

SOUTHAMPTON TOWNSHIP PLANNING BOARD  
RESOLUTION # 2010.04

**Adoption of Rural Sustainability Vision-2030 Plan as an Exhibit to  
The Township of Southampton Master Plan**

WHEREAS, the Southampton Township Planning Board has reviewed and considered the Rural Sustainability Vision-2030 Plan as prepared by the Board's professional planner, Kendra Lelie, P.P. after extensive study and significant public participation over many months; and

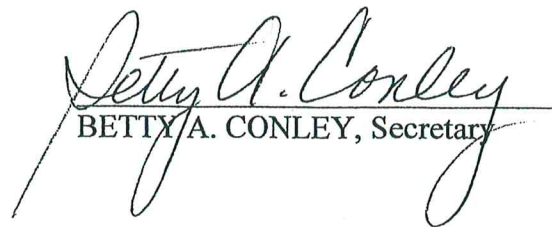
WHEREAS, the Southampton Township Planning Board conducted a public hearing on May 6, 2010 on public notice to consider adoption of the Rural Sustainability Vision-2030 Plan as an Exhibit to the Southampton Township Master Plan in accordance with the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, the Southampton Township Planning Board, after considering the advice of the Planning Board Planner, the content of the plan which is attached hereto as Exhibit "A" and the significant public comment in favor of the plan finds that the aforementioned exhibit to the Southampton Township Master Plan is consistent with the requirements and stated goals of the Master Plan and represents an accurate statement of the future planning goals and objectives of the Township,

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Southampton that the aforementioned Rural Sustainability Vision-2030 Plan as attached hereto is hereby adopted as an Exhibit to the Southampton Township Master Plan pursuant to the Municipal Land Use Law.

DATED: May 6, 2010

ATTEST:

  
BETTY A. CONLEY, Secretary

TOWNSHIP OF SOUTHAMPTON  
PLANNING BOARD

  
Philip Magazzo, Chair

# PRESERVATION CONSERVATION CONNECTION REVITALIZATION

The Southampton 2030 Vision Plan establishes six key strategies that are essential to realize a rural sustainable future:

**Preserve** the rural character

**Create** meaningful connections

**Protect** important agricultural lands from development

**Support** commercial activities that service local community needs

**Conserve** natural and historic resources and **Promote** energy efficient practices

**Encourage** a healthy community

# Southampton Township Master Plan

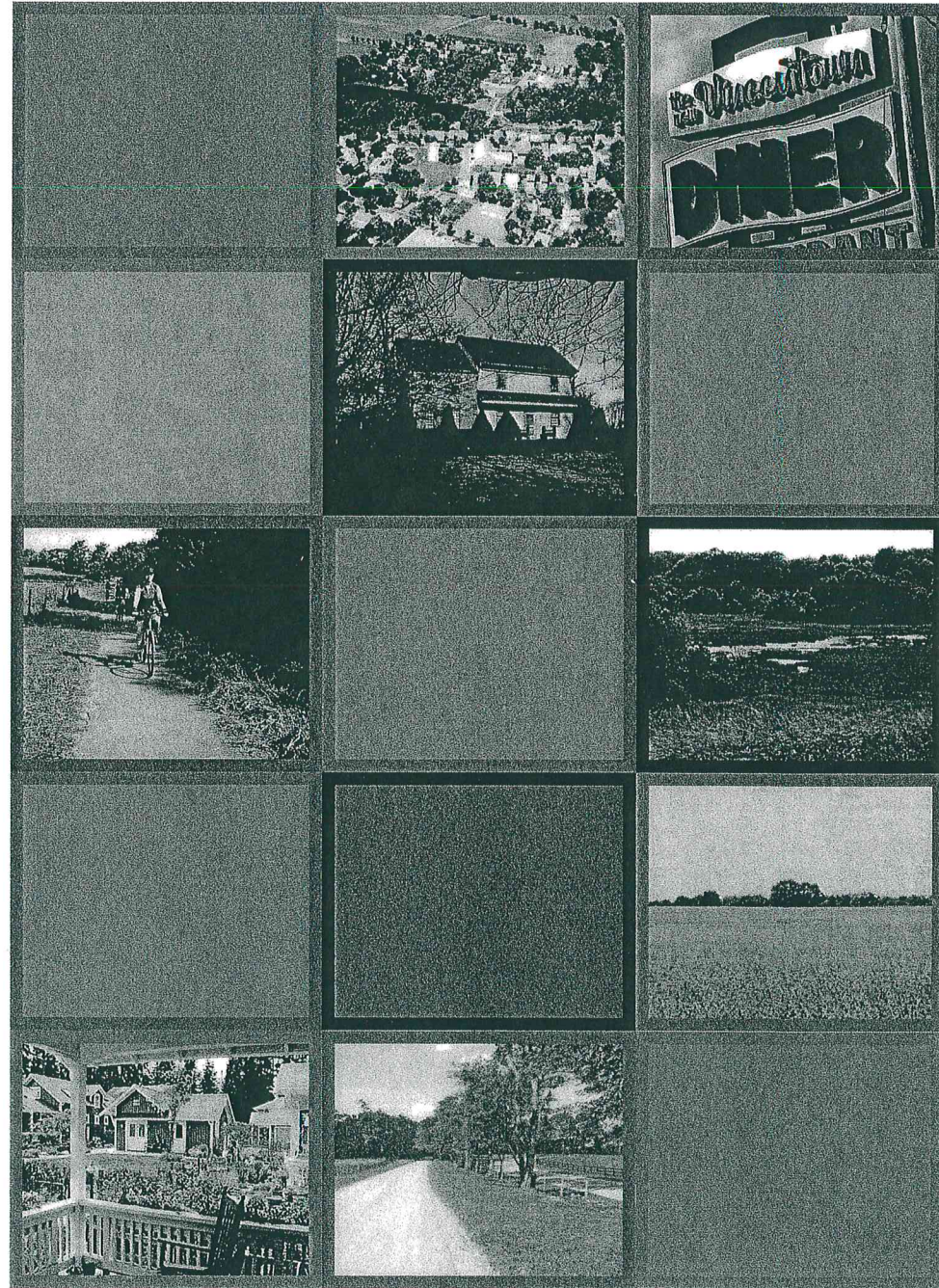
## Rural Sustainability Plan

### Vision 2030

Prepared by Thomas J. Scangarello and Associates

Made Possible Through a Grant from the Department of Community Affairs, Office of Smart Growth

December 2009 Draft



Made Possible Through Coordination with:

Southampton Plan Endorsement Advisory Committee

Southampton Environmental Commission

Burlington County Economic Development and Regional Planning

# LAND USE AND HOUSING

## PRESERVE OUR RURAL CHARACTER

Just over 3300 acres of open space and unprotected land remain in Southampton Township. While this may seem like a large amount of land, the township recognized that many factors may contribute to the vulnerability of the land to be converted to sprawling development patterns and the loss of valuable resources. Southampton Township is expected to gain 90 residents by 2030, which represents an increase of approximately 2% since 2007. Employment in Southampton Township is expected to increase by approximately 1,000 or 4%.

Township residents voiced their concern with future trend development patterns and want to avoid spreading development over the remaining vacant land as seen in other suburban sprawl communities that share a border with Southampton. Concentrating growth within and around existing centers will allow the preservation of open space, farmland and natural resources while creating a pedestrian oriented community that offers viable connections.

# VISIONING

The creation of the Southampton Vision 2030 Plan was based on a visioning process that focused on answering four questions:

1. WHERE ARE WE NOW?
2. WHERE ARE WE GOING?
3. WHERE DO WE WANT TO BE?
4. HOW DO WE GET THERE?

In order to answer the first question, Southampton conducted an analysis of existing conditions. Two reports were presented to the public to explain the existing attributes and challenges the township contained. The Municipal Self Assessment (4/2008) evaluated existing demographics, existing land uses, existing and future development proposals, existing zoning and master plan contents and a consistency analysis of the Township's land use goals compared to the State Plan goals. The Carrying Capacity Study (11/2009) prepared by a joint partnership between the Southampton Township Environmental Commission and Uhl Associates analyzed the ability of the soils in the township to adequately support the discharge from septic systems to protect groundwater in accordance with New Jersey Department of Environmental Protection regulations.

Southampton Township performed a trend analysis to determine the answer to the second question. The trend analysis was presented in a public forum in July 2009 and utilized existing zoning regulations, past growth statistics and developable vacant land to determine the potential build out by 2030. The 2030 Plan does not include the area of the township located in the Pinelands. The trend analysis anticipates 90 residential units and 160,000 square feet of commercial development by 2030.

The third question required significant public input. The public had many opportunities to provide their input in the visioning process. The township held four public forums which included an educational seminar, two public input sessions, a workshop meeting that included mapping exercises and a survey. The township also conducted interviews with community stakeholders. The six key rural sustainability strategies are a direct result of the public participation process and answered the third question.

The fourth question is an ongoing question. The fourth public forum in which mapping exercises and surveys were utilized will begin to aid the township in answering the fourth question. The public analyzed their goals for the township and was presented with options such as the expansion of the existing center (Vincentown), the creation of a new node of development and the inclusion of non-contiguous clustering as alternatives to the existing growth pattern. The fourth question requires additional dialogue and should be finalized through the Plan Endorsement process with the acceptance of an Action Plan which addresses what the township will do to realize the vision.

## Goals – What We Want

- No Suburban Sprawl
- Locate services near existing population centers
- Provide needed housing for young families and seniors

## Objectives – How We Get There

- Concentrate growth around the existing center known as Vincentown and the existing node of commercial development known as the Route 206/38 intersection
- Create zoning incentives such as non-contiguous clustering options to realize compact areas of growth
- Promote small lot development within growth areas
- Provide adequate infrastructure to support growth areas such as package treatment plants or centralized sewer
- Create affordable housing opportunities within the growth areas including a mix of housing types including townhouses and apartments
- Ensure architecture and design standards that compliment the historic district character are implemented

## Benefits – What We Gain

- Center based development saves \$25,000 per new housing unit in infrastructure costs\*
- Households in centers spend \$1,300 less per year in energy and transportation costs\*

\*Connections, The Regional Plan for a Sustainable Future, a Report by the Delaware Valley Regional Planning Commission, November 2009

# FARMLAND

## PRESERVE OUR IMPORTANT AGRICULTURE LAND FROM DEVELOPMENT

The preservation of over 2,650 acres of farmland is a lofty achievement for Southampton Township. Farmland is the essential ingredient that contributes to what residents view as the “rural character” and a primary resource to protect from future development. The township faces future challenges in reaching the goal of preserving an additional 4,000 acres of farmland. There is overwhelming pressure on farmers to discontinue their operations and sell to the highest bidder for their land. Sprawling development, conflicts with the commuter lifestyle and the increased production costs are factors that create pressure to sell their most valuable resource, the land.

With economic resources disappearing from the state and county level, Southampton must be creative in their efforts to preserve farmland. The implementation of non-contiguous clustering zoning opportunities will permit private forces to drive future farmland preservation efforts with guidance from the Farmland Preservation Plan. The township is also committed to endorsing an economic development plan that will promote and support our agricultural business partners.

## Goals – What We Want

- Preserve an additional 4,000 acres of farmland
- Concentrate on Right to Farm efforts
- Support Agricultural related activities

## Objectives – How We Get There




- Establish creative preservation techniques to protect contiguous (or nearly contiguous) areas of productive agricultural/horticultural lands
- Permit the continuation of practice farming provided accepted agricultural best management practices are followed to minimize conflicts between residential and agricultural uses
- Focus preservation efforts in areas where a greenbelt can be realized to help define the growth areas such as Vincentown and the Route 206/38 node
- Encourage the use of alternative energy sources such as wind, solar and bio-fuel as accessory uses for the business and residence
- Discourage large lot zoning
- Implement non-contiguous clustering ordinances that would require at least 50% of the parcel for preservation when permitting clustering development

## Benefits – What We Gain

- For each tax dollar levied on farms, a municipality expends \$0.21 to \$0.77 in services. Conversely, development of single-family dwellings on farmland results in an expenditure of \$1.04 to \$1.67 for each tax dollar collected\*
- Farmland can result in up to four times the revenue from taxes than is required for services\*

\*Southampton Township Conservation, Open Space and Recreation Plan Element, October 2009

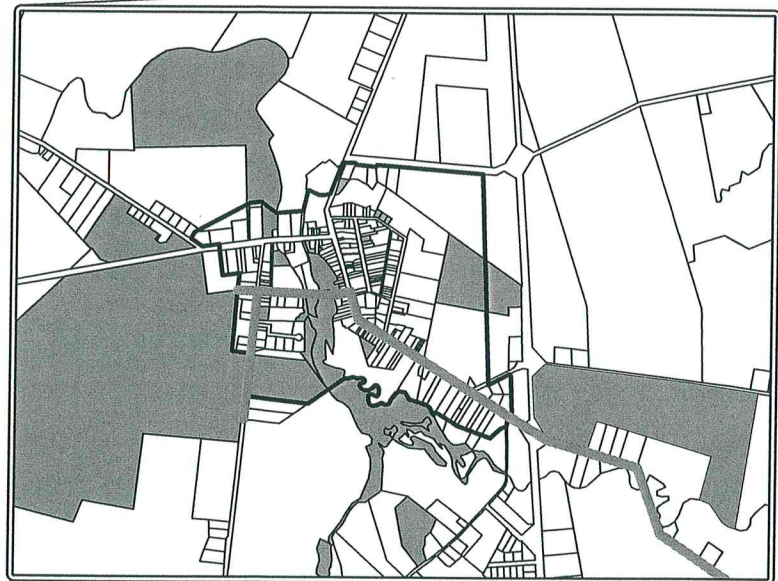


-  Preserved Land
-  Vacant Land
-  Existing Developed Areas
-  Future Development Areas
-  Targeted Areas for Development
-  Vincentown Historic District



NOTE: The entirety of Southampton Township is not shown.

-  Existing Open Space Parcels
-  Targeted Open Space Parcels
-  Vincentown Historic District
-  Leisure Towne
-  Proposed Connections
-  Proposed Village Connection



Inset Map



NOTE: The entirety of Southampton Township is not shown.  
Portions of the Pine Lands Area are not shown.

# OPEN SPACE AND RECREATION

## ENCOURAGE A HEALTHY COMMUNITY

Southampton Township contains over 2,000 acres of public open space that is currently used for passive and active recreational activities. Although, the preserved open space protects much of the township's most valuable natural resources, the open space provides additional benefits to the residents. Open space provides buffers between residential and non residential land. Open space provides opportunities for connections between growth areas. Open space provides areas for recreation. Open space contributes to the aesthetic of "rural character".

The continued disappearance of our open space will result in negative consequences to our quality of life and the environment. Southampton can prevent the loss of open space through a combination of efforts including smart growth development like non-contiguous clustering, conservation easements and the purchase of development rights.

The residents have emphasized the need for more centralized recreation opportunities that contain meaningful connections to existing and future growth areas. Our communities, from the national to local level, are experiencing a health crisis with over 50% of the population considered to be obese. Now more than ever, it becomes imperative to make land use decisions that support increased pedestrian movement and recreational opportunities in our community.

## Goals – What We Want

- Preserve an additional 1,100 acres of open space
- Provide a centralized recreation and community center to serve the needs and desires of the Township residents
- Create connections between Vincentown and future residential growth areas to recreation and community facilities
- Provides places where citizens of all ages will meet and take part in community activities
- Preserve and encourage the restoration of the natural setting along scenic corridors
- Provide views of significant landscape features such as agricultural land and associated facilities

## Objectives – How We Get There

- Provide opportunities for all citizens to appreciate the open space resources on an equal and accessible basis
- Connect centers and neighborhoods with open space networks
- Improve the quality of the Township's network of roadways, trails, and gateways through a network of green walkways and bikeways including resources such as stream corridors, railroad right-of-way, common areas preserved in private developments, large conservation areas and open areas associated with schools and parks
- Provide ample opportunities for connections to existing and proposed open spaces and trails
- Utilize existing community facilities such as firehouse, church, library for potential community center
- Provide hiking trails and horse trails

## Benefits – What We Gain

- For every acre of land dedicated to recreation, the community will realize \$126,000 in health and direct use benefits, cost savings and revenue\*

\*Connections, The Regional Plan for a Sustainable Future, a Report by the Delaware Valley Regional Planning Commission, November 2009

# RESOURCE PROTECTION

## CONSERVE NATURAL AND HISTORIC RESOURCES PROMOTE ENERGY EFFICIENT PRACTICES

Open space protection and resource protection go hand in hand. A wealth of natural and historic resources can be found in Southampton Township. Residents can experience rich forested areas that contain wetland plantings, threatened and endangered species, beautiful stream corridors, clean groundwater and fresh rural country air. Thousands of acres of wooded land remain in the township and provide aesthetic appeal, recreational opportunities and important habitat for unique plant and animal species.

Of primary concern is the continued effort to maintain a high groundwater quality. The improper or overuse of septic systems can adversely affect the quality of groundwater, especially when wells are used as the main source for servicing development. Implementation of smart growth mechanisms including encouraging new development into centers and specified growth areas where appropriate infrastructure is available and permitted will ensure this valuable resource is protected for future generations.

The Township seeks to preserve its past in a way that accommodates its present and enhances the economic well being and prosperity of its future citizens. Preservation can be accommodated in a manner that is compatible with the maintenance of property rights and values. In fact, a greater understanding of the history and prehistory of Southampton can only lead to a greater appreciation of its appearance and unique qualities and will likely contribute to enriching the community as a whole.

Energy sustainability is an environmental imperative and a potential economic opportunity. Energy prices will continue to rise. Greenhouse gas emissions will continue to threaten future generations unless individual communities begin to make the commitment to make reductions and changes in lifestyle habits. Southampton will begin to adopt policies that encourage green building design and explore permitting alternate means of energy production such as solar, wind, geo-thermal and bio-fuel. This shift of policy will aid the township in realizing cleaner air and water for the community.

# TRANSPORTATION AND CIRCULATION

## CREATE MEANINGFUL CONNECTIONS

Creating connections is a major theme for the vision plan. Many residents voiced their concern with the lack of adequate pedestrian oriented facilities that connect areas of existing development, future growth areas, retail and service activity and recreation opportunities. Reducing the reliance on transportation by vehicle will reinvent our future neighborhoods, improve air quality, create a healthier community and preserve the rural character.

Our major corridors and their intersections including Route 206, Route 38/530 and Route 70 will become points of focus for future retail and service related activities. As such, the alleviation of congestion requires attention. Mechanisms such as local and regional public transportation options should be explored. The upgrade of infrastructure is imperative to ensure the road network meets safety standards, projected capacity and accessibility requirements.

## Goals – What We Want

- Conserve energy through use of renewable resources
- Protect water quality
- Control Flooding Damage
- Identify and protect important historic/cultural resources

## Objectives – How We Get There

- Encourage development to locate in a pattern of compact nodes within the Township
- Ensure that the investment in infrastructure supports a sustainable pattern of land use that builds upon past public investment in roads, schools, utilities and public open spaces
- Enforce water quality protection regulations for aquifer recharge and wellhead protection
- Ensure that the density and intensity of development is in keeping with the inherent capabilities and limitations of the physical characteristics of the land
- Encourage the clean up of contaminated sites through code enforcement or brownfields redevelopment
- Strengthen flood protection regulations through the implementation of stream corridor conservation and preservation of vegetative buffers
- Identify funding sources for historic preservation
- Coordinate with Burlington County to acquire properties in the Ewansville floodplain for use as a greenway
- Acquire resource protection areas by purchase of easements or fee simple title, or acceptance of dedication of land where access is desired
- Adopt green standards for development
- Explore solar power purchase agreements
- Explore gray water collection system to reduce new water use
- Participate in programs for removal of stream debris
- Encourage alternatives to impervious pavement material

-  Wetlands
-  Flood Prone Areas
-  Forested Areas
-  Vincentown Historic District



NOTE: The entirety of Southampton Township is not shown.  
Portions of the Pinelands Area are not depicted.



# ECONOMIC DEVELOPMENT

## SUPPORT COMMERCIAL ACTIVITIES THAT SERVICE LOCAL COMMUNITY NEEDS

The rural character is dependent on the notion that when a visitor travels in either an east/west or north/south direction on any of the major corridors into the Township they feel as if they have entered a part of New Jersey that once was. There are no big box stores. Signs do not obstruct your view. There are few traffic lights. Seas of parking lots are not evident. There are small mom and pop stores that service the local population needs. The architecture and design of the storefronts are unique and reminiscent of small town charm.

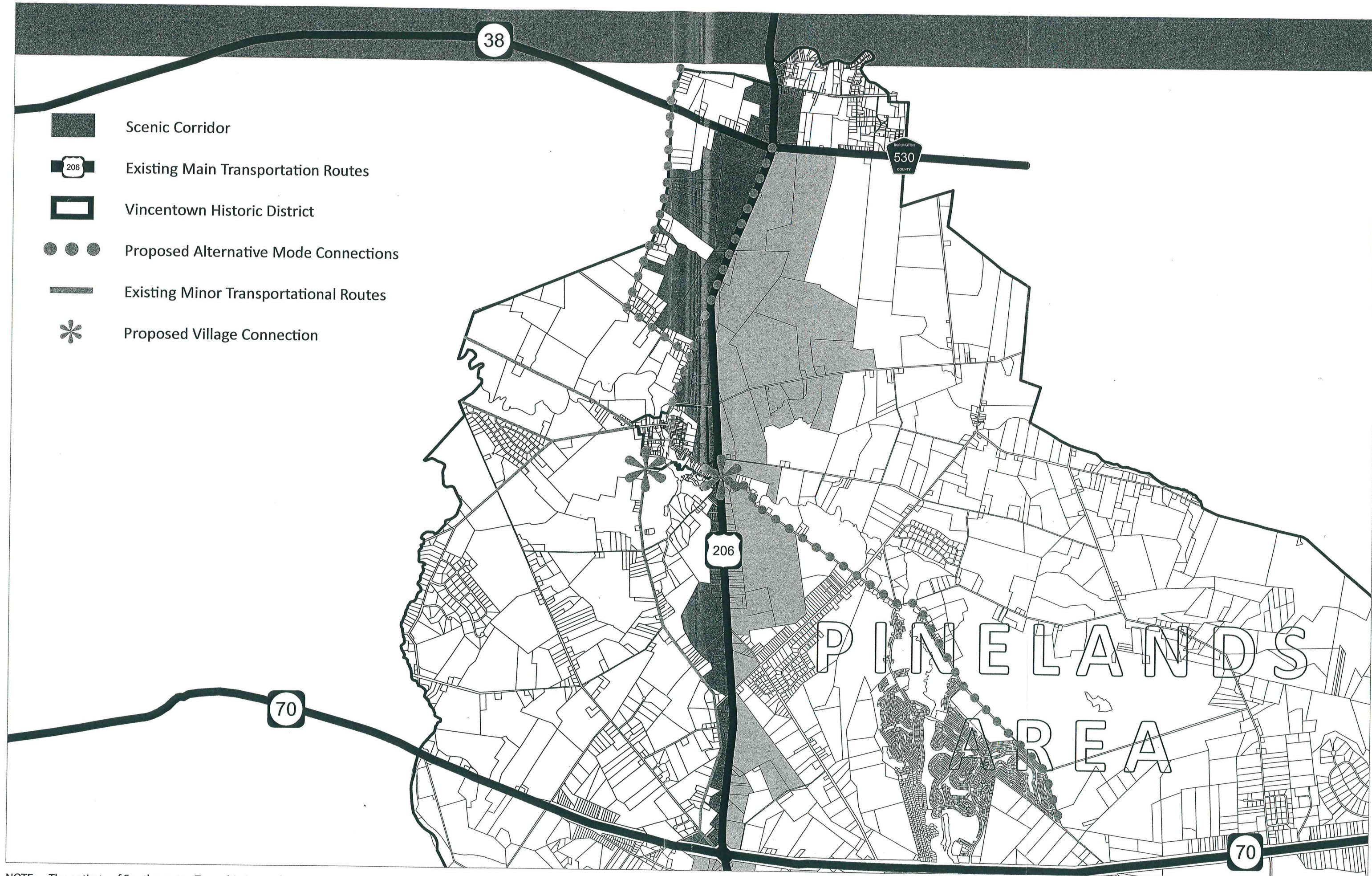
Strong design standards are needed to ensure future development in the economic development areas is consistent with the existing rural character. Public/private partnerships should be pursued to attract appropriate business in targeted locations. Opportunities in creating a "green economy" will have the potential to create a stable supply of local jobs that offer family sustaining wages.

## Goals – What We Want

- Create Connectivity Options
- Reduce Congestion

## Objectives – How We Get There

- Maintain and enhance a rural transportation system that links centers and future growth areas to each other and to the other parts of the region
- Provide appropriate access of agricultural products to markets, accommodating the size and weight of modern agricultural equipment
- Emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible, and maximize circulation and mobility options throughout
- Create opportunities for pedestrian connections within greenways, scenic corridors, preserved land and between growth areas
- Consider the removal of Route 70 and Route 206 circle
- Widen roads and add bike lanes
- Provide connections to county recreational facilities
- Provide new sidewalks/crosswalks in Vincentown with connections to the Goode Farm and other community facilities
- Ensure adequate access to Route 38 and Route 206 from commercial property

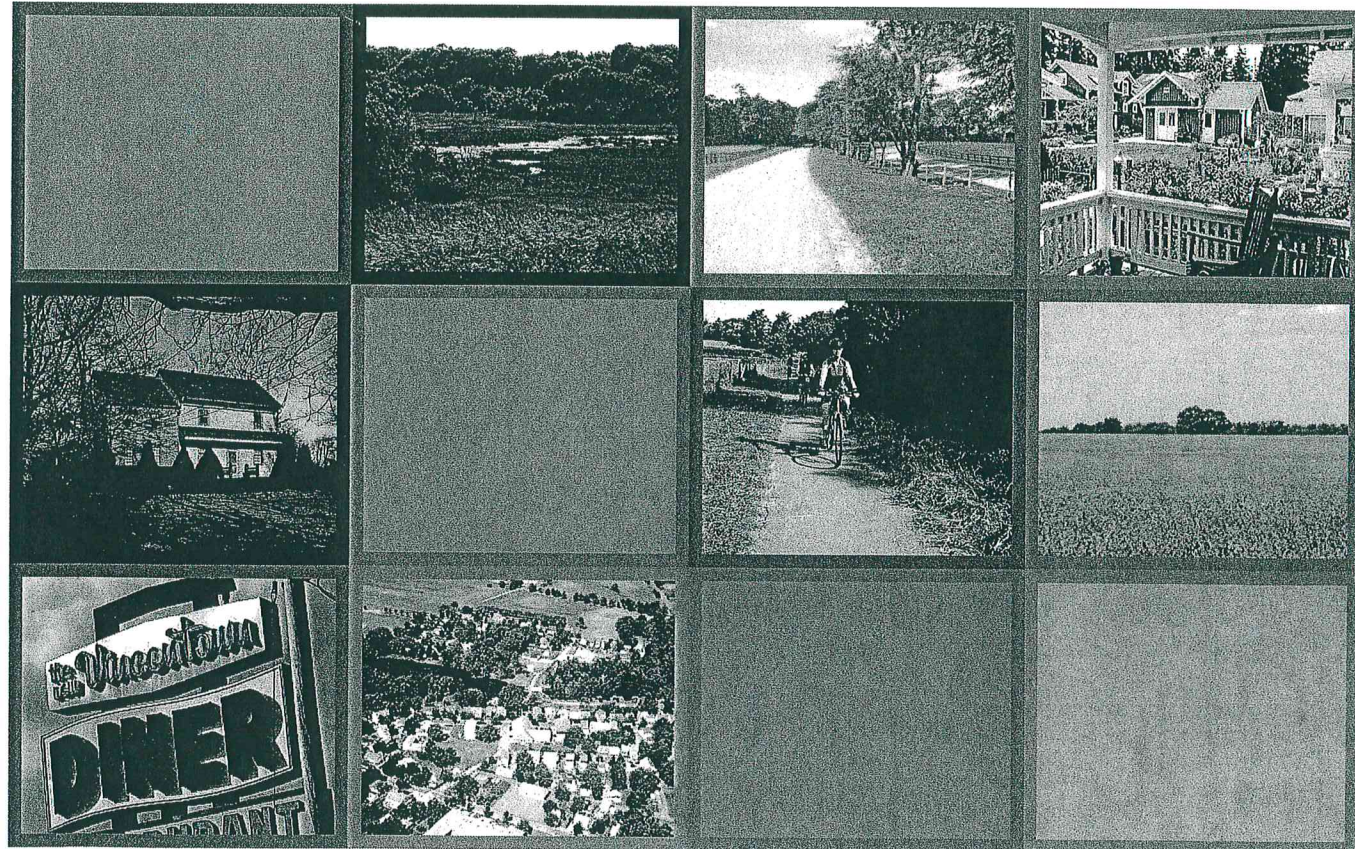


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# SOUTHAMPTON TOWNSHIP VISION 2030

## PUTTING IT ALL TOGETHER

The 2030 vision is the basis for an action plan that will provide rural sustainable growth, preserve farmland and open space, create affordable housing opportunities, protect natural and cultural resources and provide economic stimulation. The vision will become a reality and provide a model for rural sustainability.







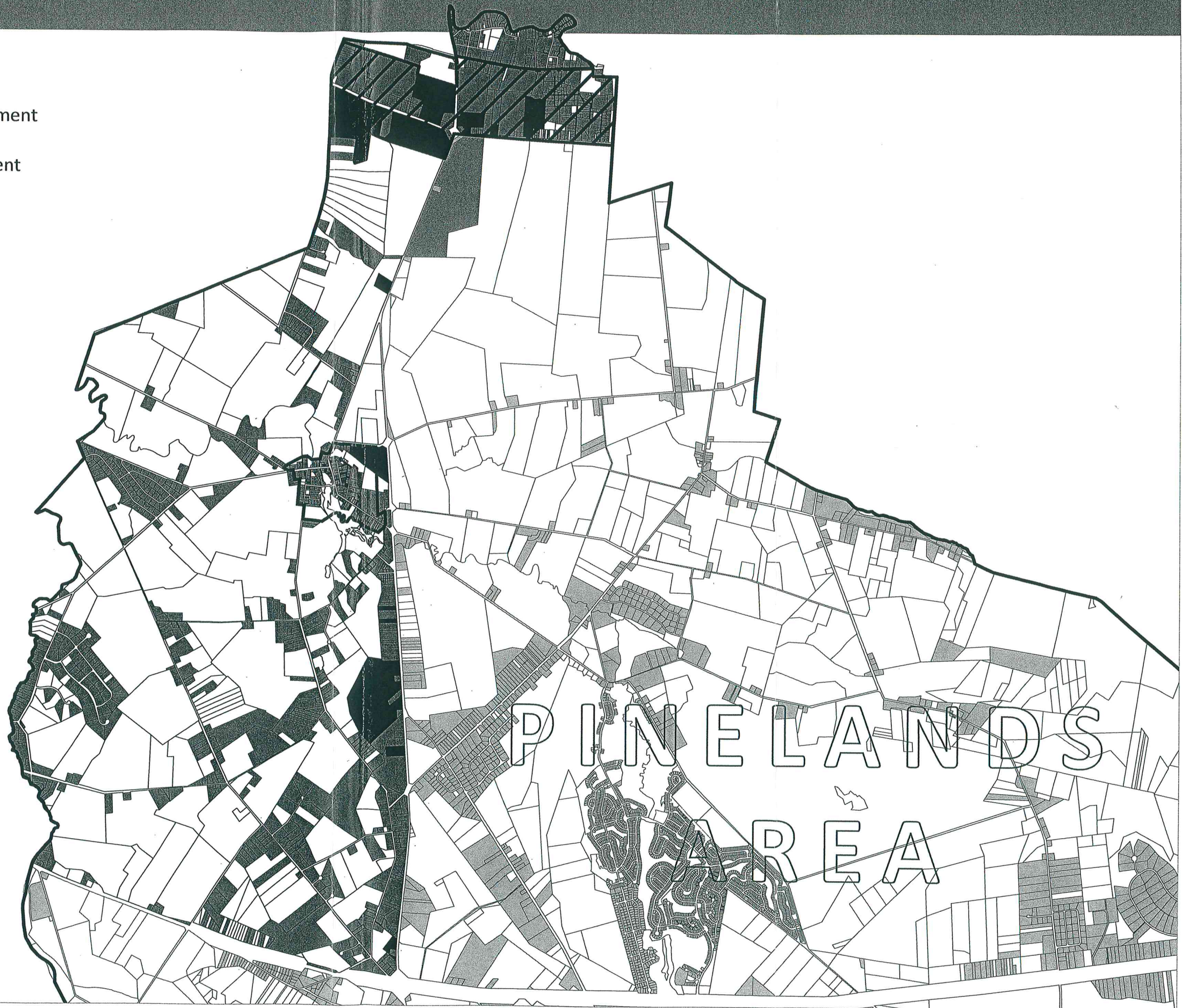
## Goals – What We Want

- Revitalize Vincentown
- Revitalize Route 206 Corridor
- Attract new quality business

## Objectives – How We Get There

- Promote economic activities within Vincentown and growth areas that complement and support the rural and agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment
- Enhance the cultural and scenic qualities and with minimum impacts on agricultural resources
- Promote architectural design which compliments the existing rural character

-  Areas of existing Concentrated Development
-  Areas of Proposed Economic Development
-  Vincentown Historic District
-  Future Economic Node



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## 2030 VISION STATEMENT

It is the year 2030 and Southampton Township looks and feels very much as it did in 2010. Southampton Township maintained its rural character and continues to be called home for many generations of the same families. Southampton is considered a nice home town where families can raise their children and where grandparents can stay and grow old.










New residential neighborhoods have been built just outside of Vincentown. The homes are located on small lots and have a unique character compatible with the historic charm of Vincentown. Young families and single folks live in the same neighborhood where a diverse housing stock is available.

The township met the goal to preserve 4,000 acres of farmland over the past 20 years and the agricultural industry is steady. The rural character can truly be felt when biking, walking, driving or riding your horse on any road in the township.

There are many opportunities for recreational activities at the new community center and recreational fields which are accessible by new bike trails and sidewalks that connect Vincentown and the adjacent neighborhoods.

The township greenway trail provides access through beautiful woodlands, farmland and wetlands and allows users to learn about many of the preserved historic and cultural resources located along. Residents are able to experience miles of new trails through the protected forests and along stream corridors where diverse species of plants and animals can be viewed.

Residents do not have to travel far to take advantage of the many opportunities to purchase needed goods and supplies within the township. Many of the trips to the store are via foot or bicycle. Many of the commercial entities have become social gathering points where residents can come and catch up on the latest news.

-  Existing Preserved
-  Proposed Preserved
-  Existing Developed
-  Proposed Developed
-  Economic Development Areas
-  Vincentown Historic District
-  Connections
-  Village Connection
-  Main Transportation Routes



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