling unit is 2,000 square feet should be permitted. The development of the bulk requirements for the detached single-family dwellings and the townhouses should be guided by the requirements for such housing in the TCR Single-Family Residential District.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

2. For Block 300, Lots 15 and 17, the Redevelopment Plan should be revised in the following manner:
 - a. The commercial uses permitted in the Redevelopment Plan should remain intact.
 - b. The mixed-use buildings and the uses permitted within the buildings should remain intact; however, the residential density should be increased to 10 units per acre from 6 units per acre.
 - c. Single-family detached residences should be deleted as a permitted principal use.
 - d. The public and semi-public uses permitted in Redevelopment Plan should remain intact except for the exclusion of houses of worship.
 - e. Area and yard requirements:
 - (1) Minimum lot area: 5.25 acres
 - (2) Minimum lot width: 200 feet
 - (3) Minimum lot frontage: 200 feet
 - (4) Minimum front yard setback: 10 feet
 - (5) Maximum front yard setback: 20 feet
 - (6) Minimum side yard setback: 20 feet
 - (7) Minimum rear yard setback: 20 feet
 - (8) Maximum length of building: 250 feet
 - (9) Maximum building height: 3 stories and 45 feet

- (10) Maximum building coverage: 35 percent
- (11) Maximum impervious coverage: 75 percent

- f. Parking shall be provided in side and rear yards, and no more than 20 percent of the total parking supply should be permitted to face public streets when this parking is located between buildings. In all instances, parking between fronts of buildings and public streets should be prohibited. Internal parking areas in the form of courtyards should be provided. In order to indicate the location of parking for patrons of the commercial uses, views from public streets into the parking courtyards should be permitted. 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.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 6 Expand and strengthen the local economy and tax base to provide needed jobs, goods and services; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

TCM3-C2 District

With frontage along Woodlane Road the TCM3-C2 District is adjacent to the western edge of the TCM3-C1 District. It permits neighborhood-oriented commercial uses. The TCM3-C2 District was created under the 2011 Eastampton Town Center: Phase Two Redevelopment Plan, which amended the earlier 2003 and 2005 amendments to the 1999 Redevelopment Plan. The single parcel of land that makes up the TCM3-C2 District was completely redeveloped, converting a vacant bank building and parking area into a drive-through/walk-in coffee-and-pastry shop.

Analysis

The redevelopment of the TCM3-C2 District is complete.

Recommendation

1. No changes to the TCM3-C2 District are recommended.

Because the redevelopment of the TCM3-C2 District has been completed and no changes are recommended for the District, the former and new Goals and Objectives have been achieved.

TCM3-RH District

The TCM3-RH District fronts along Woodlane Road and abuts the northern and western boundaries of the TCM3-C2 District. The 2011 Eastampton Town Center: Phase Two Redevelopment Plan created the TCM3-RH District to permit a mix of multifamily residential and commercial uses. The District has been fully developed with individual multifamily apartment buildings and two mixed-use residential and commercial buildings.

Analysis

The redevelopment of the TCM3-RH District is complete.

Recommendation

1. No changes to the TCM3-RH District are recommended.

The former and new Goals and Objectives have been attained because the District has been completed and no changes to the District were recommended.

TCO Town Center Commercial/Professional Office District

The TCO Town Center Commercial/Professional Office District was initially created by the 2003 and 2005 amendments to the 1999 Redevelopment Plan. The TCO District occupies the eastern, southern and western corners of the Monmouth and Woodlane Roads intersection. The TCO District is part of Transect (T1): Village Core (Section 540-98). The original Redevelopment Plan for the TCO District was adopted in 1999 and repealed in 2001 and amended in 2003, 2005, 2011, 2012 and 2021. The TCO District permits a mix of neighborhood-oriented commercial uses. Ordinance No. 2012-14, An Ordinance to Amend Township Code Section 540-98 Regarding Redevelopment Criteria for Transect District (T1): Village Core amended a portion of the southern corner of the TCO District permitting a mix of multifamily residential and commercial uses. The western corner was amended by the 2021 Redevelopment Plan, Eastampton Town Center, TCO Town Center Commercial/Office Zoning District, Western Section to permit a mix of commercial and residential uses. Section 540-98 of the Zoning ordinance indicates the TCO District is in Transect 1 (T1) Village Core.

Analysis

The eastern corner of the TCO District, which contains approximately 11 acres, is occupied by a variety of uses. At the intersection of Monmouth and Woodlane Road exist a gasoline station, and three older commercial buildings (a liquor store, a small commercial strip center attached to a restaurant in a log cabin, and another small strip shopping center). Access to the commercial buildings is gained from driveways that intersect Monmouth and Woodlane Roads. Vehicles are able to drive across shared parking areas through individual lots to access either road. East of the commercial buildings is a comparatively large building used for storage on a light industrial property that extends from Monmouth Road to Woodlane Road. A small, older garden apartment complex that consists of five buildings occupies the easternmost portion of the TCO District. The eastern corner of the TCO District possesses the greatest difficulties for redevelopment because it consists of several properties that share common driveways and parking areas and have multiple owners who have resisted working together to improve their properties. It is important to avoid piecemeal development of the area by having the property owners work together to produce a cohesive development that is envisioned for the TCO District.

The southern corner of the TCO District consists of a pharmacy and its parking lot located at the intersection. Farther southeast along Woodlane Road is a new mixed multifamily residential and commercial development built according to Ordinance No. 2012-14, An Ordinance to Amend Township Code Section 540-98 Regarding Redevelopment Criteria for Transect District (T1): Village Core. At the southeastern end of the TCO District are two comparatively large lots (2.63 acres and 2.78 acres), each occupied by a detached single-family dwelling. Along Monmouth Road to the southwest area are a detached single-family dwelling and a commercial property, which contains a bicycle shop, an automobile upholsterer and an automobile repair shop. The commercial property has an excessively wide driveway that extends the entire length of the property's Monmouth Road frontage. The entire southern corner, except for the two large residential lots along Woodlane Road, has been developed according to the Redevelopment Plans adopted for the TCO District. While the commercial development at the intersection replaces a former automobile salvage yard, it was developed in a suburban style with parking in the front yards that cause the building to be setback farther from the road – a condition that is antithetical to an urban setting for the Town Center District.

The western corner of the TCO District contains a mix of uses: two older houses, one of which may have been used as an office, occupy the western corner of Monmouth and Woodlane Roads; farther west along Monmouth Road is a two-story mixed-use commercial/residential building; along the eastern side of Hollyville Place are a two-story townhouse building and a two-story townhouse building with first floor commercial/office uses at the end facing Woodlane Road; and a one-story, two-family dwelling along

Woodlane Road is situated between the mixed-use townhouse/commercial building and the residential dwelling at the corner of Monmouth and Woodlane Roads. All of the properties within the TCO District, with the exception of the two residential lots at the intersection and the abutting residential property along Woodlane Road, have been redeveloped. A new Redevelopment Plan for the two parcels of land at the corner was adopted in 2021. This Redevelopment Plan permits an individual mixed-use building with commercial uses on the first floor and residential uses on the upper two floors.

Recommendations

1. Because of its excessive complexity and employment of numerous undefined terms that make the ordinance difficult to understand and discern use, area and bulk requirements, Section 540 98 Transect (T1) Village Core should be eliminated and replaced with the following new districts: TCO-1 District which consists of the eastern corner; TCO-2 District which occupies the southern corner; and TCO-3 which comprises the western corner.
2. Recommended New TCO-1 District:
 - a. To encourage redeveloping the TCO-1 District as one tract of land, the following provisions for an overlay zone should be considered:
 - (1) The minimum tract size for the overlay zone should be 10 acres.
 - (2) The maximum building coverage for the tract of land should be 50 percent.
 - (3) The maximum impervious coverage for the tract of land should be 75 percent.
 - (4) Mixed-use buildings with non-residential uses on the first floor and residential uses on upper two floors should be permitted. A minimum of 50 percent of the building coverage for the tract of land should consist of mixed-use buildings.
 - (a) Maximum non-residential building floor area ratio: 0.50
 - (b) Minimum non-residential building floor area ratio: 0.25
 - (5) The maximum height for mixed-use buildings should be 3 stories and 45 feet.
 - (6) Stand alone commercial buildings, such as the existing large light industrial building on Lot 7 in Block 600 or as newly constructed buildings, should be permitted to be occupied by a mix of businesses. Service-related uses should include, but not limited to, restaurants, food courts, cafes, live entertainment venues (such as music and comedy), micro-breweries, distilleries and cideries,

brewpubs, wine-tasting rooms and similar eating and drinking establishments. Arts-related uses should include, but are not limited to, art studios (such as painting, sculpture, glassworks, ceramics, fiber and other media) and galleries. Retail of specialty goods (food, clothing, gifts and similar items) and bookstores with or without cafes/coffee and/or teashops should be permitted. Personal service uses, such as barbers, hairdressers, tanning salons, tattoo and body piercing studios, and similar services, should be permitted. A combination of the foregoing uses should be permitted in the building provided sufficient off-street parking for the uses is provided. Shared parking, which is substantiated by a parking study prepared by a licensed traffic engineer, should be considered for the combination of uses in the building. The ordinance should recognize the height of the existing large building in Block 600, Lot 7, as permissible, including the ability to construct mezzanines within the building for various uses. The exact height of this building should be established during site plan application. The maximum height for new construction should be 42 feet and 3 stories.

- (7) The maximum gross residential density for the tract of land should not exceed 10 dwelling units per acre.
- (8) For residential rental components of the redevelopment, at least 15 percent of the total dwelling units should be affordable as defined by the New Jersey Affordable Housing Law. Twenty percent of for-sale residential units should be affordable.
- (9) Shared parking for residential and non-residential uses, which is based on an acceptable parking analysis prepared by a licensed traffic engineer, should be permitted.
- (10) Parking may be accomplished by a combination of surface parking areas, garages and driveways for residential units, parking under buildings, or structured parking that is limited to 40 feet high. Parking shall be provided in side and rear yards, and no more than 20 percent of the total parking supply should be permitted to face public streets when this parking is located between buildings. In all instances, parking between fronts of buildings and public streets should be prohibited. Internal parking areas in the form of courtyards should be provided. In order to indicate the location of parking for patrons, views from public streets into the parking courtyards should be permitted.
- (11) The following setback requirements should be provided for new building construction:
 - (a) Minimum front yard setback: 10 feet.
 - (b) Maximum front yard setback: 20 feet.
 - (c) Minimum side yard setback: 20 feet.
 - (d) Minimum rear yard setback: 20 feet.

- (e) Minimum setback between buildings: 20 feet.
- b. For the development and redevelopment of individual lots within the TCO-1 District the following requirements should be considered:
 - (1) The following residential uses should be permitted:
 - (a) Townhouses at a maximum density of 8 units per acre.
 - (b) Residential units on the upper two floors above non-residential uses, at a maximum density of 10 units per acre.
 - (2) The following non-residential uses should be permitted:
 - (a) Eating and drinking establishments for sit-down or take-away services, excluding drive-through service.
 - (b) Micro-breweries, brew pubs, distilleries, cideries, and wine-tasting rooms.
 - (c) Personal service establishments, such as: barbers, hairdressers and beauty shops; tanning salons, tattoo and body piercing studios; dry-cleaning establishments; tailor shops; exercise/fitness centers, personal trainers and related businesses; and similar types of personal services.
 - (d) Retail sales of item, such as: fresh and packaged food items; clothing, accessories, jewelry and related items; hardware and related items; prescription and non-prescription pharmaceuticals, health care products and relate items; cannabis-based items; liquor stores; sundry and convenience items; electronics, furniture and other household goods; and other goods typically sold within town centers.
 - (e) Financial institutions and investment services, excluding check-cashing businesses.
 - (f) Business service establishments, such as: mail centers; document reproduction; administrative services; and similar business services.
 - (g) Business offices, such as: insurance agencies; travel agencies; realtors; tax preparation; and similar business office uses.
 - (h) Medical offices for state-licensed and/or certified health care professionals.
 - (i) Professional offices, such as: engineers; architects; landscape architects; lawyers; and similar professions.
 - (j) Artist studios for the production and sale of artwork, and art galleries.

(3) The following bulk, area and yard requirements should be considered for townhouses:

- (a) Minimum lot area: one acre
- (b) Minimum front yard setback: 20 feet
- (c) Minimum side yard setback: 20 feet
- (d) Minimum rear yard setback: 30 feet
- (e) Minimum setback from other buildings: 20 feet.
- (f) Prohibit parking between townhouse buildings and the public street; parking should be provided in the rear yard or in an interior courtyard area between townhouse buildings.
- (g) Maximum height of townhouse building: 3 stories and 40 feet.
- (h) Maximum impervious lot coverage: 60 percent.

(4) The following bulk, area and yard requirements should be considered for mixed-use buildings containing non-residential uses on the first floor and residential uses on the upper two floors:

- (a) Maximum residential density: 10 units per acre
- (b) Minimum lot area: three acres
- (c) Minimum front yard setback: 10 feet
- (d) Maximum front yard setback: 20 feet
- (e) Minimum side yard setback: 20 feet
- (f) Minimum rear yard setback: 20 feet
- (g) Minimum setback from other buildings: 20 feet.
- (h) Prohibit parking between buildings and the public street; parking should be provided in the rear yard or in an interior courtyard area between buildings.
- (i) Maximum height of building: 3 stories and 45 feet.
- (j) Maximum impervious lot coverage: 75 percent.

(5) The following bulk, area and yard requirements should be considered for non-residential buildings on individual lots:

- (a) Minimum lot area: one acre
- (b) Minimum front yard setback: 10 feet
- (c) Maximum front yard setback: 20 feet
- (d) Minimum side yard setback: 20 feet
- (e) Minimum rear yard setback: 20 feet
- (f) Minimum setback from other buildings: 20 feet.
- (g) Prohibit parking between buildings and the public street; parking should be provided in the side or rear yard or in an interior courtyard area between buildings.
- (h) Maximum height of building: 3 stories and 45 feet.

(i) Maximum impervious lot coverage: 75 percent.

3. Recommended New TCO-2 District:

a. Ordinance No. 2012-14 amended Section 540-98.4 Transect (T1): Village Core to permit mixed-use development for parcels of land consisting of 11 contiguous acres in Block 900.01. Since the ordinance was adopted, Lot 12.06 was redeveloped into Eastampton Place, a mix of commercial and residential uses fronting along Woodlane Road. The balance of Block 900.01, which comprises the recommended new TCO-2 District, consists of lots with areas that range from approximately 19,000 square feet to 3.28 acres. The following recommendations are provided for the TCO-2 District:

(1) Block 900.01, Lot 12.06: Because this parcel of land was developed according to Ordinance No. 2012-14, the corresponding zoning requirements should remain intact.

(2) The same non-residential uses recommended for the TCO-1 District are recommended for the TCO-2 District.

(3) To encourage the redevelopment of the balance of the TCO-2 District mixed-use development consisting of non-residential uses on the first floor and residential uses on the upper two floors should be permitted in the following manner:

(a) Minimum non-residential gross floor area: 15 percent of lot area.

(b) Maximum residential density: 10 units per acre

(c) Minimum lot area: three acres

(d) Minimum front yard setback: 10 feet

(e) Maximum front yard setback: 20 feet

(f) Minimum side yard setback: 20 feet

(g) Minimum rear yard setback: 20 feet

(h) Minimum setback from other buildings: 20 feet.

(i) Prohibit parking between buildings and the public street; parking should be provided in the rear yard or in an interior courtyard area between buildings.

(j) Maximum height of building: 3 stories and 45 feet.

(k) Maximum building coverage: 35 percent

(l) Maximum impervious lot coverage: 75 percent.

(4) The following bulk, area and yard requirements should be considered for non-residential buildings on individual lots:

(a) Minimum non-residential gross floor area: 15 percent of lot area.

(b) Minimum lot area: one acre

- (c) Minimum front yard setback: 10 feet
- (d) Maximum front yard setback: 20 feet
- (e) Minimum side yard setback: 20 feet
- (f) Minimum rear yard setback: 20 feet
- (g) Minimum setback from other buildings: 20 feet.
- (h) Prohibit parking between buildings and the public street; parking should be provided in the side or rear yard or in an interior courtyard area between buildings.
- (i) Maximum height of building: 3 stories and 45 feet.
- (j) Maximum building coverage: 35 percent.
- (k) Maximum impervious lot coverage: 75 percent.

4. Recommended New TCO-3 District:

- a. The 2021 Redevelopment Plan should remain intact for Block 503, Lots 5 and 6. No changes to the Plan are recommended.

Recommendation Nos. 1 through 4 would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 6 Expand and strengthen the local economy and tax base to provide needed jobs, goods and services; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

TCR Single-Family Residential District

The TCR Single-Family Residential District was created by the 2003 and 2005 amendments to the 1999 Redevelopment Plan. Section 540-101 of the Zoning Ordinance establishes the regulations for permitted uses, and bulk, area and yard requirements. This District permits: single-family residential dwellings on lots having a minimum area of 10,000 square feet; single-family village homes on lots having a minimum area of 6,000 square feet and maximum area of 15,000 square feet; single-family narrow lot cottages on lots having a minimum area of 4,500 square feet; and attached townhouse units having a maximum building size of four dwelling units in a row and 150 feet in length where the minimum lot size per dwelling unit is 2,000 square feet. Geographically, there are two TCR Districts: one is located west of Monmouth and Woodlane Roads; and the other is located west of the Monmouth and Woodlane Road intersection and along the northern side of Monmouth Road.

The TCR District west of Monmouth and Woodlane Roads has three distinct areas: central area; southern area; and northern area. The TCR District characterized as the central area, which is bounded by Monmouth Road, Woodlane Road and Lakeview Terrace, consists of detached single-family homes on an average lot size of

11,250 square feet. Hollyville Park is centered within this area of the TCR District. Lot sizes containing detached single-family dwellings along the southern side of Monmouth Road closer to the Town Center District range from 14,250 square feet to 17,500 square feet. Those lots located along the southern side of Monmouth Road in the proximity of the Mount Holly municipal boundary have a wider range of lot sizes, 5,000 square feet to 3.3 acres. The largest lot has an unusual “flag lot”-type shape with the majority of developable land in the rear and a street frontage measuring about 116 feet. A small apartment building is located at the end of Hampton Drive. The portion of the TCR District fronting along the northern side of Woodlane Road consists of a mix of uses: a detached single-family home, a former swim club that has fallen into disrepair, a convenience-type store, and a garden apartment building with parking lot. The land use characteristics of this northern area is distinctly different than the rest of the TCR District that consists primarily of detached single-family homes.

The eastern TCR District is separated from the Town Center District by about 250 feet of a portion of a massive wooded parcel of land in the CNS Conservation District, which contains vast amounts of freshwater wetlands and wetland buffers. Detached single-family dwellings on lots that range from about one-half acre to 2.75 acres, a house of worship, and a commercial use that sells landscape mulch and stone occupy this TCR District. The character of the eastern TCR District is essentially low-density suburban residential with a house of worship and a commercial use.

Two TCR Districts are recommended to be created from the easternmost portion of the TCM3-C1 District and a small portion of the TCC District, which is privately owned and fronts along Monmouth Road.

Analysis

The following findings are made for the TCR District:

1. Western TCR District:
 - a. The existing mix of land uses (a detached single-family dwelling, former swim club, and apartments) in the area north of Woodlane Road is distinctly different from the rest of the land uses (detached single-family dwellings) in the TCR District. On February 15, 2023, the Joint Land Use Planning Board adopted a resolution approving a minor subdivision to subdivide a portion of Block 300, Lot 2 that would be consolidated with Block 200, Lot 7 (lot on which a former swim club was located) creating new Lot 7.01 in Block 200 that contains 4.7 acres.
 - b. The central area of the TCR District is fully built-out holding no additional development potential. The majority of the lots have a 75-foot wide lot width on an average lot size of 11,250 square feet.

- c. The lots sizes of the TCR district along the southern side of Monmouth Road range from 5,000 square feet to 3.3 acres with the majority of lots having 14,250 square feet with 95-foot wide lots. Some of the larger lots in the southern area of the TCR District have the potential to be subdivided into additional residential lots if existing dwellings are razed.
2. Eastern TCR District:
- a. Most of the lots in the easternmost TCR District are underutilized given the amount of residential development on the large lots and the District's close proximity to the more intensive commercial areas of the Town Center District. Contributing to the underutilization of the District is the landscape mulch and stone business. The District has the potential for consolidating lots and developing them with more intensive residential uses that could benefit from their close proximity to the Town Center District that contains a variety of commercial uses.
 - b. The eastern TCR District would be better served by the extension of sanitary sewers for more intensive residential development.
3. Two Recommended Eastern TCR Districts:
- a. A TCR District is recommended to be created from the easternmost portion of the TCM3-C1 District consisting of Lots 18 through 25 in Block 300 because these lots consist of detached single-family dwellings. These lots should be served with public sanitary sewers and water supply.
 - b. A second TCR District is recommended to be created from a small portion of the TCC District consisting of Lots 2.04, 3 and 4.01 in Block 600 because a church occupies one lot, and a house and a small trucking company occupy the other two lots. These lots are privately owned and are excluded from the publicly owned open space that surrounds them. The existing trucking company is a pre-existing non-conforming use that is incompatible with the surrounding residential and quasi-public uses. Developing these lots with townhouses and single-family dwellings would be compatible with the TCR District across Monmouth Road to the north and the existing house of worship on Lot 2.04. These lots are within a few-minute walk to the Town Center District. It would be advantageous to serve these lots with public sanitary sewers and water supply

Recommendations

1. Western TCR District:

- a. Recommended New TCM4 Town Center Mixed-Use 4 District: To further the creation and development of the Town Center, Block 200, Lots 8, 9 and 10 in the northern area of the TCR District should be changed to a separate, distinct district – TCM4 District that would permit a mix of commercial and multi-family residential uses, both as stand alone uses and in mixed-use buildings with commercial uses on the first floor and residential uses on the upper floors. Commercial uses, including mixed-use commercial and residential uses, should front along Woodlane Road. The new TCM4 District should be compatible with the existing multi-family developments that flank the new district to the east and west. Provide a separate set of recommendations for the new TCM4 District.

The recommendations for changing the zoning district for the northern area of the TCR District to TCM4 would help to attain: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 6 Expand and strengthen the local economy and tax base to provided needed jobs, goods and services; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

- b. Recommended New TCAH Town Center Affordable Housing District: To satisfy future affordable housing obligations and to expand the Town Center, Block 200, Lots 7 (current TCR District) and 7.01 (current CNS District) should be changed to a new TCAH Town Center Affordable Housing District that would permit 100 percent affordable housing that would be compatible with surrounding multi-family developments. Provide a separate set of recommendations for the new TCAH District.

The recommendations for changing the zoning for the northern area of the TCR District and a portion of the CNS District to TCAH would help to attain: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

- c. To protect and preserve the integrity of the existing residential neighborhoods in the central and southern areas of the TCR District, while recognizing the established patterns of lot sizes, townhouses and single-family narrow lot cottages on lots having a minimum area of 4,500 square feet should be eliminated from Chapter 540 Zoning as permitted principal uses because none of them exist in the

neighborhoods, and single-family residential dwellings on lots having a minimum area of 10,000 square feet and single-family village homes on lots having a minimum area of 6,000 square feet and maximum area of 15,000 square feet would be compatible with the residential neighborhoods and could be provided as infill development.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

2. Eastern TCR Districts:

a. Existing TCR District (north side of Monmouth Road):

(1) This TCR District should be changed to a new TCR1 District that has the following requirements:

(a) To take advantage of the District's proximity to the commercial areas of the Town Center District, permitted principal uses should be limited to attached townhouse units having a maximum building size of eight dwelling units in a row and 300 feet in length where the minimum lot size per dwelling unit is 2,000 square feet, and single-family village homes on lots having a minimum area of 6,000 square feet and maximum area of 15,000 square feet. For a townhouse development the minimum tract size for a townhouse development and maximum gross density should be 2 acres and 8 dwelling units per acre, respectively.

(b) Sanitary sewers should be extended to the TCR1 District.

(c) Sidewalks should be extended from the TCR1 District to the Town Center District.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

b. Recommended TCR District (from TCM3-C1 District):

(1) Block 300, Lots 18 through 25, which are in the current TCM3-C1 District, should be changed to the TCR District and should be

developed according to the recommendations for the central and southern portions of the western TCR District discussed above.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

c. Recommended TCR1 District (from TCC District, south side of Monmouth Road):

- (1) The TCC District in which Block 600, Lots 2.04, 3 and 4.01 are located should be changed to TCR1.
- (2) This TCR1 District should be developed according to the recommendations for the TCR1 District situated across Monmouth Road to the north. It should be served by public sanitary sewers and water supply, and with sidewalks extended from the Town Center District.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

TCC Town Center Civic District

There is only one TCC Town Center Civic District, which is located in the northeastern portion of the Town Center District and identified as part of Transect 4 (T4) Land for Leisure and Recreational Purposes in Section 540-95 of the Zoning ordinance. It borders the eastern and southern edges of the TCVO district that has frontage along Monmouth Road, and the northern edges of the TCM1, TCVO and TCM2 Districts that front along Woodlane Road. Monmouth Road and Smithville Road form the respective northern and eastern boundaries of the TCC District. Most of the TCC District was purchased for open space purposes and consists of a mix of woodlands and wooded areas with thick stands of young trees. Similarly, the adjoining TCVO District that fronts along Monmouth Road was purchased for open space purposes and is covered with woodlands and thick stands of young trees. It, too, is identified as part of T1 in Section 540-95. A small area of the TCC District is privately owned where a house of worship and a detached single-family dwelling with a trucking business are located.

Analysis

The TCC District forms the eastern terminus of the Town Center District that can be developed only as a park or for recreational purposes. It helps define the portion of the Town Center District that can be developed with a mix of residential and commercial uses. The character of the northern TCVO district is identical to the TCC District, and that TCVO district is limited to open space, park or recreational uses.

Recommendations

1. All references to T4 in Section 540-95 should be deleted.
2. An Open Space and Recreation Plan Element, which includes the TCC District and recommends future recreational uses that could be passive, active or both for the District, should be prepared.
3. Trails and paths should be provided along Smithville Road and Monmouth Road and through the District connecting adjoining areas with the Town Center District.
4. The northern TCVO District should be eliminated and its lands incorporated into the TCC District.

The Recommendation Nos. 1 through 4 would help to achieve: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

5. Recommended New TCR1 District: The zoning for the privately owned lands should be changed to the new TCR1 District discussed above. Sanitary sewers should be extended to this TCR1 District, and sidewalks should extend from the commercial area of the Town Center District to the new TCR1 District. This change in zoning district would complement the new TCR1 District recommended across Monmouth Road. All references to T4 in the Zoning Ordinance should be deleted.

The foregoing recommended changes would help to achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

TCVO Town Center Civic/Professional Office District

Three TCVO Town Center Civic/Professional Office Districts currently exist in the Township. One is located along Monmouth Road between the TCC District and the TCO District. This TCVO District is vacant covered with woody vegetation. It was purchased for open space preservation. The other TCVO District is located along the northern side of Woodlane Road between the TCM1 District and the TCM2 District, the former is vacant and wooded and the latter developed with a variety of residential dwelling types. A house of worship occupies the Woodlane Road TCVO District. The third TCVO District is located at the southwestern corner of Woodlane and Smithville Roads. The Eastampton Township Police Department occupies Block 1100.15, Lot 18. Block 1100.14, Lot 16 is a 2-acre vacant parcel covered with woody vegetation. Section 540-100 establishes the regulations for permitted uses, and bulk, area and yard requirements.

Analysis

The Monmouth Road TCVO District was purchased by Eastampton Township for open space purposes. NJDEP GeoWeb mapping indicates a substantial amount of this district is covered by freshwater wetlands that make the districts development with offices difficult, if not impossible. Its use would be better served as passive open space with the construction of trails where plausible and permissible according to state regulations. A house of worship occupies the northern Woodlane Road TCVO District. There is an opportunity to create a gateway to the Town Center District at the intersection of Woodlane and Smithville Roads. The southwestern corner developed with mixed-use development would complement the mixed-use development recommended for the opposite corner in the TCM2 District.

Recommendations

1. Monmouth Road TCVO District should be eliminated and incorporated into the TCC District as recommended above. Trails should traverse the district making connections to the TCM1 District to the south and sidewalks extended along Monmouth Road.
2. The TCVO designation should remain intact for the northern Woodlane Road district. Sidewalks should be extended along the frontage of Woodlane Road to connect with the Town Center District to the west and the residential development existing in the TCM2 District to the east.
3. The TCVO District at the southwestern corner of Woodlane and Smithville Roads should be retained for the Police Department facility on Lot 18 in Block 1100.15 and should be changed to a new TCM5 District for the vacant property on Lot 16 in Block 1100.14. The TCM5 District should permit a mix of commercial uses on the first floor and residential dwellings on the upper two floors. A mixed-use development would complement the mixed commercial and residential uses recommended for the northwestern corner of Woodlane and Smithville Roads in the TCM2 District. Together the two corners developed with mixed uses

would create the gateway into the Town Center District. Recommendations for a new TCM5 District should be provided.

The foregoing recommendations would help to achieve: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Recommended TCM4 Town Center Mixed-Use District

The recommendations for the TCR District indicate the creation of a new TCM4 District:

To further the creation and development of the Town Center, the northern area of the TCR District should be changed to a separate, distinct district - TCM4 District that would permit a mix of commercial and multi-family residential uses, both as stand alone uses and in mixed-use buildings with commercial uses on the first floor and residential uses on the upper floors. Commercial uses, including mixed-use commercial and residential uses, should front along Woodlane Road. New Lot 7.01 in Block 200 should be included in the TCM4 District. The new TCM4 District should be compatible with the existing multi-family developments that flank the new district to the east and west. Provide a separate set of recommendations for the new TCM4 District.

The TCR District discussion concluded the creation of a new TCM4 District would help to attain:

Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 6 Expand and strengthen the local economy and tax base to provided needed jobs, goods and services; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

Analysis

A convenience/ice cream shop occupies Block 200, Lot 8, which contains approximately one acre along Woodlane Road. Adjacent to the western property line of Lot 8 is a single-family dwelling that occupies Lots 9 and 10.

This dwelling is located very close to Woodlane Road separated by less than 10 feet from the curb line. Lots 8 through 10 are situated in the TCR District.

A 100 percent affordable housing development exists on Block 300, Lot 2.02, which is situated south and east of Block 200, Lots 7 and 7.01. Residential condominium and apartment complexes exist west of Lots 7.01 and 7 through 10 in Block 200. The lands situated to the north are vacant woodlands that have extensive amounts of wetlands.

Recommendations

1. Block 200, Lots 8, 9 and 10 should be regulated in the following manner:

(a) Permitted principal uses:

- (1) Minimum non-residential gross floor area: 10 percent of lot area.
- (2) Residential dwelling units on the upper two floors.
- (3) Maximum residential density: 6 units per acre.
- (4) Eating and drinking establishments for sit-down or take-away services, excluding drive-through service.
- (5) Personal service establishments, such as: barbers, hairdressers and beauty shops; tanning salons, tattoo and body piercing studios; dry-cleaning establishments; tailor shops; exercise/fitness centers, personal trainers and related businesses; and similar types of personal services.
- (6) Retail sales of item, such as: fresh and packaged food items; clothing, accessories, jewelry and related items; hardware and related items; prescription and non-prescription pharmaceuticals, health care products and relate items; cannabis-based items; liquor stores; sundry and convenience items; electronics, furniture and other household goods; and other goods typically sold within town centers.
- (7) Financial institutions and investment services, excluding check-cashing businesses.
- (8) Business service establishments, such as: mail centers; document reproduction; administrative services; and similar business services.
- (9) Business offices, such as: insurance agencies; travel agencies; realtors; tax preparation; and similar business office uses.
- (10) Medical offices for state-licensed and/or certified health care professionals.
- (11) Professional offices, such as: engineers; architects; landscape architects; lawyers; and similar professions.

(b) Minimum lot area: 1 acre

(c) Minimum lot frontage: 175 feet

(d) Yard setbacks for principal buildings:

- (1) Minimum front yard: 10 feet
- (2) Maximum front yard: 20 feet
- (3) Minimum side yard: 20 feet
- (4) Minimum rear yard: 30 feet

(e) Maximum building height: 2 stories and 35 feet

(f) Maximum building coverage: 35 percent

(g) Maximum impervious coverage: 75 percent

(h) Prohibit parking between buildings and the public street; parking should be provided in the side or rear yard.

(i) Minimum landscape buffer along side and rear yards: 10 feet

(j) Sidewalks must be provided along Woodlane Road.

Recommended TCM5 Town Center Mixed-Use District

The recommendations for the TCVO District indicate the creation of a new TCM5 District:

The TCVO District at the southwestern corner of Woodlane and Smithville Roads... should be changed to a new TCM5 District for the vacant property on Lot 16 in Block 1100.14. The TCM5 District should permit a mix of commercial uses on the first floor and residential dwellings on the upper two floors. A mixed-use development would complement the mixed commercial and residential uses recommended for the northwestern corner of Woodlane and Smithville Roads in the TCM2 District. Together the two corners developed with mixed uses would create the gateway into the Town Center District. Recommendations for a new TCM5 District should be provided.

The TCR District discussion concluded the creation of a new TCM5 District would help to attain:

Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Analysis

There is an opportunity to create a gateway to the Town Center District at the intersection of Woodlane and Smithville Roads. The southwestern corner developed with mixed-use development would complement the mixed-use development recommended for the opposite corner in the TCM2 District.

Recommendations

1. Block 1100.14, Lot 16 should be regulated in the following manner:
 - (a) Permitted principal uses:
 - (1) Minimum non-residential gross floor area: 10 percent of lot area.
 - (2) Residential dwelling units on the upper two floors.
 - (3) Maximum residential density: 16 units per acre.
 - (4) Eating and drinking establishments for sit-down or take-away services, excluding drive-through service.
 - (5) Personal service establishments, such as: barbers, hairdressers and beauty shops; tanning salons, tattoo and body piercing studios; dry-cleaning establishments; tailor shops; exercise/fitness centers, personal trainers and related businesses; and similar types of personal services.
 - (6) Retail sales of item, such as: fresh and packaged food items; clothing, accessories, jewelry and related items; hardware and related items; prescription and non-prescription pharmaceuticals, health care products and relate items; cannabis-based items; liquor stores; sundry and convenience items; electronics, furniture and other household goods; and other goods typically sold within town centers.
 - (7) Financial institutions and investment services, excluding check-cashing businesses.
 - (8) Business service establishments, such as: mail centers; document reproduction; administrative services; and similar business services.
 - (9) Business offices, such as: insurance agencies; travel agencies; realtors; tax preparation; and similar business office uses.
 - (10) Medical offices for state-licensed and/or certified health care professionals.
 - (11) Professional offices, such as: engineers; architects; landscape architects; lawyers; and similar professions.
2. Minimum lot area: 1 acre
3. Minimum lot frontage: 175 feet
4. Yard setbacks for principal buildings:

- (a) Minimum front yard from Woodlane Road: 10 feet
 - (b) Maximum front yard from Woodlane Road: 20 feet
 - (c) Minimum front yard from Smithville Road: 25 feet
 - (d) Maximum front yard from Smithville Road: 50 feet
 - (e) Minimum front yard from Liat Drive: 50 feet
 - (f) Minimum side yard: 20 feet
 - (g) Minimum rear yard: 30 feet
5. Maximum building height: 3 stories and 45 feet
 6. Maximum building coverage: 35 percent
 7. Maximum impervious coverage: 75 percent
 8. Prohibit parking between buildings and the public street; parking should be provided in the side or rear yard.
 9. Minimum landscape buffer along side and rear yards: 10 feet
 10. Minimum landscape buffer from Liat Drive: 50 feet
 11. Sidewalks must be provided along Woodlane and Smithville Roads.

Recommended TCM6 Town Center Mixed-Use District

The recommendations for the PO Planned Office District suggested part of the district be changed to a new district TCM6:

The zoning designation for Block 800, Lot 1.01, which contains the commercial bakery with retail/café components, should be changed to a new district TCM6 Town Center Mixed Use 6, which permits a mix of commercial uses on the lot. Sidewalks should be extended along both road frontages of Lot 1.01.

This recommendation would help achieve:

Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Analysis

The commercial bakery with retail and restaurant components, which is located at the northeastern corner of Woodlane and Smithville Roads, fit the types of uses and characteristics envisioned for the Town Center District, not the office and light industrial uses permitted in the PO District. The lot on which the commercial bakery is located has the potential to help create a gateway to the Town Center District by complementing the mixed-use

developments envisioned for two of the opposing corners of the road intersection.

Recommendations

1. Create a new TCM6 District for Block 800, Lot 1.01.
2. The principal uses permitted in the TCM6 District should include:
 - (a) Commercial bakeries, confectionaries, kitchens and similar establishments with a retail component, and may have associated indoor eating establishments that may have outdoor eating areas operated during warmer seasons.
 - (1) The requirements for outdoor dining must be studied and incorporated into the TCM6 District.
 - (b) Eating and drinking establishments for sit-down or take-away services, excluding drive-through service.
 - (1) Similar to the commercial food production facilities indicated above, the requirements for outdoor dining must be studied and incorporated into the TCM6 District.
 - (c) Personal service establishments, such as: barbers, hairdressers and beauty shops; tanning salons, tattoo and body piercing studios; dry-cleaning establishments; tailor shops; exercise/fitness centers, personal trainers and related businesses; and similar types of personal services.
 - (d) Retail sales of item, such as: fresh and packaged food items; clothing, accessories, jewelry and related items; hardware and related items; prescription and non-prescription pharmaceuticals, health care products and relate items; cannabis-based items; liquor stores; sundry and convenience items; electronics, furniture and other household goods; and other goods typically sold within town centers.
 - (e) Financial institutions and investment services, excluding check-cashing businesses.
 - (f) Business service establishments, such as: mail centers; document reproduction; administrative services; and similar business services.
 - (g) Business offices, such as: insurance agencies; travel agencies; realtors; tax preparation; and similar business office uses.
 - (h) Medical offices for state-licensed and/or certified health care professionals.
 - (i) Professional offices, such as: engineers; architects; landscape architects; lawyers; and similar professions.
 - (j) A combination of the foregoing permitted principal uses.

3. Minimum lot area: 3 acres
4. Minimum lot frontage: 200 feet
5. Minimum lot width and depth: 200 feet
6. Because the property is currently developed, it must be studied to determine bulk, setback and buffering requirements that are reasonable and can be realistically applied.
7. Sidewalks should be required along all street frontages.

Recommended TCAH Town Center Affordable Housing District

The recommendations for the TCR District indicate the creation of a new TCAH Town Center Affordable Housing District:

To satisfy future affordable housing obligations and to expand the Town Center, Block 200, Lots 7 (current TCR District) and 7.01 (current CNS District) should be changed to a new TCAH Town Center Affordable Housing District that would permit 100 percent affordable housing that would be compatible with surrounding multi-family developments. Provide a separate set of recommendations for the new TCAH District.

The TCR District discussion concluded that the creation of a new TCAR District would help to attain:

Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

Analysis

On September 11, 2023, the Eastampton Township Council adopted a resolution finding new Lot 7.01 in Block 200 as an area in need of redevelopment thereby adding the parcel to the existing redevelopment area that already included Block 200, Lots 7 through 10. This action enhanced the ability to comprehensively plan for and redevelop this area.

Lots 7 and 7.01 in Block 200 have an unusual “flag-like” shape. Lot 7 comprises the “staff” of the tract of land with a 50-foot wide frontage along Woodlane Road that extends approximately 222 feet to the north at which point it widens to about 286 feet for approximately 474 feet before it adjoins Lot 7.01. The “flag” portion of the tract consists of the balance of Lot 7 and the entirety of Lot 7.01. Lot 7 is designated in the TCR Town Center Residential District, and Lot 7.01 is in the CNS Conservation District.

Recommendations

1. Block 200, Lots 7 and 7.01 should be comprehensively developed as a 100 percent affordable housing development that is integrated with the affordable housing development existing on Block 300, Lot 2.02. The TCAR regulations should require:
 - (a) Permitted principal use: 100 percent affordable housing in multifamily dwellings
 - (b) Maximum residential density: 10 dwelling units per acre
 - (c) Minimum lot area: 11 acres
 - (d) Minimum lot frontage: 50 feet
 - (e) Minimum setback from tract boundary: 25 feet
 - (f) Minimum setback from residential buildings to curb line of parking spaces: 10 feet
 - (g) Minimum separation between facades of residential buildings:
 - a. Side of building to side of building: 20 feet
 - b. Rear of building to rear of building: 30 feet
 - c. Rear of building to side of building: 25 feet
 - d. Front of building to side of building: 25 feet
 - (h) Maximum building height: 3 stories and 48 feet
 - (i) Roads, sidewalks and utilities should extend from the tract in the TCM4 District to the 100 percent affordable housing development existing in Block 300, Lot 2.02 in order to integrate the two affordable housing developments. Ideally, both affordable housing developments should share recreational amenities.
 - (j) The architecture of the 100 percent affordable housing in the TCM4 District should complement the architectural styles of the multifamily housing existing in the neighboring apartment, condominium and 100 percent affordable complexes.
 - (k) Sidewalks must extend from the residential buildings and areas to a sidewalk provided along Woodlane Road.

Residential Zoning Districts

Outside of the Town Center District there are twelve residential zoning districts, which include the H Historic District. Each of these residential zoning districts is examined in terms of its ability to help achieve the vision and the goals and objectives for the Land Use Plan Element. Recommendations are provided for each current residential zoning district and proposed residential zoning districts.

R-A Rural Agricultural District

The R-A Rural Agricultural District is designated for lands in the northernmost areas of Eastampton Township extending southward from the municipal boundaries shared with Springfield and Westampton Townships. A portion of the R-A District encompasses lands along the northern side of a section of Monmouth Road and the western side of Smithville Road north of Monmouth Road. Detached single-family dwellings on lots ranging from just under one acre to over three acres exist along Oxmead Road. Preserved farmland exists along portions of Oxmead and Mount Holly-Jacksonville Roads. Much larger lots containing just over 6 acres to more than 29 acres exist along Smithville Road. Some of the lots that contain a little more than 6 acres extend into Springfield Township. On these lots, detached single-family dwellings either straddle the two municipalities or are located in Eastampton. The larger lots located toward the southern section of Smithville Road are vacant woodlands.

A restaurant occupies approximately 4 acres at the northwestern corner of Smithville Road and Monmouth Road. The restaurant is connected to public sanitary sewers via a small pump station on the restaurant property and a force main that connects to public sanitary sewers farther south along Smithville Road. Farther west along Monmouth Road are a few detached single-family dwellings on lots ranging in size from about three-quarters of an acre to approximately 2.5 acres. The R-1C Residential Inclusionary Housing District divides the aforementioned small grouping of residential lots in the R-A District from the balance of the R-A District that fronts along Monmouth Road heading west. Block 400, Lots 16 and 17, each having less than one acre in size, contain detached single-family dwellings. These lots separate Lot 15, which contains a former trucking facility that is now unoccupied, from Monmouth Road; a 20-foot wide easement across Lot 16 provides access to Lot 15. A horse farm and detached single-family dwellings are located on lots that collectively exceed 40 acres. The remaining lots in the R-A District are vacant woodlands and wetlands.

The R-A District permits single-family dwellings and agricultural uses on lots having at least 15 acres.

Analysis

The lands in the R-A District consist primarily of woodlands, wetlands, agricultural fields and detached single-family dwellings on large lots. Exceptions to these features that characterize the R-A District as rural include: a small pocket of dwellings existing on small lots along Oxmead Road; a restaurant located at the northwestern corner of Monmouth and Smithville Road; and a mix of dwellings on smaller lots and a former trucking facility situated along Monmouth Road. Because of the extensive nature of wetlands in the R-A District, future development potential is greatly limited to just a few new dwellings.

The area along Monmouth Road occupied by detached single-family dwellings on smaller lots and the former trucking facility and the restaurant located at the corner of Monmouth and Smithville Roads is out of character with the rest of the rural nature of the A-R District. Furthermore, the zoning district for Block 400, Lot 13 was changed to R-1C Residential Inclusionary Housing, which permits 120 multi-family dwellings on 14.29 acres. Collectively, this area along Monmouth Road no longer embodies the vision for a low-density, rural/agricultural setting.

Recommendations

1. The R-A District should remain intact except for Block 400, Lots 6 through 11 and 15, 16 and 17. No changes to the permitted principal uses and the required bulk requirements are recommended.
2. Block 400, Lots 6 through 9 should be changed to CH Commercial Highway District because the existing restaurant on these lots fits into the CH permitted principal uses and most of the CH area and yard requirements.
3. The Zoning Map should be updated to reflect the zone change from R-A to R-1C for Block 400, Lot 13.
4. Block 400, Lots 9, 10, 11, 15, 16 and 17 should be changed to R-L Residential Low Density District to reflect the existing conditions consisting of dwellings on smaller lot, with the proviso that the R-L bulk, area and yard requirements are changed to reflect such existing conditions that are also prevalent in other R-L Districts.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

ACR Agricultural; Commercial; Recreational District

The ACR Agricultural; Commercial; Recreational District permits single-family dwellings, agricultural uses, and agricultural/agri-tourism-oriented uses on lots having at least 15 acres. Bed-and-breakfast facilities are permitted as conditional uses. The bulk, area and yard requirements for the ACR District is the same as those required for the R-A District. The ACR District is located in the eastern portion of Eastampton Township. A segment of Woodlane Road delineates the northern edge of the ACR District, and a significant section of Smithville Road forms the western boundary of the district. A short stretch of Powell Road bisects the northern portion

of the ARC District from the southern portion that is overlaid by the H Historic District.

An active sod farm occupies the majority of the ACR District, extending from Woodlane Road south across Powell Road to the southern end of the district. Over 300 acres of the sod farm has been permanently preserved as farmland by Burlington County. Three detached single-family dwellings exist in the northern end of the ACR District along Woodlane Road on lots that range from 0.76 acres to 3.05 acres. High tension electric lines and towers traverse the ACR District running north to south.

Analysis

Since most of the ACR District is permanently preserved as farmland and because remaining unpreserved, undeveloped lots are too small or are located completely within the high tension electric line/tower easement rights-of-way, there is no future residential development potential in the ACR District.

Recommendations

1. No changes are proposed to the ACR District.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

R-L Residential Low Density District

The R-L Residential Low Density District permits single-family dwellings, municipal uses and parks, public and private schools, and houses of worship on lots having at least five acres. There is only one R-L District within the township; it is located at the northeastern corner of Monmouth and Smithville Roads. The northern limit of the R-L District is the municipal boundary shared with Springfield Township. Lots containing detached single-family dwellings range in area from approximately 6,000 square feet to 5.95 acres. Most of the lots developed with single-family dwellings are between 15,000 square feet to 20,000 square feet in area. Two very small lots (Lots 17 and 19) that are a quarter of an acre and less in area are preserved farmland that extends into neighboring Springfield Township.

Analysis

Under the 5-acre area requirements, the R-L District has no future residential development potential. Notwithstanding, the 5-acre minimum lot area requirement is mismatched with the prominent existing lot pattern for dwelling units in the R-L District. The areas of the majority of lots on which dwellings exist are between 15,000 square feet to 20,000 square feet. From a review of Eastampton Township Tax Maps and internet-available Google Maps, it appears that the existing lots with detached single-family dwellings violate current R-L District requirements for minimum lot frontage, width and depth, and minimum yard setbacks.

The development potential for changing the minimum area to 20,000 square feet for lots served by public sanitary sewers and water would yield eight (8) dwelling units. If a minimum of one acre was required for lots served by individual septic systems and potable wells, the development potential would be four (4) dwelling units.

Recommendations

1. The minimum lot area should be changed to:
 - a. 20,000 square feet for lots served by public sanitary sewers and water.
 - b. One acre for lots served by individual septic systems and potable wells.
 - c. Before the R-L District bulk, area and yard requirements are changed, the district must be studied to determine the prevalent existing conditions of the lots and to establish new lot requirements.
2. No other changes to the R-L District are recommended.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

RU-L Rural Residential Low Density District

The RU-L Rural Residential Low Density District permits principal uses that are the same as those permitted in the R-L District with lots having at least five acres. The RU-L District is designated in three areas of Eastampton Township: along the

eastern segment of Powell Road near U.S. Route 206 (Eastern RU-L District); at the southeastern corner of the Township along U.S. Route 206 and Railroad Avenue (Southeastern RU-L District); and in the southern portions of the Township along segments of Smithville Road and Railroad Avenue and the Rancocas Creek (Southern RU-L District). Portions of the Eastern and Southern RU-L Districts are overlain with the H Historic District. The character and existing conditions of the three districts are distinctly disparate.

The Eastern RU-L District is occupied by mostly modern detached single-family dwellings along Powell Road. Lots occupied by dwellings along the southern side of Powell Road have areas ranging from less than one-half acre to 1.33 acres with many having one acre. Larger undeveloped lots, which are situated south of the lots along Powell Road, contain respective areas of 5.49 acres and 6.23 acres. The larger of the two undeveloped lots contains a significant amount of wetlands. Along the northern side of Powell Road are two lots, one containing 1.92 acres and the other 10.99 acres. Both lots are developed; the smaller one is occupied by a detached single-family dwelling. The larger lot is occupied by numerous outbuildings that appear to be used for agricultural purposes, and a detached single family dwelling that appears to be historic. The central portion of the larger lot has a significant amount of wetlands and a tributary to Powells Run.

The Southeastern RU-L District is completely developed with seven (7) modern detached single-family dwellings. The lot sizes range from about 8,000 square feet to a little more than one acre, with many containing approximately 20,000 square feet. To the north and west of this district is an existing mobile home park. The municipal boundaries shared with Southampton Township follow the southern and western edges of the RU-L District. Vacant woodlands exist south of the district. Across US Route 206, which is the municipal boundary, is a mobile home park.

The Southern RU-L District covers a large geographical area. It includes the southernmost portion of Eastampton Township that borders Lumberton and Southampton Townships. Lots with detached single-family dwellings front along the eastern side of Smithville Road, are arranged along Dunham Lane that intersects the western side of Smithville Road and the southern side of West Railroad Avenue, and exist along a section of West Railroad Avenue and two deadend streets that intersect West Railroad Avenue (one is Morris Street that is a public road, and the other is Goodman Lane that is a private road). The first area consists of lots that are long and narrow ranging in size from one acre to 2.66 acres. Most of the dwellings in this area reflect modern construction. A duplex that appears to be much older is located opposite a house of worship. South of this area of the RU-L District are detached single family dwellings in Southampton. The lots along Dunham Lane were created as part of an overall residential subdivision with lots averaging about 0.9 acres in area. All of the dwellings along Dunham Lane were constructed during the late 20th century. A duplex exists on a lot that faces Smithville Road. A house of worship is located at the intersection of Smithville Road and West Railroad Avenue. Two lots, which have respective areas of 1.08 acres and 4.73 acres, are open space

permanently preserved by Burlington County. The lands south of the Dunham Lane area are developed with light industrial uses in Lumberton. The last area contains lots that greatly vary in size, ranging from 11,250 square feet to 4.43 acres. The dwellings in this area reflect modern construction. Light industrial uses exist to the south in Lumberton. All of these areas of the southernmost RU-L District are overlaid with the H District.

In addition to the southern areas that border Lumberton and Southampton Townships, the RU-L District includes an extensive area that straddles the Rancocas Creek north of West Railroad Avenue. Detached single-family dwellings exist throughout this area. Most of them were developed along the high ground along West Railroad Avenue. Detached single-family dwellings are sporadically scattered along the Rancocas Creek. Most of the lots along the Rancocas Creek, developed with dwellings or undeveloped, are located within a flood plain and have extensive amounts of wetlands. Burlington County owns numerous lots within the Rancocas Creek flood plain. Very few lots have development potential because they are highly constrained by wetlands and flood plains. Most of the lots are around one acre in size; a few contain two (2) acres or more. Although one lot contains approximately 27 acres, it has a significant amount of wetlands that reduce development potential to three (3) residential lots. The H District overlays the central and eastern portions of this RU-L District.

Analysis

The size of most of the lots that contain dwellings in the Eastern RU-L District is one acre. Few of the lots comply with the five-acre minimum lot area requirement. This area has little development potential because the lots in the area have significant amounts of wetlands. If the required lot size was reduced to one acre to reflect existing conditions of the Eastern RU-L District, this area's development potential would increase to 12 new detached single-family dwellings from two (2) dwellings.

The Southeastern RU-L District has no future development potential because it is completely built out with detached single-family dwellings on lots containing, on average, 20,000 square feet. None of the lots comply with the five-acre minimum lot area requirement.

The Southern RU-L District area east of Smithville Road consists of lots with dwellings that are long and narrow ranging in size from one acre to 2.66 acres. The lots along Dunham Lane were created as part of an overall residential subdivision with lots averaging about 0.9 acres in area. This area of the Southern RU-L District is completely developed therefore having no future development potential. The area west of Dunham Lane and south of West Railroad Avenue contains lots that greatly vary in size, ranging from 11,250 square feet to 4.43 acres. Most of the lots are fully developed. If the minimum lot area for this area was changed to one (1) acre to reflect the

majority of existing lot areas on which dwellings exist, the 4.43-acre lot, which contains an existing dwelling, would have the potential for two (2) more dwellings.

The development potential of the Southern RU-L District north of West Railroad Avenue is greatly diminished because the district has an expansive amount of wetlands and is prone to significant flooding. Given these environmental factors, this Southern RU-L District area is one of the most environmentally sensitive areas within Eastampton Township.

Recommendations

1. Eastern RU-L District:
 - a. The zoning district for this area should be changed to RU-L1.
 - b. The principal uses permitted in the RU-L District should remain intact for the recommended RU-L1 District.
 - c. The RU-L1 District area, bulk and yard requirements should be changed to:
 - (1) Minimum lot area: one (1) acre
 - (2) Minimum lot width: 100 feet
 - (3) Minimum lot frontage: 100 feet
 - d. The RU-L1 District should be studied to determine the other bulk and yard requirements.
2. Southeastern RU-L District:
 - a. The zoning for this area should be changed to the R-L District including the changes recommended for this district in this Land Use Plan Element.
3. Southern RU-L District:
 - a. Area east of Smithville Road:
 - (1) The zoning district for this area should be changed to RU-L2.
 - (2) The principal uses permitted in the RU-L District should remain intact for the recommended RU-L2 District.
 - (3) The RU-L2 District area and bulk requirements should be changed to:
 - (a) Minimum lot area: 1.5 acres
 - (b) Minimum lot width: 115 feet
 - (c) Minimum lot frontage: 115 feet

(4) The RU-L2 District should be studied to determine the other bulk and yard requirements.

b. Area west of Smithville Road and south of West Railroad Avenue including Dunham Lane:

(1) The zoning for this area should be changed to the R-L District including the changes recommended for this district in this Land Use Plan Element.

c. Area south of West Railroad Avenue west of Dunham Lane:

(1) The zoning for this area should be changed to the new RU-L2 District recommended for the RU-L District area east of Smithville Road.

d. Area north of West Railroad Avenue:

(1) No changes to the RU-L zoning designated for the area north of West Railroad Avenue.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

R-M Residential Medium Density District

The R-M Residential Medium Density District permits the same uses as the R-L District, principally detached single-family dwellings, but on lots having at least 10,000 square feet. The R-M District corresponds with the central portion of Eastampton Township that was developed with residential subdivisions that contain detached single-family dwellings on lots having at least 10,000 square feet. Buttonwood Park, Cliver Park, the Manor House (the Eastampton Township municipal building), and the Eastampton Community School are nestled within the residential subdivisions. A smaller R-M District fronts along the southern side of an eastern segment of Woodlane Road. The R-M District is essentially built out with no future development potential.

Analysis

The R-M District consists of residential subdivisions with detached single-family dwellings on lots having at least 10,000 square feet. The district has no future development potential.

On September 11, 2023, the Township Council introduced Ordinance 2023-12, An Ordinance of the Township of Eastampton to Amend Chapter 540 of the Township Code to Address Fences in Undedicated Buffer Areas. This ordinance defines undedicated buffer areas in the residential subdivisions within the R-M District and establishes the requirements for the erection of fences within these buffer areas in order to shift the review process from the Land Use Planning Board to an administrative one undertaken by the Zoning Officer, Construction Code Official, and the Township Engineer.

Recommendation:

1. No changes to the R-M District are recommended; the district should remain intact.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

R-H Residential High Density District

Two areas within Eastampton Township are designated R-H Residential High Density District, which permits single-family dwellings, municipal uses and parks, houses of worship, and garden apartments and townhouses on lots having at least 10,000 square feet for single-family dwellings and a maximum of 10 acres for multifamily dwellings. Both areas are located in the central-western portion of the Township: one is located along the northern side of Monmouth Road and abuts Mount Holly Township; and the other one is located at the northeastern corner of Woodlane Road, which is the municipal boundary with Mount Holly Township, and Mount Holly-Jacksonville Road, which is the municipal boundary with Westampton Township.

The R-H District north of Monmouth Road and next to Mount Holly is completely developed with an apartment complex. An apartment complex and a condominium development occupy the entire R-H District located at the northeastern corner of Woodlane and Mount Holly-Jacksonville Roads.

Analysis

The two R-H Districts are completely developed and lack future development potential. Sidewalks exist along the northern side of Monmouth Road and the eastern side of Lakeview Terrace serving connecting Sherwood Village Apartment Homes with the Town Center District. Sidewalks extend from Woodlane Road to a portion of the eastern side of Mount Holly-Jacksonville Road, serving only the Eastampton Mews condominium development. A narrow gravel walkway extends from the northern end of the sidewalk to the driveway entrance to the Eastampton Gardens apartment complex. However, no sidewalks exist along Woodlane Road therefore creating significant gaps in the pedestrian walkway system that should connect the R-H District with the Town Center District.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Recommendations

1. No changes to the R-H District are recommended; the district should remain intact.
2. Sidewalks should be extended along the entire frontage along Mount Holly-Jacksonville Road and along both sides of Woodlane Road to the Town Center District.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

R-PRC Planned Retirement Community Residential District

The R-PRC Planned Retirement Community Residential District is located in the central-eastern portion of Eastampton Township along the eastern side of Smithville

Road. The R-PRC District permits a planned development of an age-restricted, active adult community with a small commercial convenience/service component on a tract of land having at least 100 acres. An age-restricted residential development, known as Venue at Smithville Greene that would consist of 452 dwelling units and about 15,000 square feet of commercial space, was approved by the Land Use Planning Board. The development is currently under construction with 370 dwelling units having been constructed. The lots approved for commercial uses along Smithville Road and Landmark Way remain vacant.

Analysis

Since obtaining approvals for construction in 2020, the residential component of Venue at Smithville Greene has been steadily under construction with 370 of the 452 total dwelling units having been completed. The parcels of land approved for commercial development include Block 700.07, Lot 1 and Block 700.13, Lot 1. The developer of Venue at Smithville Greene has expressed concerns about the inability to attract tenants for the commercial lots.

Recommendations

1. The age-restricted residential components of the R-PRC District should remain intact; no changes to this aspect of the district are recommended.
2. To stimulate development of the commercial component of the R-PRC District the following changes are recommended to create an overlay zone for Block 700.07, Lot 1 and Block 700.13, Lot 1:
 - a. On Block 700.13, Lot 1 a mixed-use development should be permitted on the condition that the following uses and improvements are provided:
 - (1) A minimum of 8,000 square feet of commercial space on the first floor.
 - (2) A maximum of eight (8) dwelling units (not age-restricted) on the second floor.
 - (3) Minimum front yard setbacks for principal buildings from Smithville Road and Landmark Way: 75 feet.
 - (4) Minimum rear yard setback opposite Smithville Road for principal buildings: 75 feet.
 - (5) Minimum side yard setback opposite Landmark Way for principal buildings: 30 feet.
 - (6) Minimum side and rear yard setbacks for accessory uses: 20 feet.
 - (7) Maximum floor-area-ratio: 0.30 (commercial and residential space).
 - (8) Maximum building coverage: 20 percent.
 - (9) Maximum impervious coverage: 75 percent.

- (10) Maximum building height: 35 feet and two (2) stories.
 - (11) Minimum landscape buffer area:
 - (a) Along the eastern property line : 20 feet including a six (6)-foot high solid ornamental fence.
 - (b) Along the southern property line: 10 feet.
 - (c) Along street frontages: 20 feet.
 - (12) Minimum outdoor sitting/passive recreational space for residents: 1,000 square feet.
 - (13) Onsite parking should be provided for commercial uses and residential dwellings. Assigned onsite residential parking spaces should be designated at a rate of one (1) space per each dwelling unit. Designated residential parking spaces should be demarcated by residential unit numbers with freestanding signs and pavement markings.
 - (14) The vehicular entrance/exit to the property should be limited to one (1) two-way driveway. The driveway should intersect Landmark Way and should have its centerline aligned with the centerline of Bridge Boulevard.
 - (15) Sidewalks should be provided along all road frontages.
- b. On Block 700.07, Lot 1 a mixed-use development should be permitted on the condition that the following uses and improvements are provided:
- (1) A minimum of 5,000 square feet of commercial space on the first floor.
 - (2) A maximum of six (6) dwelling units (not age-restricted) on the second floor.
 - (3) Minimum front yard setbacks for principal buildings from:
 - (d) Smithville Road and Landmark Way: 75 feet.
 - (e) Bridge Boulevard: 20 feet.
 - (4) Minimum side yard setback opposite Landmark Way for principal buildings: 75 feet.
 - (5) Minimum side and rear yard setbacks for accessory uses: 20 feet.
 - (6) Maximum floor-area-ratio: 0.30 (commercial and residential space).
 - (7) Maximum building coverage: 20 percent.
 - (8) Maximum impervious coverage: 75 percent.
 - (9) Maximum building height: 35 feet and two (2) stories.
 - (10) Minimum landscape buffer area:

- (a) Along the northern property line: 20 feet including a six (6)-foot high solid ornamental fence.
 - (b) Along Smithville Road and Landmark Way street frontages: 20 feet.
 - (c) Along Bridge Boulevard street frontage: 10 feet.
- (11) Onsite parking should be provided for commercial uses and residential dwellings. Assigned onsite residential parking spaces should be designated at a rate of one (1) space per each dwelling unit. Designated residential parking spaces should be demarcated by residential unit numbers with freestanding signs and pavement markings.
- (12) The vehicular entrance/exits should be provided in the following manner:
- (a) A two-way driveway centered along the property's Landmark Way frontage.
 - (b) A one-way driveway exiting from the property onto Bridge Boulevard. The driveway intersection should be designed to facilitate right turns only onto Bridge Boulevard.
- (13) Sidewalks should be provided along all road frontages.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

R-1B Residential Inclusionary District

The R-1B Residential Inclusionary District is located next to the Town Center District in the north-central portion of Eastampton Township. It fronts along segments of Woodlane Road. Block 300, Lot 2.02, which contains about 25 acres, comprises the entire R-1B District. The district permits dwellings, multifamily dwellings, and townhouses on lots having a minimum of 6,000 square feet for single-family dwellings, 2,000 square feet for townhouse units, and five acres for multifamily dwellings. A 100 percent affordable housing development, which consists of 100 dwelling units, occupies the R-1B District. This development helped Eastampton to address its 1987 - 1999 affordable housing obligation and a portion of the Township's 1999 - 2025 obligation. The R-1B District is fully developed.

Analysis

The R-1B District contributes toward the creation of a town center. Sidewalks from the 100% affordable housing connect to a sidewalk constructed along Woodlane Road, which, in turn, connects to a sidewalk that leads to the Town Center District. The R-1B District possesses no future development potential because it is completely built out with a 100 percent affordable housing development.

Recommendation

1. No changes to the R-1B District are recommended; the district should remain intact.

The foregoing recommendation would help to attain: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

R-1C Residential Inclusionary Housing District

The R-1C Residential Inclusionary Housing District is located along Monmouth Road in the northeastern portion of the Township. It consists of Block 400, Lot 13, which contains approximately 14.3 acres. A vacant dwelling and several outbuildings occupy the district. Most of the district is wooded with portions consisting of open fields. The R-1C District permits 120 multifamily dwellings consisting of 96 market-rate and 24 affordable housing units. The district was created in 2022 to address a portion of Eastampton's 1999 – 2025 affordable housing obligation.

Analysis

On February 28, 2022, the Eastampton Township Council adopted Ordinance 2022-3 to create the R-1C District to address a portion of the Township's Third Round affordable housing obligation.

Recommendations

1. No changes to the R-1C District are recommended; the district should remain intact.
2. Sidewalks should be extended along Monmouth Road from the R-1C district to the Town Center District.

The foregoing recommendations would help to attain: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and

economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

CNS Conservation District

The CNS Conservation District permits single-family dwellings, agricultural uses, forestry and wetlands preservation and wetland mitigation projects on lots having a minimum of 15 acres. The CNS District is located north of the Town Center District. The district fronts along segments of the eastern side of Mount Holly-Jacksonville Road and northern sides of Monmouth Road. Except for the high tension electric lines and towers that traverse the district, the CNS District is undeveloped, consisting mainly of wooded wetlands.

Analysis

The extensive amounts of wetlands greatly restrict the development potential in the CNS District. This district represents one of the most environmentally sensitive areas of Eastampton Township.

Recommendations

1. The permitted principal uses should remain intact for the CNS District.
2. The area and yard requirements should be changed to:
 - a. Minimum lot area: 50 acres
 - b. Minimum lot frontage: 800 feet
 - c. Minimum lot width: 800 feet
 - d. Minimum lot depth: 1,000 feet
3. The minimum building coverages should be changed to:
 - a. Principal building: 0.5 percent
 - b. Accessory building: 0.25 percent
4. Sidewalks should be provided along the frontages along Monmouth Road.
5. A small portion of the CNS District, Block 200, Lot 7.01, should be changed to the new TCAH Town Center Affordable Housing District recommended for a 100 percent affordable housing development.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-

compliant housing stock for a diverse cross-section of households and household incomes.

CLR Cultural, Recreational, Residential District

For the most part, the CLR Cultural, Recreational, Residential District is coincident with the parklands in the vicinity of the Rancocas Creek and historic Smithville owned by Burlington County, and the athletic fields and complex fronting along Powell Road owned the Rancocas Valley High School. The Eastampton Township Volunteer Fire Company's firehouse and the Township's Public Works facility, which includes a historic building that was a former school and is now used for Public Works, are located along Smithville Road within the CLR District. The CLR District permits single-family dwellings, municipal and governmental buildings including educational and cultural facilities, and agricultural uses on lots having a minimum of 15 acres. The district lacks private sector development potential because practically all of the lands are owned by governmental entities.

Analysis

The CLR District comprises a concentration of governmental uses: county parkland and historic site; high school athletic fields and complex; and municipal facilities.

Recommendations

1. No changes to the CLR District are recommended; the district should remain intact.
2. Sidewalks should be extended along Smithville Road and Powell Road to connect nearby residential developments to the county parklands.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 2 Preserve important agricultural land and open space; Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; and Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment.

H Historic District

The H Historic District is overlaid on the CLR District, portions of the southern RU-L District that fronts along Smithville Road and West Railroad Avenue and through which the Rancocas Creek flows, the southern portion of the eastern RU-L District, and the southernmost portion of the ACR District.

Article IX Historic District of Chapter 540 Zoning establishes the "historic preservation regulations... intended to effect and accomplish the protection,

enhancement and perpetuation of especially noteworthy examples or elements of the Township's environment..." The H District permits: single-family dwellings; public buildings, parks, playgrounds and incidentally related uses; and cluster developments. It requires the creation of a historic preservation commission, which functions as an advisory entity to the Land Use Planning Board and Township Council. To date, no Historic Preservation Commission has been appointed and functions within Eastampton Township.

Analysis

Prior analyses of the RU-L and ACR Districts revealed the absence of historically significant properties and buildings. Historically significant properties are principally associated with county parklands, particularly historic Smithville. A few buildings, such as privately owned duplexes and a church in the RU-L District, and the former school building used for the township Public Works Department, possess historic characteristics. Given no Historic Preservation Commission exists within Eastampton Township and most of the historic properties are under Burlington County's control, it is questionable whether the H District has any significance and effectiveness in protecting, enhancing and perpetuating especially noteworthy examples or elements of the Township's historic environment.

Recommendation

1. Delete the H District in its entirety.

While it may appear that eliminating the H District is antithetical to achieving Goal No. 1 Protect the environment and natural resources, the historically significant properties in the H District are preserved and protected because they are part of Burlington County's park system. Most of the other lands within the H District are privately owned and lack any historical significance or characteristics. Furthermore, the absence of a Historic Preservation Commission for many years has not resulted any degradation to the historically significant properties owned by governmental entities.

Recommended RMHP Residential Mobile Home Park District

The RMHP Residential Mobile Home District is recommended for Block 1600, Lots 2, 4, 5, 6.01, 6.02, 7 and 7.01 in the southernmost portion of the CH District located along US Route 206. The Fenimore Community Village Mobile Home Park and Fenimore Village, which consist of a total of 95 mobile home sites, two (2) single-family dwellings, an office/maintenance shop, occupy Block 1600, Lots 4, 5, 6.01, 6.01, 7 and 7.01, which total approximately 13.0 acres. Lot 2 in Block 1600 contains 2.4 acres on which 34 mobile home sites exist. The entire RMHP District would contain a total of 129 mobile home sites.

Analysis

Because Lots 2, 4, 5, 6.01, 7 and 7.01 in Block 1600 contain existing mobile home parks, residential uses of these lots do not comply with the commercial uses permitted in the CH District. Some of the lots contain uses that support the mobile home parks, such as an office/maintenance shop. There are pre-existing single-family dwellings within the mobile home parks. It is important to provide for a zoning district that recognizes and permits the mobile home parks.

Recommendations

1. The CH District for Block 1600, Lots 2, 4, 5, 6.01, 6.02, 7 and 7.01 should be changed to RMHP District.
2. The maximum number of mobile home sites should be limited to 129 in the RMHP District; no additional mobile home sites should be permitted.
3. No additional detached single-family dwellings should be permitted in the RMHP District; the detached single-family dwellings should be limited to the number of dwellings existing at the time of the adoption of this master plan.
4. Accessory uses should be limited to sheds, fences and uses that support the operation of the mobile home parks. Further study is required to identify all accessory uses for the RMHP District.
5. Additional study is required to develop bulk, area and yard requirements for the RMHP District.

The foregoing recommendations would help to attain: Goal No. 1 Protect the environment and natural resources; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

Non-Residential Zoning Districts

CH Commercial Highway District

The CH Commercial Highway District permits a variety of retail, service and office uses, as well as municipal and governmental uses, on lots having a minimum of one acre. Current CH Districts are located along US Route 206 from the vicinity of the intersection of Woodlane Road and the state highway heading south to the proximity of southeastern corner of Eastampton Township. Powells Run either approximates the western boundary of the CH District or flows through western portions of the district thereby restricting development.

A solar voltaic field on 14.7 acres, an office for Boilermakers Local 28 on 3.94 acres, and an automotive repair/storage/impoundment facility on 7.27 acres occupy the northern portion of the CH District, north of the US Route 206-Woodlane Road intersection. Two smaller vacant lots, with respective areas of 1.74 acres and 0.67 acres, are located at the intersection of the two roads. Wetlands occupy at least half of the two smaller lots.

Between Woodlane Road and Powell Road exists a mix of developed lots, underutilized and vacant lots. A motel, gas station and a light industrial facility that stores material for lining landfills and impoundments and other types of geomembrane applications occupy the lots just south of Woodlane Road. Farther south are vacant wooded lots and underutilized lots with a dwelling and a large garage. Lot sizes range from 0.73 acres on which the gas station is located to 4.3 acres occupied by the motel. The light industrial use occupies a 2.84-acre lot. During its September 20, 2023, the Joint Land Use Planning Board approved an expansion of the light industrial use onto an adjoining parcel of land, which would increase the total of the acreage to approximately 5.2 acres.

A mix of retail and heavy equipment storage/parking uses occupy the CH District from Powell Road to the Rancocas Creek. An older, small retail/automotive services complex on parcel of land containing about one acre is located close to Powell Road. A former landscape nursery with a detached single-family dwelling and a garage occupies 2.34 acres. The heavy equipment storage/parking use occupies a 3.78-acre lot. Two residential lots, each containing about an acre and occupied by a detached single-family dwelling, are located next to the Rancocas Creek and are served by Roberts Road, a private road that is part of Lot 13.02 in Block 1500 which is vacant and almost completely located within a flood hazard area.

The most southern portion of the CH District extends from the Rancocas Creek to the current RU-L District, which is recommended to be changed to a R-L District with modifications. Most of this area of the CH District is occupied by mobile home trailer parks. A small parcel of land, which contains approximately 0.7 acres and is occupied by a towing service and a separate garage building, fronts along US Route 206.

Analysis

The CH District fronts along US Route 206 with lots occupied by commercial and light industrial uses that vary in size ranging from under an acre to a little more than 5 acres. The northernmost area of the CH District is fully build out. The CH District located between Woodlane Road and Powell Road contains some lots that are underutilized and could be developed with commercial uses. The district located between Powell Road and the Rancocas Creek contains a mix of uses, some of which are commercial in nature, another is of a light-industrial type (the heavy equipment storage/parking use), and two detached single-family dwellings. The

southernmost portion of the CH District, for the most part, does not fit into the commercial uses permitted in the district because it is occupied by mobile home parks. Only one small parcel of land has a commercial use – a towing service.

The CH District permits several conditional uses, one of which no longer fits into the district; that is bed-and-breakfast facilities. The district permits Cannabis Cultivators, Cannabis Manufacturers, Cannabis Wholesalers, Cannabis Distributors, and Cannabis Delivery as conditional uses.

Recommendations

1. The CH District should be maintained in the northern and central portions of the district, and the southernmost section that contains the mobile home parks should be changed to a new zoning district for RMHP Residential Mobile Home Park. The small parcel of land (Block 1600, Lots 3 and 3.01) that contains the towing service and is surrounded by the mobile home parks should remain in the CH District.
2. The conditional uses permitted in the CH District should be changed in the following manner:
 - a. Bed-and-breakfast facilities should be eliminated.
 - b. Light industrial uses that include: outdoor and indoor storage of construction material; assembling of light manufacturing products and light manufacturing; sales and leasing of heavy construction equipment, including repairing and maintaining the equipment; and trucking depots that include offices and maintenance garages. All of these light industrial uses must be required to be adequately screened and buffered from public view and neighboring residential uses and districts, with the consideration for allowing public views to the sale and leasing of equipment. The light industrial uses should occur on parcels of land containing at least three (3) acres. No onsite residential uses should be permitted with the light industrial uses. Additional study is required to develop the conditions for permitting the light industrial uses.
3. While the two detached single-family dwellings located next to the Rancocas Creek are not permitted in the CH District, this Land Use Plan Element recognizes that they are pre-existing non-conforming uses and recommends favorable consideration be given to use variance applications seeking to upgrade the two dwellings or uses accessory to the residences.

The foregoing recommendations would help to attain: Goal No. 5 Pursue and maintain an aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 6 Expand and

strengthen the local economy and tax base to provide needed jobs, goods and services. The part of Recommendation No. 1 that suggests creating a new RMHP District would help to achieve Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes. Recommendation No. 3 also would help to achieve Goal No. 8.

BP Business Park District

The BP Business Park District permits a variety of light industrial, such as warehousing and distribution of products, light manufacturing and assembling of products, wholesaling, job printing, and newspaper or book publishing, and office uses on tracts having a minimum of 20 acres. In addition, the district permits a CCRC Continuing Care Retirement Community on 100-acre tracts of land. The BP District fronts along the northern section of US Route 206 and extends to a small stretch of Monmouth Road in the northeastern portion of Eastampton Township. Cannabis Cultivators, Cannabis Manufacturers, Cannabis Wholesalers, Cannabis Distributors, and Cannabis Delivery are permitted conditional uses in the BP District.

The BP District area that fronts along US Route 206 is occupied by a mix of non-residential uses: automobile towing and repair; a furniture and outdoor shed retailer; a small light industrial complex consisting of several buildings that include a gymnastics facility and a manufacturer of biotechnical and nutritional products; a conventional warehouse; and an agricultural support service and retailer of agricultural supplies. Some of these properties have the potential for additional development, such as the underutilized areas of the towing/automobile repair facility, the site for the furniture and outdoor shed retailer, and the agricultural support service/retailer agricultural products. Most of these properties contain at least 20 acres, except for the small light industrial complex that consists of three (3) lots that contain between two and one-quarter to almost two and one half acres, and the towing/automobile repair facility that contains approximately 17.2 acres.

Along Monmouth Road the BP District contains a variety of uses: a sod farm consisting of production fields and woodlands; five (5) dwellings, three (3) of which are mobile homes and two (2) are detached single-family dwellings; and a portion of the Rancocas Valley Preparatory School. The sod farm consists of two lots, one containing 2.87 acres and the other 20.22 acres. The entire school property contains 10.8 acres, about half of which is in the BP District. The three lots containing mobile homes cover 6,000 square feet, and the other two residential lots have respective areas of 5,000 square feet and 7,500 square feet.

A BP District is located within the southeastern corner of Eastampton Township that borders Mount Holly to the west and Lumberton Township to the south. A closed landfill with a solar voltaic field occupies most of this BP District. A very small portion of the BP District that fronts along NJ State Highway Route 38 is developable.

Analysis

The BP District that fronts along US Route 206 exemplifies most of the types of uses contemplated for the district. And the lots located within the district are, for the most part, compliant with the required 20-acre lot minimum. The Land Use Planning Board adopted Resolution No. 11-2023 approved a minor site plan for an additional storage building for Flynn's Towing, Inc. (the towing/automobile repair facility).

The residential uses and the school use do not fit into the BP District that fronts along Monmouth Road. None of the lots comply with the minimum 20-acre lot requirement for the BP District. Only the sod farm lots, combined having approximately 23 acres, comply with the minimum lot requirement.

The BP District that fronts along NJ State Highway Route 38 has a small area that is developable.

None of the lots in the BP District have 100 acres of developable land for a CCRC.

Recommendations

1. The BP District should be maintained along US Route 206 and for the sod farm (Block 700, Lots 8.01 and 8.02) that fronts along Monmouth Road, and along NJ State Highway Route 38.
2. The permitted uses for the BP District should be clarified to permit towing and automobile repair facilities, and agricultural services and retail sales of agricultural products. The BP District should permit retail establishments. The CCRC should be eliminated as a permitted use.
3. Block 700, Lots 3 through 7 (residential lots) and the portion of Lot 2 (school lot) should be removed from the BP District and included in the adjoining PO Planned Office District, which is recommended to be changed to CH Highway Commercial District. The existing residential uses should be recognized as pre-existing, non-conforming uses, and favorable consideration should be given to use variance applications for improving the existing dwellings and uses accessory to the residential uses.

The foregoing recommendations would help to attain: Goal No. 5 Pursue and maintain an aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 6 Expand and strengthen the local economy and tax base to provide needed jobs, goods and services. The part of Recommendation No. 3 that suggests recognizing the pre-existing, non-conforming residential uses would help to achieve Goal No.

8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

CCRC Continuing Care Retirement Community

The CCRC Continuing Care Retirement Community permits large-scale continuing care communities on a tract of land having at least 100 acres. The Zoning Map lacks the designation of a CCRC District; however, it is permitted in the BP District. Furthermore, developable 100-acre tracts of land no longer exist in Eastampton Township.

Analysis

The Zoning Map lacks a CCRC District, although CCRC is permitted in the BP District. There are no developable 100-acre tracts of land available for a CCRC development within Eastampton Township. Furthermore, the BP District is developing with light industrial uses, and therefore the BP District would be undesirable for a CCRC.

Recommendation

1. Delete all of the CCRC provisions from Chapter 540 Zoning.

While the recommendation to delete the CCRC provisions does not expressly advance any specific goals of the Land Use Plan Element, it constitutes the elimination of inapplicable provisions of Chapter 540 Zoning thereby achieving an overarching goal to provide clarity to the Zoning Ordinance.

PO Planned Office District

The PO Planned Office District is located in two locations within Eastampton Township: northern side of Woodlane Road from Smithville Road to Powells Run; and at the southeastern corner of Monmouth and Smithville Roads. The PO District permits professional offices, light manufacturing, and business offices on lots having a minimum of 80,000 square feet. Continuing Care Retirement Communities are permitted provided they comply with the requirements of the CCRC District. Retail, restaurant, residential and bank uses are expressly prohibited in the PO District.

The Woodlane Road PO District contains a variety of uses: a commercial bakery that has a retail/café component; light manufacturers along Compass Lane; a construction yard and associated building and a detached single-family dwelling; farmland, some of which is traversed by high tension electric lines and towers; and deteriorated single-family dwelling and former agricultural outbuildings. The lots on which light industrial uses operate contain 1.41 acres and 2.86 acres, respectively. The commercial bakery lot contains approximately 3.0 acres. The lot

on which the construction yard/building and dwelling are located contains approximately 6.1 acres. One of the lots that contains farmland contains almost 16 acres; the other one that has farmland fronting along sections of Woodlane and Smithville Roads, is traversed by high tension electric lines and towers, and has an extensive amount of wetlands. The Land Use Planning Board adopted Resolution No. 7-2022 granting a use variance for Block 800, Lot 1 to used for a self-storage facility. The Board adopted Resolution No. 7-2018 approving Block 800, Lots 4.01, 4.02 and 4.03 to be used as a contractor's office and construction yard, and a self-storage facility, and Resolution No. 13-2022 granting minor subdivision and preliminary major site plan approval for the two uses on said lots.

The PO District located at the southeastern corner of Monmouth and Smithville Roads are occupied by a detached single-family dwelling and the Rancocas Valley Preparatory School. The dwelling is located on a 1.27-acre lot. The PO District bisects the 10.8-acre lot on which the school is located.

No 100-acre lots that could accommodate a CCRC exist in the PO District.

Analysis

The commercial bakery with retail and restaurant components, which is located at the northeastern corner of Woodlane and Smithville Roads, fit the types of uses and characteristics envisioned for the Town Center District, not the office and light industrial uses permitted in the PO District. The lot on which the commercial bakery is located has the potential to help create a gateway to the Town Center District by complementing the mixed-use developments envisioned for two of the opposing corners of the road intersection.

The Woodlane Road PO District has been evolving away from offices and toward a mix of light industrial uses, such as light manufacturing and construction yards. This district has approvals for self-storage facilities, which have yet to be constructed.

Lot 2 in Block 700, which contains a school, is split into two zones: PO District, and BP District. The recommendations for the BP District suggest changing the zoning for Block 700, Lots 2 through 7 and part of Lot 2 to the CH District. Changing the PO District portion (Block 700, Lot 1 and part of Lot 2) to the CH District would complement the BP District recommendation.

The PO District possesses no 100-acre lots that could accommodate a CCRC.

Recommendations

1. The PO District should be deleted in its entirety.

While the recommendation to delete the PO District provisions does not expressly advance any specific goals of the Land Use Plan Element, it constitutes the elimination of a district that no longer applies to the vision for Eastampton Township.

2. The zoning designation for Block 800, Lot 1.01, which contains the commercial bakery with retail/café components, should be changed to a new district TCM6 Town Center Mixed Use 6, which permits a mix of commercial uses on the lot. Sidewalks should be extended along both road frontages of Lot 1.01.

This recommendation would help achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

3. The balance of the Woodlane Road PO District, which excludes Block 800, Lot 1.01, should be changed to a new LI Light Industrial District, which permits an expansion of principal uses and conditional uses that include a variety of light industrial uses suitable for the district. Sidewalks should be extended along road frontages in the LI District.

This recommendation would help achieve: Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

4. The zoning designation for Block 700, Lot 1 and part of Lot 2 should be changed to CH District. The existing residential dwelling should be recognized as a pre-existing, non-conforming use, and favorable consideration should be given to use variance applications for improving the existing dwelling and uses accessory to the residential uses

This recommendation would help achieve: Goal No. 3 Create a town center; Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs. The part of this recommendation that suggests recognizing the pre-existing, non-conforming residential uses would help to achieve Goal No. 8 Provide safe, code-compliant housing stock for a diverse cross-section of households and household incomes.

Recommended LI Light Industrial District

The recommendation for the PO District suggests creating a new LI Light Industrial District:

The balance of the Woodlane Road PO District, which excludes Block 800, Lot 1.01, should be changed to a new LI Light Industrial District, which permits an expansion of principal uses and conditional uses that include a variety of light industrial uses suitable for the district. Sidewalks should be extended along road frontages in the LI District.

Creating the new LI District would help attain the following goals:

Goal No. 4 Achieve a walkable and bikeable community; Goal No. 5 Pursue and maintain aesthetically pleasing, environmentally and economically sustainable development and redevelopment; and Goal No. 9 Improve and carefully expand the municipality's infrastructure, services and amenities to meet current and future needs.

Analysis

The Woodlane Road PO District has been evolving away from offices and toward a mix of light industrial uses, such as light manufacturing and construction yards. This district has approvals for self-storage facilities, which have yet to be constructed.

Recommendations

1. Block 800, Lots 1, 2, 2.03, 2.04, 3, 4.01, 4.02 and 4.03 should be rezoned to the LI District.
2. The principal uses permitted in the LI District should include:
 - (a) Assembling of light manufacturing products and light manufacturing, which uses processed and partially processed material to fabricate items and excludes processing raw materials, chemicals, hazardous materials, livestock and similar materials.
 - (b) Remanufacturing of electronic, automotive, equipment components and parts.
 - (c) Metal fabrication, including cutting, forming, shaping, grinding, welding, and coating metals, the last of which excludes electroplating and similar processes.
 - (d) Facilities for the trades, including electricians, plumbers, heating and cooling contractors, carpenters, millworks, cabinetmakers, furniture makers, roofers, masons, and similar businesses.

- (e) Laboratories devoted to scientific or industrial research, engineering laboratory, testing and experimental operations for research or product development.
 - (f) Offices for businesses or corporate headquarters, including administration, professional, sales or similar purposes.
 - (g) Any combination of permitted principal uses in the LI District on the same lot.
 - (h) Outdoor storage of material that incidentally supports the principal uses permitted in the LI District in side and rear yards provided: the height of the material stored outdoors does not exceed seven feet; an eight-foot high solid ornamental fence encloses and screens the material stored outdoors; and landscaping screening is provided. Outdoor storage of material should not be considered to be a permitted principal use; it should be accessory to the principle use.
3. The conditional uses permitted in the LI District should include:
- (a) Conventional, long-term storage warehouses that comply with the following conditions:
 - (1) Maximum gross floor area of the building: 30,000 square feet. In no instance should the warehouse building exceed 30,000 square feet because the intent and purpose of the Land Use Plan Element is to avoid large warehouses that would be out of scale and proportion with surrounding residential neighborhoods.
 - (2) Maximum floor area ratio: 0.35. In no instance should the maximum floor area ratio be applied to permit the building gross floor area to exceed 30,000 square feet.
 - (3) Maximum height of the building: one story and 35 feet.
 - (4) Minimum lot area: 2 acres.
 - (b) Self-storage facilities that comply with the following conditions:
 - (1) Minimum lot area: 8 acres
 - (2) Maximum floor area ratio: 0.20
 - (3) Maximum building height: one story and 35 feet
 - (4) Maximum outdoor storage of vehicles (passenger vehicles, light duty pickup trucks not used for businesses, boats on trailers, and recreational vehicles and trailers): Thirty (30) 10-foot by 35-foot spaces.
 - (5) Screening of all driving aisles between buildings and of outdoor storage of vehicles from public view from streets and adjoining properties by the following methods: buildings; eight-foot high solid ornamental fences; eight-foot high freestanding walls; landscaping that provides immediate 100 percent obstruction of views; or a combination of the foregoing methods.

4. The uses prohibited in the LI District should include:
 - (a) Manufacture or storage of explosives, ammunition, fireworks, matches or pyroxylin and nitrocellulose plastics and products.
 - (b) Manufacture of calcium carbide, acetylene gas, ammonia or chlorine picric, carbolic, hydrochloric or other similar acid or similar chemicals.
 - (c) Petroleum refining.
 - (d) Rubber products manufacture or treatment.
 - (e) Motor vehicle dismantling or similar salvage operation or the storage of wrecked, disabled or dismantled motor vehicles, used parts thereof or other similar items or materials.
 - (f) Junkyards or similar outside waste storage or disposal area.
 - (g) Manufacture, storage or mixing of asphalt, coal tar, petroleum or bituminous products or the type normally used for the paving of streets or parking areas.
 - (h) Manufacture of concrete and concrete products.
 - (i) Abattoirs and slaughterhouses, and animal rendering facilities.

5. The bulk, area and yard requirements:
 - (a) Minimum lot area: 80,000 square feet
 - (b) Minimum lot frontage: 200 feet
 - (c) Minimum lot width: 200 feet
 - (d) Minimum lot depth: 400 feet
 - (e) Minimum yard setbacks:
 - (1) Front yard: 50 feet
 - (2) Side yard: 25 feet
 - (3) Rear yard: 30 feet

 - (f) Maximum floor area ratio: 0.35
 - (g) Maximum building coverage: 35 percent
 - (h) Maximum impervious coverage: 65 percent
 - (i) Maximum building height: two stories and 35 feet
 - (j) Minimum parking setbacks:
 - (1) Street right-of-way line: 25 feet
 - (2) Rear property line: 20 feet
 - (3) Side property line: 15 feet, except for zero (0) feet where cross-easements for parking are provided and maintained between adjoining lots.

6. Landscape and buffering requirements should be studied and incorporated into the LI District.

7. Sidewalks should be required along all street frontages.

Recommendations for Zoning Ordinance Provisions of Chapter 540

The recommendations for Chapter 540 are based on discussions with the Eastampton Township Zoning Officer, a review of the Zoning Ordinance and several recent Annual Reports prepared for the Zoning Board of Adjustment when exercising the powers of a zoning board of adjustment. Specific text changes recommended for sections of the ordinance are shown in **bold text**.

Some sections and articles of Chapter 540 are recommended for further study as being beyond the scope of this review in part because of their complexity or the need to determine the benefit that would result from a significant revision. Outdated provisions are recommended for deletion, and new language for sections are recommended when appropriate.

Section 540-6 Definitions.

Section 540-6 requires an extensive review to update and revise many of the definitions and to eliminate unnecessary ones. The definitions for “homecraft,” “home office occupation,” and “home professional occupation” should be revised and consolidated. Because the definitions for “multiplex” and “multiple dwelling” conflict, the “multiplex” definition should be deleted. “Conditional use permit” and “temporary use permit” definitions should be deleted because they are no longer applicable. The definitions sections of the several redevelopment plans should be reviewed to determine whether any of the redevelopment definitions should be included in Section 540-6.

For example, the need to consider new definitions is highlighted by the growth in the quantity and types of warehousing and distribution facilities, and the need to address changes in residential uses to accommodate “multi-generational housing.” Over the past several years, the Land Use Planning Board has granted use variances to permit elderly parents and relatives to live in an independent unit created in an existing detached single-family dwelling where their families would take care of them in what is termed “multi-generational housing.” “Multi-generational housing” should be defined and permitted in detached single-family dwellings in all residential zoning districts. Accordingly, Section 540-11 that provides regulations applicable to all districts should be revised to address permitting multi-generational housing.”

Section 540-11 Regulations applicable to all districts.

The regulations that apply to all districts set forth in Section 540-11 should be reviewed and, where necessary, revised to assure compliance with current statutes, standards and case law and to improve their effectiveness. For example, the required setbacks for swimming pools and the permitted maximum size and height

for sheds should be discussed. Regulations for “multi—generational housing” should be added to this section. Section 540 should be studied to identify provisions that should be removed from zoning and placed within the design standards of the subdivision and site plan review, so that they could be modified as design exceptions instead of variances.

Section 540-12 Permitted modifications.

Section 540-12B, which allows pre-existing lots that are undersized and have deficient lot frontages at the time of the adoption of the ordinance, should be deleted in its entirety to strive toward uniform compliance with the ordinance. Deficiencies should be handled with variance applications on a case-by-case basis before the Land Use Planning Board.

Section 540-54 Required landscaping.

Section 540-54 provides extensive landscaping requirements for land development. The entire section should be examined and studied vis-à-vis its complexity and revised to streamline its requirements. For example, because few land development applications have complied with the required composition of landscape buffers set forth in Section 540-54C(5) and have required design exceptions which were granted, it is apparent these landscape buffer requirements need to be revised so they can be reasonably applied.

Article XII Off-Street Parking and Loading.

Article XII should be examined, studied and revised in order to update parking and loading standards with current state regulations, such as the Residential Site Improvement Standards and current industry standards for non-residential uses.

Article XIII Supplementary Regulations for Certain Uses and Structures.

Since Article XIII is essentially the requirements for conditional uses, its title “Supplementary Regulations for Certain Uses and Structures” must be changed to “Conditional Uses.” The entire article should be examined, studied and revised to provide requirements for each conditional use. Consideration should be given to including new conditional uses and eliminating those that are no longer applicable to Eastampton Township.

Article XIV Nonconforming Uses.

Article XIV regulates nonconforming uses. The entire article must be examined, studied and revised to update the sections in Article XIV. For example, Section 540-69 Continuance, Section 540-70 Abandonment, and Section 540-71 Restoration are outdated because they lack requirements of current statutes and case law.

Section 540-78 Certificates and permits.

Subsection D. that pertains to certificates and permits provides:

Certificate of occupancy. The Zoning Officer is hereby empowered to issue a certificate of occupancy which shall certify that all provisions of this chapter have been complied with in respect to the location and use of the building, structure or premises in question.

This subsection should be changed to:

Certificate of occupancy. The **Construction Official** is hereby empowered to issue a certificate of occupancy which shall certify that all provisions of this chapter have been complied with in respect to the location and use of the building, structure or premises in question.

Section 540-80 Procedure for temporary and conditional use permits.

Section 540-80, which provides procedures for temporary and conditional use permits, should be deleted in its entirety because temporary and conditional use permits are no longer applicable to the ordinance.

Section 540-81 Certificate of occupancy.

This section that pertains to certificates of occupancy provides:

Following the completion of the construction, reconstruction or alteration of any building, or where a change in the use of a structure is proposed, the applicant shall transmit, by registered mail to the Zoning Officer, a letter stating that such construction has been completed or that a new use has been proposed. Within seven days of the receipt of this letter, the Zoning Officer shall make all necessary inspections of the completed structure and proposed use to determine the conformance with this chapter. A certificate of occupancy shall be issued only if the Zoning Officer finds that the construction and proposed use comply with all the requirements and provisions of this chapter. No certificate shall be issued unless the issuing official receives a sealed survey or a copy of a sealed survey.

The following changes to this section are recommended:

Following the completion of the construction, reconstruction or alteration of any building, or where a change in the use of a structure is proposed, the applicant shall transmit, by **certified** mail to the Zoning Officer, a letter stating that such construction has been completed or that a new use has been proposed. Within seven days of

the receipt of this letter, the Zoning Officer shall make all necessary inspections of the completed structure and/or proposed use to determine **whether the completed structure and/or proposed use complies with the zoning provisions of this chapter. Within said time frame, the Zoning Officer shall render his/her decision by issuing to the Construction Official and the applicant a Zoning Permit that indicates compliance or a letter of non-compliance setting forth the violations. The Construction Official shall issue a certificate of occupancy only if the Zoning Officer issues a Zoning Permit for the construction and/or proposed use.** No certificate shall be issued unless the issuing official receives a sealed survey or a copy of a sealed survey.

Section 540-83 Rezoning applications.

Section 540-83A – D for rezoning applications should be deleted in its entirety because the rezoning of parcels of land should follow the master plan and zoning ordinance procedures and requirements of the Municipal Land Use Law.

Article XVII Redevelopment Plan.

Article XVII must be examined, studied and revised in order to clarify and simplify the provisions of the redevelopment plan. The changes must comport with the recommendations for the Town Center District articulated in the Proposed Land Uses section of the Land Use Plan Element.

RECYCLING PLAN ELEMENT

Introduction

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) (MLUL) authorizes municipalities to prepare, adopt and amend a master plan, which the law defines as “a composite of one or more written or graphic proposals for the development of the municipality...” (N.J.S.A. 40:55D-5). The MLUL allows the inclusion of optional plan elements in the master plan, which includes a recycling plan element. N.J.S.A. 40:55D-28b.(12) provides the following requirements for a recycling plan element:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Collection, Disposition and Recycling of Recyclable Materials

Eastampton Township enacted Chapter 397 of the Code of Eastampton Township to establish recycling requirements within the municipal. Chapter 397 Recycling sets forth the following general provisions:

- Source separation of designated recyclables
- Establishment of curbside program collection
- Municipal recycling drop-off program
- Common area recycling storage locations
- Mandatory commercial and institutional source-separation program
- Recycling reporting requirements
- Enforcement
- Violations and penalties
- Other related provisions

Burlington County administers the municipal collection, disposition and recycling of recyclable materials under its Regional Recycling Program (Program), which is operated by the Occupational Training Center of Burlington County. Eastampton Township participates in the Program. Residential curbside pickup of co-mingled recyclables occurs on Mondays every two weeks. A copy of the Eastampton’s 2023 – 2024 collection schedule is provided in Figure No. 1.

Figure No. 2 – Burlington County 2023 Recycling Brochure

BURLINGTON COUNTY 2023 RECYCLING BROCHURE

January - December 2023

Find Where to Recycle TVs, Batteries & More!

Download the FREE app today!

Recycling cart questions? Contact your municipality.

Curbside Recycling Issues: 609-267-6889 • Email: recycling@otcbc.org

General Recycling Information: 609-499-1001 ext. 271
Email: recycle@co.burlington.nj.us

TAKE A VIRTUAL TOUR OF THE RECYCLING PLANT AT BURLCORECYCLES.COM

YOUR RECYCLING PROGRAM IS FUNDED BY THE BURLINGTON COUNTY BOARD OF COMMISSIONERS.

BURLINGTON COUNTY REGIONAL CURBSIDE RECYCLING PROGRAM

RECYCLING DATES FOR PAPER, CARDBOARD, BOTTLES & CANS

MONDAY		THURSDAY	
Bordentown City, Bordentown Twp., Chesterfield, Fieldsboro Boro., Florence, Mansfield 2023 January 2, 16, 30 July 3, 17, 31 February 13, 27 August 14, 28 March 13, 27 September 11, 25 April 10, 24 October 9, 23 May 8, 22 November 6, 20 June 5, 19 December 4, 18	Eastampton, Lambert, Mt. Holly, Southampton 2023 January 9, 23 July 10, 24 February 6, 20 August 17, 21 March 6, 20 September 5, 19 April 3, 17 October 2, 16, 30 May 1, 15, 30 November 13, 27 June 12, 26 December 11, 26	Beverly, Delanco, Edgewater Park, Willingboro 2023 January 5, 19 July 7, 20 February 2, 16 August 3, 17, 31 March 2, 16, 30 September 14, 28 April 13, 27 October 12, 26 May 11, 25 November 9, 24 June 8, 22 December 7, 21	Joint Base MDL, New Hanover, North Hanover, Pemberton Boro., Pemberton Twp., Tabernacle, Washington, Wrightstown 2023 January 12, 26 July 13, 27 February 9, 23 August 10, 24 March 9, 23 September 6, 21 April 6, 20 October 5, 19 May 4, 18 November 2, 16, 30 June 2, 15, 29 December 14, 29
Medford Lakes, Medford Twp., Shamong 2023 January 3, 17, 31 July 9, 18 February 14, 28 August 1, 15, 29 March 14, 28 September 12, 26 April 11, 25 October 10, 24 May 9, 23 November 7, 21 June 6, 20 December 5, 19	Hainesport, Mt. Laurel 2023 January 10, 24 July 11, 25 February 7, 21 August 10, 22 March 7, 21 September 6, 19 April 4, 18 October 3, 17, 31 May 2, 16, 31 November 14, 28 June 13, 27 December 12, 27	Burlington City, Burlington Twp., Springfield, Westampton 2023 January 6, 20 July 8, 21 February 3, 17 August 4, 18 March 3, 17, 31 September 1, 15, 29 April 14, 28 October 13, 27 May 12, 26 November 10, 25 June 9, 23 December 8, 22	Evesham 2023 January 13, 27 July 14, 28 February 10, 24 August 11, 25 March 10, 24 September 9, 22 April 7, 21 October 6, 20 May 5, 19 November 3, 17 June 3, 16, 30 December 1, 15, 30
WEDNESDAY Delran, Moorestown, Riverside 2023 January 4, 18 July 4, 19 February 1, 15 August 2, 16, 30 March 1, 15, 29 September 13, 27 April 12, 26 October 11, 25 May 10, 24 November 8, 22 June 7, 21 December 6, 20		Cinnaminson, Maple Shade, Palmyra, Riverton 2023 January 11, 25 July 12, 26 February 8, 22 August 9, 23 March 8, 22 September 7, 20 April 5, 19 October 4, 18 May 3, 17 November 1, 15, 29 June 1, 14, 28 December 13, 28	

Curbside Recycling Hotline 609-267-6889 | Email recycling@otcbc.org

WARNING! CARTS WITH PLASTIC BAGS AND OTHER "DO NOT RECYCLE" ITEMS WILL NOT BE COLLECTED!

Follow the guide in this brochure or visit burlcorecycles.com to "RECYCLE RIGHT"

NEVER PUT SYRINGES IN RECYCLING!

Correctly package and dispose of syringes at a participating hospital or in your household trash.

DO NOT RECYCLE!

Two Virtua Hospital locations will accept used syringe containers:
(However, no sharps!)

1. Virtua Marlton of Burlington County: 90 Brick Rd, Marlton, NJ 08053, Drop-off Location: Security Desk in Main Lobby, Mon. - Fri. from 9:30am to 4pm. Contact Environmental Services Dept with questions (856) 255-6490.
2. Virtua Memorial of Burlington County: 175 Madison Ave., Mt. Holly, NJ 08060, Drop-off Location: Security Desk in Main Lobby, Mon. - Fri. from 9am to 3pm. Contact Environmental Services Dept with questions (609) 243-0700.

Items will not be accepted unless they are properly packaged in a sharps container. No sharps program.

**RECYCLING CARTS WITH PLASTIC BAGS
WILL NOT BE COLLECTED**

RECYCLE:	DO NOT RECYCLE:
<p>Paper and Cardboard MAGAZINES NEWSPAPERS CERIAL BOXES CARTON MILK CARTON JUICE EMPTY, FLATTEN AND FOLD CARDBOARD</p>  <p>Plastic Bottles and Food Containers Empty and rinse containers. No loose caps.</p>  <p>Glass Bottles and Jars Labels are okay! No caps or lids.</p>  <p>Metal CANS Only Remove labels on aluminum cans. Don't crush!</p>  <p>Cartons Rinse and recap.</p>  <p>SET RECYCLING OUT BY 6 AM Metal bar must face the street.</p>	<p>NO STYROFOAM NO shredded paper</p>  <p>NO plastic with a    or </p> <p>NO plastic bags, wrap, plastic envelopes, or shipping packaging</p>  <p>NO plant pots, straws, trays, lids, cups, or loose caps</p>  <p>NO hoses or hangers</p>  <p>NO hardback books, food soiled, or frozen food boxes</p>  <p>NO foil items, bulbs, cookware, or window glass</p>  <p>NO motor oil, batteries, or hazardous items</p> <p>NEVER put syringes in recycling! Learn more at burlcorecycles.com</p> 

PLEASE FOLLOW THESE RULES:

<p>CARDBOARD RECYCLING RULES</p> <p>We are finding hazardous materials hidden in cardboard boxes that residents set out for recycling. For this reason, CARDBOARD BOXES MUST BE FLATTENED AND EMPTIED BEFORE RECYCLING.</p> <p>Fold large boxes, like appliance boxes. Do not use boxes to hold other recyclables. Remove and throw away foam and plastic wrap.</p> <p>To learn more, visit burlcorecycles.com, call (609) 499-1001 or download the RecycleCoach App.</p>	<p>AND REMEMBER...</p> <ul style="list-style-type: none"> • Empty and rinse containers. • Do not flatten aluminum cans. • Do not recycle Amazon plastic mailers. • Do not recycle hard back books. 
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RECYCLING CARTS ARE MUNICIPAL PROPERTY
It is illegal to put trash in your cart or move it to a new property.

Due to a serious rise in contamination, recycling carts are subject to inspection.

The Public Works page of the Eastampton Township website provides the following information about recycling in the Township (<https://www.eastampton.com/publicworks/page/recycling-information>) :

- Burlington County Resource Recovery Complex address, telephone numbers, and email address
- Link to Burlington County Recycle Coach application

- Link to Burlington County website for recycling
- Eastampton Township recycling drop-off location for cardboard, tires, glass, aluminum, and the days and hours of operations for the drop-off location
- Brush Recycling Program
- Bulk Pickup
- Christmas Tree Collection
- Leaf Collection Information
- “Retrievr” Recycling Program for on-demand doorstep collection for used clothing and electronics
- White Goods Pickup, including online form
- Downloadable supporting documents:
 - 2023 Resource Recovery Complex Brochure
 - Computer & Television Recycling
 - Household Battery Recycling
 - Rigid Plastic Recycling Dropoff (*sp.*)
 - 2023-2024 Recycling Schedule
 - 2023-2024 Recycling Brochure
 - 2023 Recycling Guidelines
 - Reuse Organizations and Opportunities
 - America Recycles Day 2023 Flyer

Eastampton Township complies with Burlington County’s requirements for business and institution recycling. The link to the Burlington County Recycling page for Business and Institution Requirements (<http://co.burlington.nj.us/2029/2023-Business-and-Institution-Recycling->) indicates:

Businesses and institutions in New Jersey are required by law to source separate and recycle items mandated in local municipal recycling ordinances. All commercial and institutional generators, including multifamily housing owners or their agents, must report the tonnage of designated recyclable materials from their locations, as directed by their municipal ordinance. (7:26A-10.3). Failure to do so puts businesses and institutions in violation of P.L. 1987, c. 102, the State Mandatory Source Separation Act and the Burlington County District Solid Waste Management Plan.

In accordance with the Burlington County District Solid Waste Management Plan, businesses and institutions are required to recycle the following items:

Aluminum Cans	Food Waste*	Paper	Tires
Antifreeze	Glass Containers	Plastic Bottles/Other Specified Containers #1, #2, & #5	Used Motor Oil
Corrugated	Lead Acid	Rechargeable Batteries	

Cardboard	Batteries	
Covered Electronic Devices (CEDs)	Leaves	Steel Cans
Fluorescent Lights	Metal Appliances	Textiles

*Food Waste shall be a designated recyclable specifically for large food waste generators that meet the thresholds for mandatory compliance as defined and set forth in P.L. 2020 c. 24

The Eastampton Township Recycling Plan Element includes the provisions and requirements of the *Burlington County District Solid Waste Management Plan Update, 2021*, which includes Section X Recycling Plan. It recommends continued participation in the Burlington County recycling programs and compliance with State recycling statutes, rules and requirements.

Recent recycling data for 2018 to 2021 are provided in Table No. 9. The data consist of: total recycled tonnage; recycled concrete, asphalt and brick; and net recycled tonnage. The recycling of concrete, asphalt and brick varies significantly from year to year, greatly influencing the amount of solid waste recycled. Subtracting recycled concrete, asphalt and brick from total recycled tonnage per year indicates the amount of recycled material was about the same for 2018 and 2019, and was progressively increased for 2020 and 2021.

Table No. 9 – Total Recycled Tonnage
Less Concrete, Asphalt and Brick Recycled Tonnage, 2018-2021

Year	Total Recycled Tonnage	Less Conc., Asphalt & Brick Tonnage	Net Recycled Tonnage
2018	6,967.04	4273.52	2,693.52
2019	3,655.97	1,034.62	2,621.35
2020	4,186.71	836.17	3,350.54
2021	4,340.73	381.07	3,959.66

Source: Eastampton Township Department of Public Works

Recommendations

The following recommendations to promote and encourage recycling in Eastampton Township are provided below.

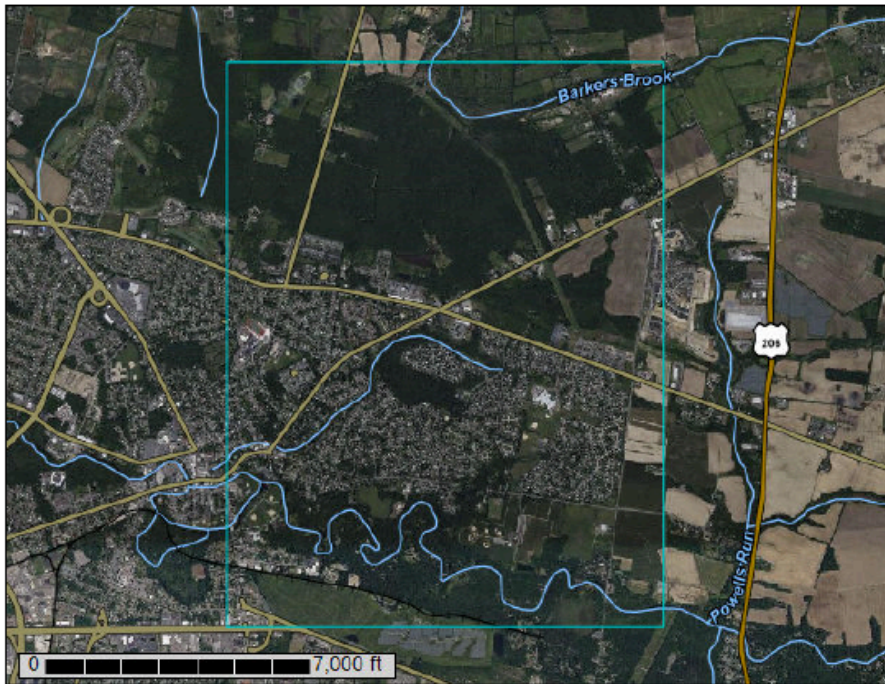
1. Add to the “Services” banner on the homepage of the Eastampton Township website a button for “Recycling”, which links to the “Recycling Information” page for the Public Works page of the website.
2. Add to the “Recycling Information” on the Township’s website information for prescription medication drop box at the Eastampton Township Police Department and syringe disposal at the Virtua Marlton of Burlington and Virtua Memorial of Burlington County.
3. Add to the “Police” page on the Township website information for prescription medication drop box.
4. Add to the “Calendar” on the Township’s website homepage all Burlington County recycling events, such as Paper Shredding Events and Earth Day Fair.
5. Prepare a brochure that promotes the benefits of recycling. Post it on the “Recycling Information” page of the Township’s website and make printed copies of the brochure available at the Municipal Building.
6. Encourage the development of a program to educate students in the Eastampton Township school system about the importance of recycling. Work with the Township Board of Education and Administration to develop and execute the program.
7. Continue cooperating with Burlington County to promote recycling in Eastampton Township.

APPENDIX A
SOIL SURVEY FOR EASTAMPTON TOWNSHIP



A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource
Report for
**Burlington
County, New
Jersey**
Eastampton



June 26, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



























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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

MAP LEGEND

	Area of Interest (AOI)
	Area of Interest (AOI)
	Soils
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
	Special Point Features
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: [Web Soil Survey](#)
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.


This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Burlington County, New Jersey
 Survey Area Data: Version 18, Oct 11, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 4, 2022—Jul 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdmA	Adelphia fine sandy loam, 0 to 2 percent slopes	421.1	10.6%
AdmB	Adelphia fine sandy loam, 2 to 5 percent slopes	117.7	2.9%
AdmkA	Adelphia fine sandy loam, clayey substratum, 0 to 2 percent slopes	54.2	1.4%
AdmmA	Adelphia high glauconite variant fine sandy loam, 0 to 2 percent slopes	0.3	0.0%
AdnA	Adelphia loam, 0 to 2 percent slopes	2.4	0.1%
CoeAs	Colemantown loam, 0 to 2 percent slopes, occasionally flooded	288.5	7.2%
ComA	Collington fine sandy loam, 0 to 2 percent slopes	583.4	14.6%
ComB	Collington fine sandy loam, 2 to 5 percent slopes	155.1	3.9%
ComC	Collington fine sandy loam, 5 to 10 percent slopes	14.7	0.4%
ConA	Collington loam, 0 to 2 percent slopes	11.0	0.3%
ConB	Collington loam, 2 to 5 percent slopes	19.7	0.5%
DoaA	Donlonton fine sandy loam, 0 to 2 percent slopes	17.0	0.4%
DobA	Donlonton loam, 0 to 2 percent slopes	0.0	0.0%
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	435.3	10.9%
FrfB	Freehold loamy sand, 0 to 5 percent slopes	107.8	2.7%
FrfC	Freehold loamy sand, 5 to 10 percent slopes	20.6	0.5%
FrkC3	Freehold sandy loam, 5 to 10 percent slopes, severely eroded	7.2	0.2%
FmxA	Freehold fine sandy loam, 0 to 2 percent slopes	324.7	8.1%
FmxE	Freehold fine sandy loam, 15 to 25 percent slopes	25.5	0.6%
HoAB	Holmdel loamy sand, 0 to 5 percent slopes	175.7	4.4%

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HodA	Holmdel fine sandy loam, 0 to 2 percent slopes	80.5	2.0%
HodB	Holmdel fine sandy loam, 2 to 5 percent slopes	47.3	1.2%
HofB	Holmdel-Urban land complex, 0 to 5 percent slopes	2.9	0.1%
KeaA	Keansburg fine sandy loam, 0 to 2 percent slopes	145.4	3.6%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	7.9	0.2%
PeFB	Pemberton sand, 0 to 5 percent slopes	11.6	0.3%
PeftB	Pemberton sand, thick surface, 0 to 5 percent slopes	41.9	1.0%
PHG	Pits, sand and gravel	94.4	2.4%
SapB	Sassafras-Urban land complex, 0 to 5 percent slopes	109.1	2.7%
ShsA	Shrewsbury fine sandy loam, 0 to 2 percent slopes	292.2	7.3%
ShskA	Shrewsbury fine sandy loam, clayey substratum, 0 to 2 percent slopes	113.5	2.8%
ShtA	Shrewsbury loam, 0 to 2 percent slopes	36.8	0.9%
ThftB	Tinton sand, thick surface, 0 to 5 percent slopes	115.5	2.9%
UdirB	Udorthents, refuse substratum, 0 to 8 percent slopes	4.7	0.1%
URSAAB	Urban land, sandy, 0 to 8 percent slopes	35.0	0.9%
WATER	Water	68.1	1.7%
Totals for Area of Interest		3,988.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without

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including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Burlington County, New Jersey

AdmA—Adelphia fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rdy5
Elevation: 20 to 150 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Adelphia and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adelphia

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
E - 10 to 14 inches: fine sandy loam
Bt - 14 to 30 inches: sandy clay loam
C - 30 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Pemberton

Percent of map unit: 5 percent

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Landform: Low hills, flats
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Collington

Percent of map unit: 5 percent
Landform: Flats, interfluves
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

AdmB—Adelphia fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: rdy6
Elevation: 0 to 180 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Adelphia and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adelphia

Setting

Landform: Low hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
E - 10 to 14 inches: fine sandy loam
Bt - 14 to 30 inches: sandy clay loam

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C - 30 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 2 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very high

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)*

Depth to water table: About 18 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Freehold

Percent of map unit: 5 percent

Landform: Low hills, flats

Landform position (two-dimensional): Summit

Down-slope shape: Convex, linear

Across-slope shape: Linear

Hydric soil rating: No

Collington

Percent of map unit: 5 percent

Landform: Low hills

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

AdmkA—Adelphia fine sandy loam, clayey substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rdy7

Elevation: 20 to 160 feet

Mean annual precipitation: 28 to 59 inches

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Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Adelphia, clayey substratum, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adelphia, Clayey Substratum

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Over clayey estuarine deposits; glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
E - 10 to 14 inches: fine sandy loam
Bt - 14 to 30 inches: sandy clay loam
C - 30 to 40 inches: sandy loam
2C - 40 to 60 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

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Collington

Percent of map unit: 5 percent
Landform: Flats, interfluves
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

Kresson

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: No

AdmMA—Adelphia high glauconite variant fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: wpgw
Elevation: 30 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Adelphia, high glauconite, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adelphia, High Glauconite

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
B1 - 10 to 18 inches: sandy clay loam
B2 - 18 to 28 inches: sandy clay loam
C - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent

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Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Colemantown, occasionally flooded

Percent of map unit: 5 percent
Landform: Flats
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

AdnA—Adelphia loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rdyC
Elevation: 0 to 200 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Adelphia and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Adelphia

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

A - 0 to 8 inches: loam
Bt1 - 8 to 22 inches: sandy clay loam
Bt2 - 22 to 31 inches: sandy clay loam
BC - 31 to 38 inches: sandy loam
C - 38 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Freehold

Percent of map unit: 5 percent
Landform: Low hills, flats
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Custom Soil Resource Report

Collington

Percent of map unit: 5 percent
Landform: Low hills, interfluves
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

CoeAs—Colemantown loam, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: v3sx
Elevation: 60 to 80 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of local importance

Map Unit Composition

Colemantown, occasionally flooded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colemantown, Occasionally Flooded

Setting

Landform: Drainageways, depressions, flats
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave, linear
Parent material: Glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: loam
Btg1 - 10 to 24 inches: clay
Btg2 - 24 to 34 inches: sandy clay
BCg - 34 to 50 inches: stratified clay loam to sandy clay loam
Cg - 50 to 80 inches: stratified sandy loam to sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: Occasional
Available water supply, 0 to 60 inches: Very high (about 12.5 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Hydric soil rating: Yes

Minor Components

Kresson

Percent of map unit: 5 percent

Landform: Low hills

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Marlton

Percent of map unit: 5 percent

Landform: Knolls

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

ComA—Collington fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rdzq

Elevation: 20 to 200 feet

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 161 to 231 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Collington and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collington

Setting

Landform: Flats, interfluves

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam

AB - 10 to 14 inches: fine sandy loam

Custom Soil Resource Report

BA - 14 to 20 inches: loam
Bt1 - 20 to 32 inches: loam
Bt2 - 32 to 38 inches: loam
C - 38 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Marlton

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 5 percent
Landform: Low hills, flats
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Convex, linear
Hydric soil rating: No

ComB—Collington fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2sq14
Elevation: 0 to 220 feet
Mean annual precipitation: 42 to 50 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 190 to 250 days
Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Map Unit Composition

Collington and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collington

Setting

Landform: Flats, fluviomarine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Rise

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: fine sandy loam

Bt1 - 9 to 19 inches: loam

Bt2 - 19 to 31 inches: loam

BC - 31 to 38 inches: sandy loam

C - 38 to 80 inches: sandy loam

Properties and qualities

Slope: 2 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Adelphia

Percent of map unit: 4 percent

Landform: Flats

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Tinton

Percent of map unit: 4 percent

Landform: Fluviomarine terraces, flats

Landform position (two-dimensional): Summit

Custom Soil Resource Report

Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Shrewsbury, undrained

Percent of map unit: 4 percent
Landform: Flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Reybold

Percent of map unit: 4 percent
Landform: Fluvio-marine terraces, flats
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 4 percent
Landform: Fluvio-marine terraces, flats
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

ComC—Collington fine sandy loam, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2thvp
Elevation: 50 to 80 feet
Mean annual precipitation: 42 to 50 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 190 to 250 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Collington and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collington

Setting

Landform: Flats, fluvio-marine terraces

Custom Soil Resource Report

Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bt1 - 9 to 19 inches: loam
Bt2 - 19 to 31 inches: loam
BC - 31 to 38 inches: sandy loam
C - 38 to 80 inches: sandy loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Reybold

Percent of map unit: 5 percent
Landform: Flats, fluviomarine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

Adelphia

Percent of map unit: 5 percent
Landform: Flats
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 5 percent
Landform: Flats, fluviomarine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise

Custom Soil Resource Report

Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Tinton

Percent of map unit: 5 percent
Landform: Flats, fluviomarine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

ConA—Collington loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rdzt
Elevation: 30 to 210 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Collington and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collington

Setting

Landform: Low hills, interfluves
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Glauconite bearing eolian deposits and/or glauconite bearing fluviomarine deposits

Typical profile

A - 0 to 11 inches: loam
BA - 11 to 13 inches: loam
Bt - 13 to 29 inches: sandy clay loam
BC - 29 to 32 inches: sandy loam
C1 - 32 to 44 inches: stratified sand to sandy loam
C2 - 44 to 80 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Marlton

Percent of map unit: 5 percent

Landform: Hillslopes, knolls

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Freehold

Percent of map unit: 5 percent

Landform: Low hills, flats

Landform position (two-dimensional): Summit

Down-slope shape: Convex, linear

Across-slope shape: Linear

Hydric soil rating: No

Adelphia

Percent of map unit: 5 percent

Landform: Low hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

ConB—Collington loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thvn

Elevation: 50 to 70 feet

Mean annual precipitation: 42 to 50 inches

Mean annual air temperature: 50 to 57 degrees F

Frost-free period: 190 to 250 days

Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Marlton

Percent of map unit: 5 percent

Landform: Hillslopes, knolls

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Freehold

Percent of map unit: 5 percent

Landform: Low hills, flats

Landform position (two-dimensional): Summit

Down-slope shape: Convex, linear

Across-slope shape: Linear

Hydric soil rating: No

Adelphia

Percent of map unit: 5 percent

Landform: Low hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

ConB—Collington loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thvn

Elevation: 50 to 70 feet

Mean annual precipitation: 42 to 50 inches

Mean annual air temperature: 50 to 57 degrees F

Frost-free period: 190 to 250 days

Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Map Unit Composition

Collington and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collington

Setting

Landform: Flats, fluviomarine terraces

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Rise

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: loam

Bt1 - 9 to 19 inches: loam

Bt2 - 19 to 31 inches: loam

BC - 31 to 38 inches: sandy loam

C - 38 to 80 inches: sandy loam

Properties and qualities

Slope: 2 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Adelphia

Percent of map unit: 4 percent

Landform: Flats

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Rise

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Reybold

Percent of map unit: 4 percent

Landform: Flats, fluviomarine terraces

Landform position (two-dimensional): Backslope

Custom Soil Resource Report

Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 4 percent
Landform: Flats, fluvio-marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Tinton

Percent of map unit: 4 percent
Landform: Flats, fluvio-marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Shrewsbury, undrained

Percent of map unit: 4 percent
Landform: Flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tail
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

DoaA—Donlonton fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf00
Elevation: 20 to 100 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Donlonton and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donlonton

Setting

Landform: Flats

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Moderately glauconitic bearing fine-loamy marine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
Bt - 10 to 28 inches: clay loam
BC - 28 to 36 inches: clay loam
C - 36 to 48 inches: sandy loam
2C - 48 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

DobA—Donlonton loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf02
Elevation: 20 to 150 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Map Unit Composition

Donlonton and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donlonton

Setting

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Moderately glauconitic bearing fine-loamy marine deposits

Typical profile

Ap - 0 to 10 inches: loam

Bt - 10 to 28 inches: clay loam

BC - 28 to 36 inches: clay loam

C - 36 to 48 inches: sandy loam

2C - 48 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Hydric soil rating: No

Minor Components

Shrewsbury

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

FmhAt—Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: v3t1
Elevation: 0 to 510 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Fluvaquents, loamy, frequently flooded, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents, Loamy, Frequently Flooded

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Recent alluvium

Typical profile

A1 - 0 to 5 inches: loam
A2 - 5 to 12 inches: silt loam
C1 - 12 to 18 inches: sandy clay loam
C2 - 18 to 24 inches: sandy clay loam
C3 - 24 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Fluvaquents, loamy, frequently flooded

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tall
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Udifulvents, frequently flooded

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

FrB—Freehold loamy sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf17
Elevation: 20 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Freehold and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freehold

Setting

Landform: Low hills, knolls
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: loamy sand
Bt1 - 10 to 14 inches: sandy loam
Bt2 - 14 to 21 inches: sandy clay loam
Bt3 - 21 to 35 inches: sandy loam
C - 35 to 80 inches: loamy sand

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Tinton

Percent of map unit: 5 percent
Landform: Knolls
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Shrewsbury

Percent of map unit: 5 percent
Landform: Flats, depressions
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

Colts neck

Percent of map unit: 5 percent
Landform: Knolls, low hills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Collington

Percent of map unit: 5 percent
Landform: Knolls, low hills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

FrfC—Freehold loamy sand, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: rf18
Elevation: 20 to 160 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Freehold and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freehold

Setting

Landform: Low hills, knolls
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: loamy sand
Bt1 - 10 to 14 inches: sandy loam
Bt2 - 14 to 21 inches: sandy clay loam
Bt3 - 21 to 35 inches: sandy loam
C - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Colts neck

Percent of map unit: 5 percent
Landform: Knolls, low hills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Tinton

Percent of map unit: 5 percent
Landform: Knolls
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Collington

Percent of map unit: 5 percent
Landform: Knolls, low hills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

FrkC3—Freehold sandy loam, 5 to 10 percent slopes, severely eroded

Map Unit Setting

National map unit symbol: rf1c
Elevation: 0 to 210 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Not prime farmland

Map Unit Composition

Freehold, severely eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freehold, Severely Eroded

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

Custom Soil Resource Report

Typical profile

Ap - 0 to 10 inches: sandy loam
Bt - 10 to 17 inches: sandy clay loam
BC - 17 to 25 inches: sandy loam
C - 25 to 60 inches: stratified loamy sand to fine sandy loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Collington

Percent of map unit: 5 percent
Landform: Knolls, low hills
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Westphalia

Percent of map unit: 5 percent
Landform: Low hills, knobs
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

FrmA—Freehold fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf1j
Elevation: 0 to 330 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Custom Soil Resource Report

Map Unit Composition

Freehold and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freehold

Setting

Landform: Flats, low hills

Landform position (two-dimensional): Summit

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 11 inches: fine sandy loam

E - 11 to 15 inches: fine sandy loam

BA - 15 to 22 inches: fine sandy loam

Bt - 22 to 30 inches: sandy clay loam

BC - 30 to 35 inches: fine sandy loam

C - 35 to 60 inches: stratified loamy sand to fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Holmdel

Percent of map unit: 5 percent

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Keyport

Percent of map unit: 5 percent

Landform: Knolls

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Custom Soil Resource Report

Hydric soil rating: No

Collington

Percent of map unit: 5 percent
Landform: Interfluves, flats
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Sassafras

Percent of map unit: 5 percent
Landform: Knolls, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

FrmE—Freehold fine sandy loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: rf1n
Elevation: 0 to 330 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Not prime farmland

Map Unit Composition

Freehold and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freehold

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

Typical profile

Ap - 0 to 11 inches: fine sandy loam
E - 11 to 15 inches: fine sandy loam
BA - 15 to 22 inches: fine sandy loam
Bt - 22 to 30 inches: sandy clay loam
BC - 30 to 35 inches: fine sandy loam
C - 35 to 60 inches: stratified loamy sand to fine sandy loam

Custom Soil Resource Report

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Holmdel

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Sassafras

Percent of map unit: 5 percent
Landform: Knolls, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Keyport

Percent of map unit: 5 percent
Landform: Knolls
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Collington

Percent of map unit: 5 percent
Landform: Interfluves, flats
Down-slope shape: Convex, linear
Across-slope shape: Linear
Hydric soil rating: No

Hoab—Holmdel loamy sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf28
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Holmdel and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holmdel

Setting

Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy marine deposits and/or fluviomarine deposits

Typical profile

Ap - 0 to 18 inches: loamy sand
BA - 18 to 24 inches: sandy loam
Bt - 24 to 32 inches: sandy clay loam
C - 32 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 6 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Shrewsbury

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Freehold

Percent of map unit: 5 percent
Landform: Low hills, knolls
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

HodA—Holmdel fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf2b
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Holmdel and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holmdel

Setting

Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy marine deposits and/or fluvio-marine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
AB - 10 to 14 inches: fine sandy loam
BA - 14 to 21 inches: sandy clay loam
Bt - 21 to 34 inches: sandy clay loam
C - 34 to 60 inches: stratified loamy sand to sandy loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: About 6 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Atsion

Percent of map unit: 5 percent

Landform: Flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, tall

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Shrewsbury

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

HodB—Holmdel fine sandy loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf2c

Elevation: 10 to 170 feet

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 161 to 231 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Holmdel and similar soils: 85 percent

Custom Soil Resource Report

*Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Holmdel

Setting

*Landform: Flats, low hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy marine deposits and/or fluviomarine deposits*

Typical profile

*Ap - 0 to 10 inches: fine sandy loam
AB - 10 to 14 inches: fine sandy loam
BA - 14 to 21 inches: sandy clay loam
Bt - 21 to 34 inches: sandy clay loam
C - 34 to 60 inches: stratified loamy sand to sandy loam*

Properties and qualities

*Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 6 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)*

Interpretive groups

*Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No*

Minor Components

Freehold

*Percent of map unit: 5 percent
Landform: Flats, low hills
Landform position (two-dimensional): Summit
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No*

Shrewsbury

*Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes*

Collington

*Percent of map unit: 5 percent
Landform: Interfluves, flats
Down-slope shape: Convex, linear*

Custom Soil Resource Report

Across-slope shape: Linear
Hydric soil rating: No

HofB—Holmdel-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf2g
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Not prime farmland

Map Unit Composition

Holmdel and similar soils: 55 percent
Urban land: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holmdel

Setting

Landform: Flats, low hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glauconite bearing loamy marine deposits and/or fluviomarine deposits

Typical profile

Ap - 0 to 12 inches: sandy loam
Bt1 - 12 to 20 inches: sandy loam
Bt2 - 20 to 38 inches: sandy clay loam
C1 - 38 to 42 inches: stratified sand to sandy loam
C2 - 42 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 6 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C

Custom Soil Resource Report

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Flats, low hills

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Shrewsbury

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Freehold

Percent of map unit: 5 percent

Landform: Low hills, knolls

Landform position (three-dimensional): Side slope

Down-slope shape: Linear, convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Collington

Percent of map unit: 5 percent

Landform: Knolls, low hills

Down-slope shape: Convex, linear

Across-slope shape: Linear

Hydric soil rating: No

KeaA—Keansburg fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: v3t4

Elevation: 10 to 170 feet

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 161 to 231 days

Custom Soil Resource Report

Farmland classification: Farmland of local importance

Map Unit Composition

Keansburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Keansburg

Setting

Landform: Flats, depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Parent material: Moderately glauconiticly bearing loamy marine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam

BA - 10 to 15 inches: fine sandy loam

Bt - 15 to 30 inches: fine sandy loam

Cg - 30 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: B/D

Hydric soil rating: Yes

Minor Components

Adelphia

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Shrewsbury

Percent of map unit: 5 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Custom Soil Resource Report

Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Holmdel

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

MakAt—Manahawkin muck, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: v3t5
Elevation: 0 to 140 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Manahawkin, frequently flooded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Manahawkin, Frequently Flooded

Setting

Landform: Swamps, flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Organic, woody material over sandy alluvium

Typical profile

Oa1 - 0 to 13 inches: muck
Oa2 - 13 to 26 inches: muck
Oa3 - 26 to 47 inches: muck
Cg - 47 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Custom Soil Resource Report

Available water supply, 0 to 60 inches: Very high (about 17.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7w

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Minor Components

Mullica, rarely flooded

Percent of map unit: 5 percent

Landform: Flood plains, depressions, drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

Berryland, occasionally flooded

Percent of map unit: 5 percent

Landform: Flats, depressions, drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

Atsion

Percent of map unit: 5 percent

Landform: Flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

PefB—Pemberton sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf54

Elevation: 0 to 200 feet

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 161 to 231 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Pemberton and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Pemberton

Setting

Landform: Flats, low hills
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Eolian sands over old alluvium and/or glauconitic bearing marine deposits

Typical profile

Ap - 0 to 10 inches: sand
E - 10 to 24 inches: sand
Bt - 24 to 34 inches: fine sandy loam
C - 34 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 12 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Holmdel

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Tinton

Percent of map unit: 5 percent
Landform: Knolls
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 5 percent
Landform: Low hills, knolls
Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

PeftB—Pemberton sand, thick surface , 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf55
Elevation: 0 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Pemberton, thick surface, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pemberton, Thick Surface

Setting

Landform: Flats, low hills
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Eolian sands over old alluvium and/or glauconitic bearing marine deposits

Typical profile

Ap - 0 to 10 inches: sand
E - 10 to 35 inches: sand
Bt - 35 to 49 inches: fine sandy loam
C - 49 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 12 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Holmdel

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 5 percent
Landform: Low hills, knolls
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Tinton

Percent of map unit: 5 percent
Landform: Knolls
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

PHG—Pits, sand and gravel

Map Unit Setting

National map unit symbol: rf57
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Pits, sand and gravel: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pits, Sand And Gravel

Setting

Parent material: Sandy material disturbed by human activity

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

SapB—Sassafras-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf5p
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Not prime farmland

Map Unit Composition

Sassafras and similar soils: 60 percent
Urban land: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sassafras

Setting

Landform: Knolls
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and/or gravelly fluviomarine deposits

Typical profile

Ap - 0 to 12 inches: sandy loam
Bt1 - 12 to 18 inches: sandy loam
Bt2 - 18 to 28 inches: sandy clay loam
BC - 28 to 40 inches: loamy sand
C1 - 40 to 58 inches: sand
C2 - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Custom Soil Resource Report

Description of Urban Land

Setting

Landform: Knolls

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Aura

Percent of map unit: 5 percent

Landform: Low hills

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Downer

Percent of map unit: 5 percent

Landform: Low hills

Landform position (two-dimensional): Shoulder

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

ShsA—Shrewsbury fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf60

Elevation: 0 to 200 feet

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 161 to 231 days

Farmland classification: Farmland of statewide importance, if drained

Map Unit Composition

Shrewsbury and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Shrewsbury

Setting

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Fine-loamy marine deposits containing moderate amounts of glauconite

Typical profile

Ap - 0 to 10 inches: fine sandy loam

E - 10 to 14 inches: fine sandy loam

Btg1 - 14 to 24 inches: sandy clay loam

Btg2 - 24 to 32 inches: sandy clay loam

C - 32 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: B/D

Hydric soil rating: Yes

Minor Components

Holmdel

Percent of map unit: 5 percent

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Keansburg

Percent of map unit: 5 percent

Landform: Flats, depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

Adelphia

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Base slope

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

ShskA—Shrewsbury fine sandy loam, clayey substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf61
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance, if drained

Map Unit Composition

Shrewsbury, clayey substratum, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shrewsbury, Clayey Substratum

Setting

Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Moderate amount of glauconite fine-loamy marine deposits; over clayey estuarine deposits

Typical profile

Ap - 0 to 10 inches: fine sandy loam
E - 10 to 14 inches: fine sandy loam
Btg1 - 14 to 24 inches: sandy clay loam
Btg2 - 24 to 32 inches: sandy clay loam
C - 32 to 40 inches: stratified loamy sand to sandy loam
2C - 40 to 60 inches: sandy clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Minor Components

Holmdel

Percent of map unit: 5 percent
Landform: Flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Adelphia

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Keansburg

Percent of map unit: 5 percent
Landform: Flats, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

ShtA—Shrewsbury loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: rf63
Elevation: 10 to 170 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance, if drained

Map Unit Composition

Shrewsbury and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shrewsbury

Setting

Landform: Flats
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Parent material: Fine-loamy marine deposits containing moderate amounts of glauconite

Typical profile

Ap - 0 to 10 inches: loam

E - 10 to 14 inches: loam

Btg1 - 14 to 24 inches: sandy clay loam

Btg2 - 24 to 32 inches: sandy clay loam

C - 32 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: B/D

Hydric soil rating: Yes

Minor Components

Holmdel

Percent of map unit: 5 percent

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Adelphia

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Keansburg

Percent of map unit: 5 percent

Landform: Flats, depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

ThftB—Tinton sand, thick surface, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: rf6h
Elevation: 0 to 130 feet
Mean annual precipitation: 28 to 59 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 161 to 231 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Tinton, thick surface, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tinton, Thick Surface

Setting

Landform: Low hills
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits over glauconite bearing fluviomarine deposits

Typical profile

Ap - 0 to 10 inches: sand
E - 10 to 35 inches: sand
Bt - 35 to 45 inches: fine sandy loam
C1 - 45 to 50 inches: stratified sand to sandy loam
C2 - 50 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Collington

Percent of map unit: 5 percent
Landform: Low hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Freehold

Percent of map unit: 5 percent
Landform: Low hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

UdrB—Udorthents, refuse substratum, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: v3td
Elevation: 0 to 260 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, refuse substratum, and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Refuse Substratum

Setting

Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvium
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy human-transported material over refuse

Typical profile

^A - 0 to 5 inches: loam
^Cu1 - 5 to 21 inches: gravelly loam
^Cu2 - 21 to 80 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.01 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 2 percent

Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Hydric soil rating: No

URSAAB—Urban land, sandy, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: v3v4

Mean annual precipitation: 28 to 59 inches

Mean annual air temperature: 46 to 79 degrees F

Farmland classification: Not prime farmland

Map Unit Composition

Urban land, sandy substratum: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land, Sandy Substratum

Setting

Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

Typical profile

C1 - 0 to 6 inches: sand

C2 - 6 to 60 inches: gravelly coarse sand

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

WATER—Water

Map Unit Setting

National map unit symbol: rf78

Mean annual precipitation: 30 to 64 inches

Mean annual air temperature: 46 to 79 degrees F

Frost-free period: 131 to 178 days

Custom Soil Resource Report

Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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APPENDIX B
BUILDOUT ANALYSIS OF CURRENT ZONING

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
CURRENT ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	ZONING DISTRICT	ZONE MAX. RES. DENSITY	ZONE MAX. NON-RE EFFICIENCY COEFFICIENT	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
100	1.03	QFARM	3B	1.66	R-A	0.06666667	0.85	1.00	0.09	0	
100	1.04	QFARM	3B	0.68	R-A	0.06666667	0.85	1.00	0.04	0	
100	1.05		1	0.91	R-A	0.06666667	0.85	1.00	0.05	0	
100	2		1	3.87	R-A	0.06666667	0.85	0.10	0.02	0	
100	3	QFARM	3B	2.00	R-A	0.06666667	0.85	0.00	0.00	0	
100	4		1	0.15	R-A	0.06666667	0.85	1.00	0.01	0	
101	1		3A	0.00	R-A	0.06666667	0.85	0.00	0.00	0	
101	1		3B	136.01	R-A	0.06666667	0.85	0.33	2.54	3	
101	4.05	QFARM	1	41.30	CNS	0.06666667	0.85	0.00	0.00	0	
200	1		1	29.58	CNS	0.06666667	0.85	0.00	0.00	0	
300	3		1	42.11	CNS	0.06666667	0.85	0.00	0.00	0	
300	6		1	1.92	CNS	0.06666667	0.85	0.25	0.03	0	
300	7		1	0.84	CNS	0.06666667	0.85	0.67	0.03	0	
300	28		1	1.30	TCR	7.26000000	0.75	0.00	0.00	0	
300	35		1	2.75	TCR	7.26000000	0.75	0.95	14.23	14	
400	1		1	6.83	R-A	0.06666667	0.85	0.00	0.00	0	
400	2		3B	12.26	R-A	0.06666667	0.85	0.20	0.14	0	
400	2.02	QFARM	3A	0.00	R-A	0.06666667	0.85	0.00	0.00	0	
400	2.02	QFARM	3B	11.34	R-A	0.06666667	0.85	0.00	0.00	0	
400	3	QFARM	3B	9.20	R-A	0.06666667	0.85	0.00	0.00	0	
400	4	QFARM	3A	0.00	R-A	0.06666667	0.85	0.00	0.00	0	
400	4	QFARM	3B	7.64	R-A	0.06666667	0.85	0.20	0.09	0	
400	5		3A	0.00	R-A	0.06666667	0.85	0.00	0.00	0	
400	5	QFARM	3B	24.62	R-A	0.06666667	0.85	0.15	0.21	0	
400	12	QFARM	3B	29.31	R-A	0.06666667	0.85	0.00	0.00	0	
400	18		3A	0.00	R-A	0.06666667	0.85	0.00	0.00	0	
400	18	QFARM	3B	38.83	R-A	0.06666667	0.85	0.20	0.44	1	

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
CURRENT ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	ZONING DISTRICT	ZONE		LOT COEFFICIENT	DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
						MAX. DENSITY	MAX. NON-RE BLDG. COVER					
400	20		1	41.96	R-A	0.06666667	0.85	0.00	0.00	0		
401	1		1	0.21	R-L	0.20000000	0.75	1.00	0.03	0		
401	4		1	2.65	R-L	0.20000000	0.75	0.00	0.00	0		
500	7		1	0.32	TCR	7.26000000	0.95	1.00	2.23	2		
600	4.01		1	10.70	TCR	7.26000000	0.75	0.20	11.65	12		
700	8.02	QFARM	3B	2.87	BP		0.50	0.90			56,258	
700	10	QFARM	3B	17.19	BP		0.50	0.70			262,079	
800	1		3A	0.00	PO		0.25	0.00				
800	1	QFARM	3B	16.33	PO		0.25	0.80			142,267	
800	2.03		1	1.73	PO		0.25	0.33			6,217	
800	3	QFARM	3B	15.64	PO		0.25	0.70			119,224	
800	4.02		1	3.30	PO		0.25	0.90			32,343	
800	4.03		1	6.28	PO		0.25	0.20			13,678	
900	1.01		1	0.84	TCR	7.26000000	0.95	0.00	0.00	0		
1002	5		1	0.26	TCR	7.26000000	0.95	1.00	1.76	2		
1200	6.02		1	2.00	ACR	0.06666667	0.85	0.95	0.11	0		
1200	8		1	0.88	ACR	0.06666667	0.85	1.00	0.05	0		
1200	26		1	2.76	CH		0.20	0.95			22,843	
1200	28		1	3.84	CH		0.20	0.20			6,691	
1200	29		3A	0.00	RU-L	0.20000000	0.75	0.00	0.00			
1200	29		3B	10.99	RU-L	0.20000000	0.75	0.50	0.82	1		
1200	30	QFARM	3A	0.00	ACR	0.06666667	0.85	0.00	0.00	0		
1300	5	QFARM	3B	27.06	RU-L	0.20000000	0.75	0.65	2.64	3		
1300	8		1	2.75	RU-L	0.20000000	0.75	0.95	0.39	0		
1300	11		1	2.23	RU-L	0.20000000	0.75	0.30	0.10	0		
1300	16		1	0.78	RU-L	0.20000000	0.75	0.00	0.00	0		
1300	17		1	1.14	RU-L	0.20000000	0.75	0.40	0.07	0		

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
CURRENT ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	ZONING DISTRICT	MAX. RES. DENSITY	ZONE BLDG. COVER	MAX. NON-RE EFFICIENCY	LOT COEFFICIENT	DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
1300	18		1	1.97	RU-L	0.20000000		0.75	0.75	0.40	0.12	0	
1300	19		1	2.86	RU-L	0.20000000		0.75	0.75	0.35	0.15	0	
1300	23		1	0.01	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1300	39		1	1.68	RU-L	0.20000000		0.75	0.75	0.10	0.03	0	
1300	41		1	0.92	RU-L	0.20000000		0.75	0.75	0.10	0.01	0	
1300	59		1	0.61	RU-L	0.20000000		0.75	0.75	0.90	0.08	0	
1301	2		1	0.76	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	3		1	0.44	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	4		1	0.40	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	5		1	0.51	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	12		1	0.15	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	20		1	2.55	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1301	21		1	5.97	RU-L	0.20000000		0.75	0.75	0.05	0.04	0	
1301	22		1	2.02	RU-L	0.20000000		0.75	0.75	0.60	0.18	0	
1400	19		1	0.69	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1400	25		1	N/A	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1400	25.02		1	0.70	RU-L	0.20000000		0.75	0.75	1.00	0.11	0	
1400	38		1	0.70	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1400	48		1	0.67	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1400	49		1	0.35	RU-L	0.20000000		0.75	0.75	0.00	0.00	0	
1401	10		1	0.55	RU-L	0.20000000		0.75	0.75	1.00	0.08	0	
1402	1		1	0.90	BP		0.50	1.00	1.00	0.45			8,821
1402	2		1	1.00	BP		0.50	1.00	1.00	0.60			13,068
1402	3		1	0.49	BP		0.50	1.00	1.00	0.20			2,134
1402	4		1	1.30	BP		0.50	1.00	1.00	0.95			26,898
1500	2		1	4.61	RU-L	0.20000000		0.75	0.75	0.95	0.66	1	
1500	4		1	5.49	RU-L	0.20000000		0.75	0.75	0.45	0.37	0	

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
CURRENT ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	ZONING DISTRICT	ZONE MAX. RES. DENSITY	ZONE MAX. NON-RE EFFICIENCY	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
1500	4.04		1	1.28	RU-L	0.20000000	0.75	1.00	0.19	0	400
1500	9		1	0.05	CH	0.20	1.00	1.00			11,649
1500	13		1	4.05	CH	0.20	1.00	0.33			4,260
1500	13.02		1	3.26	CH	0.20	1.00	0.15			19,515
1500	13.04		1	4.48	CH	0.20	1.00	0.50			
Affordable Housing			N/A	13.96	R-1C	8.60000000	1.00	1.00	120.06	120	
400	13								TOTAL	159	748,345

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
CURRENT ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	ZONING DISTRICT	ZONE MAX. RES. DENSITY	ZONE MAX. NON-RE EFFICIENCY	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
1500	4.04		1	1.28	RU-L	0.20000000	0.75	1.00	0.19	0	400
1500	9		1	0.05	CH	0.20	1.00	1.00			11,649
1500	13		1	4.05	CH	0.20	1.00	0.33			4,260
1500	13.02		1	3.26	CH	0.20	1.00	0.15			19,515
1500	13.04		1	4.48	CH	0.20	1.00	0.50			
TOTAL										38	748,345

APPENDIX C
BUILDOUT ANALYSIS OF RECOMMENDED ZONING

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
RECOMMENDED ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	RECOMMEND.		ZONE	MAX. RES. DENSITY	MAX. NON-RE BLDG. COVER	LOT EFFICIENCY COEFFICIENT	DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
					ZONING DISTRICT	ZONE								
100	1.03	QFARM	3B	1.66	R-A	R-A	0.066666667	0.85	1.00	1.00	0.09	0	0	
100	1.04	QFARM	3B	0.68	R-A	R-A	0.066666667	0.85	1.00	1.00	0.04	0	0	
100	1.05		1	0.91	R-A	R-A	0.066666667	0.85	1.00	1.00	0.05	0	0	
100	2		1	3.87	R-A	R-A	0.066666667	0.85	0.10	0.10	0.02	0	0	
100	3	QFARM	3B	2.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
100	4		1	0.15	R-A	R-A	0.066666667	0.85	1.00	1.00	0.01	0	0	
101	1		3A	0.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
101	1	QFARM	3B	136.01	R-A	R-A	0.066666667	0.85	0.33	0.33	2.54	3	3	
101	4.05		1	41.30	CNS	CNS	0.066666667	0.85	0.00	0.00	0.00	0	0	
200	1		1	29.58	CNS	CNS	0.066666667	0.85	0.00	0.00	0.00	0	0	
300	3		1	42.11	CNS	CNS	0.066666667	0.85	0.00	0.00	0.00	0	0	
300	6		1	1.92	CNS	CNS	0.066666667	0.85	0.25	0.25	0.03	0	0	
300	7		1	0.84	CNS	CNS	0.066666667	0.85	0.67	0.67	0.03	0	0	
300	28		1	1.30	TCR1	TCR1	8.000000000	0.75	0.00	0.00	0.00	0	0	
300	35		1	2.75	TCR1	TCR1	8.000000000	0.75	0.95	0.95	15.68	16	16	
400	1		1	6.83	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	2	QFARM	3B	12.26	R-A	R-A	0.066666667	0.85	0.20	0.20	0.14	0	0	
400	2.02		3A	0.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	2.02	QFARM	3B	11.34	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	3	QFARM	3B	9.20	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	4	QFARM	3A	0.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	4	QFARM	3B	7.64	R-A	R-A	0.066666667	0.85	0.20	0.20	0.09	0	0	
400	5		3A	0.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	5	QFARM	3B	24.62	R-A	R-A	0.066666667	0.85	0.15	0.15	0.21	0	0	
400	12	QFARM	3B	29.31	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	18		3A	0.00	R-A	R-A	0.066666667	0.85	0.00	0.00	0.00	0	0	
400	18	QFARM	3B	38.83	R-A	R-A	0.066666667	0.85	0.20	0.20	0.44	1	1	

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
RECOMMENDED ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	RECOMMEND.		ZONE DENSITY	MAX. BLDG. COVER	NON-RE EFFICIENCY COEFFICIENT	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON-RES FA (Sq.Ft.)
					ZONING DSITRICT	ZONE							
400	20		1	41.96	R-A		0.066666667	0.85	0.00	0.00	0		
401	1		1	0.21	R-L		1.000000000	0.75	1.00	0.16	0		
401	4		1	2.65	R-L		1.000000000	0.75	0.00	0.00	0		
500	7		1	0.32	TCR1		8.000000000	0.95	1.00	2.46	3		
600	4.01		1	10.70	TCR1		8.000000000	0.75	0.20	12.84	13		
700	8.02	QFARM	3B	2.87	BP			1.00	0.90			56,258	
700	10	QFARM	3B	17.19	BP			1.00	0.70			262,079	
800	1		3A	0.00	LI			1.00	0.00			-	
800	1	QFARM	3B	16.33	LI			1.00	0.80			142,267	
800	2.03		1	1.73	LI			1.00	0.33			6,217	
800	3	QFARM	3B	15.64	LI			1.00	0.70			119,224	
800	4.02		1	3.30	LI			1.00	0.90			32,343	
800	4.03		1	6.28	LI			1.00	0.20			13,678	
900	1.01		1	0.84	TCR1			0.95	0.00	0.00	0		
1002	5		1	0.26	TCR1		8.000000000	0.95	1.00	1.94	2		
1200	6.02		1	2.00	ACR		0.066666667	0.85	0.95	0.11	0		
1200	8		1	0.88	ACR		0.066666667	0.85	1.00	0.05	0		
1200	26		1	2.76	CH			1.00	0.95			22,843	
1200	28		1	3.84	CH			1.00	0.20			6,691	
1200	29		3A	0.00	RU-L1		1.000000000	0.75	0.00	0.00	0		
1200	29		3B	10.99	RU-L1		1.000000000	0.75	0.80	6.59	7		
1200	30	QFARM	3A	0.00	ACR		0.066666667	0.85	0.00	0.00	0		
1300	5	QFARM	3B	27.06	RU-L		0.200000000	0.75	0.65	2.64	3		
1300	8		1	2.75	RU-L		0.200000000	0.75	0.95	0.39	0		
1300	11		1	2.23	RU-L		0.200000000	0.75	0.30	0.10	0		
1300	16		1	0.78	RU-L		0.200000000	0.75	0.00	0.00	0		
1300	17		1	1.14	RU-L		0.200000000	0.75	0.40	0.07	0		

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
RECOMMENDED ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	RECOMMEND. ZONING DISTRICT	ZONE DENSITY	ZONE MAX. RES. BLDG. COVER	ZONE NON-RE EFFICIENCY COEFFICIENT	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON_RES FA (Sq.Ft.)
1300	18		1	1.97	RU-L	0.20000000	0.75	0.75	0.40	0.12	0	
1300	19		1	2.86	RU-L	0.20000000	0.75	0.75	0.35	0.15	0	
1300	23		1	0.01	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1300	39		1	1.68	RU-L	0.20000000	0.75	0.75	0.10	0.03	0	
1300	41		1	0.92	RU-L	0.20000000	0.75	0.75	0.10	0.01	0	
1300	59		1	0.61	RU-L	0.20000000	0.75	0.75	0.90	0.08	0	
1301	2		1	0.76	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	3		1	0.44	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	4		1	0.40	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	5		1	0.51	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	12		1	0.15	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	20		1	2.55	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1301	21		1	5.97	RU-L	0.20000000	0.75	0.75	0.05	0.04	0	
1301	22		1	2.02	RU-L	0.20000000	0.75	0.75	0.60	0.18	0	
1400	19		1	0.69	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1400	25		1	N/A	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1400	25.02		1	0.70	RU-L	0.20000000	0.75	0.75	1.00	0.11	0	
1400	38		1	0.70	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1400	48		1	0.67	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1400	49		1	0.35	RU-L	0.20000000	0.75	0.75	0.00	0.00	0	
1401	10		1	0.55	RU-L	0.20000000	0.75	0.75	1.00	0.08	0	
1402	1		1	0.90	BP		0.50	1.00	0.45			8,821
1402	2		1	1.00	BP		0.50	1.00	0.60			13,068
1402	3		1	0.49	BP		0.50	1.00	0.20			2,134
1402	4		1	1.30	BP		0.50	1.00	0.95			26,898
1500	2		1	4.61	RU-L1	1.00000000		0.75	0.95	3.28	3	
1500	4		1	5.49	RU-L1	1.00000000		0.75	0.45	1.85	2	

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
RECOMMENDED ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	RECOMMEND. ZONING DISTRICT	ZONE DENSITY	MAX. BLDG. COVER	NON-RE EFFICIENCY COEFFICIENT	LOT DEVELOPABLE PORTION	RES No. DUs	RES No. DUs ROUNDED	NON-RES FA (Sq.Ft.)
1500	4.04		1	1.28	RU-L1	1.000000000	0.20	0.75	1.00	0.96	1	400
1500	9		1	0.05	CH		0.20	1.00	1.00			11,649
1500	13		1	4.05	CH		0.20	1.00	0.33			4,260
1500	13.02		1	3.26	CH		0.20	1.00	0.15			19,515
1500	13.04		1	4.48	CH		0.20	1.00	0.50			

AFFORDABLE HOUSING & INCLUSIONARY HOUSING, INCLUDING MIXED-USE

200	7 & 7.01		N/A	11.20	TCAH	10.000000000		1.00	1.00	112.00	112	
400	13		N/A	13.96	R-1C	8.600000000		1.00	1.00	120.06	120	
600	1, 2.01, 2.05, 7, 7.01, 7.02, 8		N/A	10.00	TCO-1	10.000000000	0.5	1.00	1.00	100.00	100	217,800

MIXED-USE

200	8, 9, 10		N/A	1.72	TCM4	6.000000000	0.35	1.00	1.00	10.32	10	26,223
300	15 & 17		N/A	5.25	TCM3-C1	10.000000000	0.35	1.00	1.00	52.50	53	80,042
503	5 & 6		N/A	0.36	TCO-3	22.200000000	N/A	1.00	1.00	7.99	8	3,600
600.01	Portion of 1		N/A	N/A	TCM-2	N/A	N/A	N/A	N/A	8	8	10,000
700.07	1		N/A	1.25	R-PRC OVERLAY	N/A	N/A	N/A	N/A	6.00	6	6,000
700.13	1		N/A	1.75	R-PRC OVERLAY	N/A	N/A	N/A	N/A	8.00	8	8,000
900.01	13		N/A	2.78	TCO-2	10.000000000	0.35	1.00	1.00	27.80	100	42,384
900.01	14.02		N/A	2.63	TCO-2	10.000000000	0.35	1.00	1.00	26.30	26	40,097
1100.14	16		N/A	2.00	TCM5	16.000000000	0.10	1.00	1.00	32.00	32	8,712

REVISED RESIDENTIAL WITH ADDITIONAL DEVELOPMENT POTENTIAL

401	7.02		1	5.95	R-L	1.000000000		0.75	0.75	3.35	3	
401	7.05		1	2.40	R-L	1.000000000		0.75	0.45	0.81	1	
600	4.01		N/A	10.70	TCR1	8.000000000		0.75	0.25	16.05	16	

EASTAMPTON TOWNSHIP

BUILDOUT ANALYSIS
RECOMMENDED ZONING

BLOCK	LOT	QUALIFIER	PROPERTY CLASS	LOT AREA (ACRES)	RECOMMEND. ZONING	ZONE DENSITY	ZONE MAX. RES. BLDG. COVER	LOT EFFICIENCY COEFFICIENT	DEVELOPABLE PORTION	RES. DUS	RES. DUS ROUNDED	NON_RES FA (Sq.Ft.)
1401	7		N/A	4.43	R-L	1.00000000		0.75	1.00	3.32	3	

TOTAL 660 1,191,203

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