



# TOWNSHIP OF SOUTHAMPTON

MASTER PLAN

HOUSING ELEMENT  
AND  
FAIR SHARE PLAN  
August 2002

Prepared by:  
Thos. J. Scangarello and Associates, PA

# **SOUTHAMPTON TOWNSHIP MASTER PLAN**

## **HOUSING ELEMENT AND FAIR SHARE PLAN**

**July, 2002**

### **FORWARD**

The major purposes of this "Housing Plan Element and Fair Share Plan" report for Southampton Township are the following:

- To satisfy the requirement of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) that a "Housing Plan Element" be prepared in accordance with the Fair Housing Act (N.J.S.A. 40:27D-301 et seq.); and
- To receive "Substantive Certification" from the New Jersey Council On Affordable Housing in accordance with its "Substantive Rules" which became law on June 6, 1994.
- To respond to the Council on Affordable Housing (COAH) Resolution requesting an amendment to the Housing Element and Fair Share Plan in accordance with N.J.A.C. 5:93 et seq.

The "Fair Share Plan" for Southampton Township consists of the following items, which are discussed in detail within the section entitled "Fair Share Plan" of this document:

#### **Housing Rehabilitation Program:**

The "Net Indigenous Need" housing component of Southampton Township's "fair share" obligation will be met via a "Housing Rehabilitation Program" in accordance with N.J.A.C. 5:93-5.2 of the "Substantive Rules" of COAH.

#### **Credits Without Control Program:**

Pursuant to N.J.A.C. 5:93-3.2, Southampton Township will take advantage of credits for affordable housing units constructed between April 1, 1980 and December 15, 1986.



**Regional Contribution Agreement:**

In accordance with N.J.A.C. 5:93-5.7, Southampton Township intends to utilize a Regional Contribution Agreement to address the shortfall that may exist after the Credits Without Controls Program is certified by COAH.

**Zoning Requiring Inclusionary Development:**

In accordance with N.J.A.C. 5:93-4.3(b) of the "Substantive Rules" of COAH, Southampton Township proposes to continue the existing zoning districts known as the Rural Residential 1 (RR-1) and Town Center 1 (TC-1) zoning district to address a portion of the "fair share" obligation.

**Rental Housing Obligation:**

Pursuant to N.J.A.C. 5:93-5.15 (c), Southampton Township proposes to address the rental obligation by allowing the zoning densities within the Rural Residential 1 and/or the Town Center 1 zoning district to accommodate the development of rental housing.

**Write-down/buy-down of previously owned units:**

Pursuant to 5:93-5.11, Southampton Township intends to participate in a write-down/buy down program. Southampton Township will write-down or buy-down a maximum of ten (10) previously owned market rate units and offer them in sound condition at affordable prices to low and moderate income households. Southampton Township will provide at least \$20,000 per unit to subsidize the cost of the buy down unit.

*Township of Southampton Master Plan*

*Housing Element and Fair Share Plan  
August 2002*

***TABLE OF CONTENTS***

INTRODUCTION	I
HOUSING, POPULATION AND ECONOMIC CHARACTERISTICS	2
CALCULATED FAIR SHARE HOUSING OBLIGATION	12
FAIR SHARE PLAN	17
EXHIBITS	

## INTRODUCTION

This document is an update of the Housing Element of the Master Plan of Southampton Township.

On January 20, 1983, the New Jersey Supreme Court stated in its Mount Laurel II decision that all municipalities have a constitutional obligation to create a realistic opportunity for their fair share of the regional need for low and moderate income housing. The Mount Laurel decision also stated that municipalities must provide for an opportunity for decent housing for at least some portion of their indigenous poor living in deficient housing. Additionally, municipalities which have been designated as a growth area in the State Development and Redevelopment Plan have an additional responsibility to provide a fair share of the region's excess present and prospective need for low and moderate income housing.

The Fair Housing Act of July 1, 1985 established a comprehensive planning and implementation process for this municipal constitutional obligation. The Act established the Council on Affordable Housing and charged it with the responsibility to define housing regions and estimate the present the prospective need for low and moderate income housing at the state and regional level. The C.O.A.H. was assigned the responsibility to (1) develop the criteria and guidelines for each municipality to determine their own fair share obligation, (2) to adjust that number where applicable with eligible credits of housing units provided after 1980, or with documentation substantiating environmental constraints and (3) to structure a Fair Share Plan to meet the specific needs of each municipality.

The components of a Housing Element are explicitly outlined in the Fair Housing Act: "A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing and shall contain at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy, characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards.
- b. A projection of the municipality's housing stock,



including the probable future construction of low and moderate income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands.

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing, and;
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing."

The Fair Housing Act goes on to state that "In adopting its Housing Element, the municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques which provide a realistic opportunity for the provision of the fair share number. The housing element shall contain an analysis demonstrating that it will provide such a realistic opportunity, and the municipality shall establish that its land use and other relevant ordinances have been revised to incorporate the provisions for low and moderate income housing."

## AREA GROWTH AND DEVELOPMENT HISTORY

The origins of Vincentown, the traditional social and economic center of Southampton Township, date back more than 240 years. Vincentown is a well-preserved historic district of approximately 200 structures. This village and the surrounding farms together manifest the Township's agrarian heritage. Although the agrarian economy reached its peak more than a century ago, many of the farms which were served by the village continue to operate.

Changing transport and land use economics have caused a departure from the Township's historic farm/village settlement pattern. The development of the Leisuretown retirement community has brought with it a non-agrarian population center of more than five times the size of the traditional township center at Vincentown. Leisuretown was begun in the early 1970s and consists of approximately 1,500 dwellings.

As the result of the development of the Leisuretown retirement community and other new subdivisions, Southampton Township experienced a population growth of 16 percent, and a growth in households of 22 percent, between 1980 and 1990. In contrast, the Philadelphia metropolitan region, of the Township is a part, grew slightly more than three (3) percent during the period; Burlington County grew by eight (8) percent. Township growth during the 1980s was considerably less than that of the prior decade, when Leisuretown opened.



The Township's housing stock consists overwhelmingly of owner-occupied, single family detached dwellings, valued in 1990 at between \$60,000 and \$150,000, and built after 1940. Two-thirds of the housing stock was built during the 1970s, primarily as part of the Leisuretown development). Units built before 1940, totalling 465, can be found in and around the village of Vincentown.

There were 458 mobile homes as of the 1990 census; and there are no dwellings which are part of structures containing five (5) or more dwellings.

#### Rental units; median value

Only eight (8) percent of the occupied housing units were rental units in 1990, a proportion which has remained unchanged since 1980. Five (5) percent of all units (235 units) were vacant but not for sale or rent. The median value of owner-occupied housing in the Township in 1990 was \$106,500.

#### VALUE, 1990

Universe: Specified owner-occupied housing units

	Southampton		Leisuretown CDP*	
Less than \$15,000	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%
\$25,000 to \$29,999	0	0%	0	0%
\$30,000 to \$34,999	14	0%	8	1%
\$35,000 to \$39,999	8	0%	8	1%
\$40,000 to \$44,999	27	1%	9	1%
\$45,000 to \$49,999	8	0%	8	1%
\$50,000 to \$59,999	89	3%	57	4%
\$60,000 to \$74,999	327	10%	243	17%
\$75,000 to \$99,999	1,002	31%	696	49%
\$100,000 to \$124,999	565	17%	168	12%
\$125,000 to \$149,999	429	13%	171	12%
\$150,000 to \$174,999	338	10%	67	5%
\$175,000 to \$199,999	153	5%	0	0%
\$200,000 to \$249,999	146	4%	0	0%
\$250,000 to \$299,999	58	2%	0	0%
\$300,000 to \$399,999	50	2%	0	0%
\$400,000 to \$499,999	17	1%	0	0%
\$500,000 or more	17	1%	0	0%
TOTAL UNITS	3,246		1,435	
MEDIAN VALUE	\$106,500			

#### Universe: Housing units

1989 to March 1990	49
1985 to 1988	460
1980 to 1984	308
1970 to 1979	2,154
1960 to 1969	581
1950 to 1959	301
1940 to 1949	153
1939 or earlier	465

#### UNITS IN STRUCTURE, 1990

Universe: Housing units

1, detached	3,869	85%
1, attached	160	
2	25	
3 or 4	20	
5 to 9	0	
10 to 19	0	
20 to 49	0	
50 or more	0	
Mobile home or trailer	458	
Other	7	

#### TENURE

Universe: Occupied housing units

Owner occupied	3,991	92%
Renter occupied	325	8%



There were 59 dwellings which were substandard in 1990 (housing more than one person per room, lacking complete plumbing facilities, or both). The data indicates no association between substandard conditions and age of dwelling; all dwellings lacking complete plumbing facilities (numbering 12), however, are owned by householders who are 65 years of age or older.

### Mortgage Status

More than half of all owner-occupied housing units in the Township (63 percent) are not mortgaged; and fully 45 percent of the Township's owner-occupied housing stock costs the owners less than 20 percent of income. These rather large percentages of unmortgaged housing perhaps can be accounted for by the Township's high percentage of elderly householders; who either have retired the mortgage on their home, or, more prevalently in the Township, have purchased housing in Southampton without a mortgage, instead using the equity liquidated from selling a previous home. The percentage of all Township householders who are 55 years of age or older is 60 percent. Only 64 percent of the Township's residents who were born before 1985 were living in the same house during the following five years-- indicating an in-migration of elderly householders, rather than households "aging in place."

Recently built, unmortgaged housing which costs their owners so little is virtually impervious to economic cycles. Elderly homebuyers represent an extremely stable market for housing in the Township.

### PLUMBING FACILITIES BY PERSONS PER ROOM BY YEAR STRUCTURE BUILT, 1990

Universe: Occupied housing units

#### Complete plumbing facilities:

1.00 or less:	
1940 to March 1990	3,042
1939 or earlier	415

1.01 or more:	
1940 to March 1990	42
1939 or earlier	5

#### Lacking complete plumbing facilities:

1.00 or less:	
1940 to March 1990	6
1939 or earlier	6
1.01 or more:	
1940 to March 1990	0
1939 or earlier	0

### MORTGAGE STATUS BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1991

Universe: Specified owner-occupied housing units

#### With a mortgage:

Less than 20 percent	430	13%
20 to 24 percent	108	6%
25 to 29 percent	190	6%
30 to 34 percent	100	6%
35 percent or more	233	7%
Not computed	6	0%

#### Not mortgaged:

Less than 20 percent	1,449	45%
20 to 24 percent	183	6%
25 to 29 percent	96	3%
30 to 34 percent	110	3%
35 percent or more	166	5%
Not computed	7	0%

Department of Housing and Urban Development, a household is "cost-burdened" when it spends 30 percent or more of household income on housing. Of all households which own their homes and with an annual income of less than \$35,000 (the Township's median family income is \$31,921), 24 percent are cost burdened. Renter households in the Township, however, face far greater cost burdens. Of these households, 41 percent are cost burdened. Of renter households with incomes of less than \$20,000 a year, 79 percent are cost burdened; and the great majority of these households (98 out of 106) pay 35 percent or more of their income on housing. (NOTE: the percentage given for lower-income renters who are cost-burdened may be artificially low, because the cost-burden of the remaining 21 percent of renters in these income groups was not computed by the Census.) Of the 131 renters making at least \$20,000 a year, none were indicated as cost-burdened (31 were not computed). The severe cost-burden of lower-income renter households indicates a need for affordable rental housing.

1997  
Universe: Specified renter-occupied housing units

Less than \$10,000:	
Less than 20 percent	0
20 to 24 percent	0
25 to 29 percent	0
30 to 34 percent	0
35 percent or more	25
Not computed	0
\$10,000 to \$19,999:	
Less than 20 percent	0
20 to 24 percent	0
25 to 29 percent	0
30 to 34 percent	8
35 percent or more	73
Not computed	20
\$20,000 to \$34,999:	
Less than 20 percent	18
20 to 24 percent	5
25 to 29 percent	37
30 to 34 percent	6
35 percent or more	0
Not computed	9
\$35,000 to \$49,999:	
Less than 20 percent	11
20 to 24 percent	0
25 to 29 percent	0
30 to 34 percent	0
35 percent or more	0
Not computed	14
\$50,000 or more:	
Less than 20 percent	30
20 to 24 percent	0
25 to 29 percent	0
30 to 34 percent	0
35 percent or more	0
Not computed	0

#### HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Universe: Specified owner-occupied housing units

	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999
Less than 20 percent	5	100	610	441
20 to 24 percent	14	141	74	79
25 to 29 percent	8	85	44	60
30 to 34 percent	25	100	63	54
35 percent or more	0	78	100	21
Not computed	13	0	0	0

Percentage of all households making less than \$35,000/yr.  
which pay 30 percent or more of their income on housing 24%.

Percentage of all households making at least \$35,000/yr.  
which pay 30 percent or more of their income on housing 10%.



Using the accepted "rule of thumb" that a house is affordable if the purchase price is no more than twice the amount of annual household income, only four (4) percent of the Township's housing units are affordable to a family at the Township's median family income; and roughly a quarter (25 percent) of these units are affordable at the county's median family income.

Elderly householders can often buy housing at a price greatly exceeding that defined as "affordable" as determined by household income, however, by using wealth accumulated from housing equity and other investment. In the three-county New Jersey portion of the Philadelphia metropolitan region (as defined by the Census), a quarter (25 percent) of homeowners aged 65 years and over are cost-burdened. In contrast, 30 percent of homeowners aged 15 to 64 years are similarly burdened.

#### *Assisted Housing*

There are no assisted housing units in the Township. Burlington County administers HUD Section 8 vouchers; it is unknown how many, if any, are used within the Township.



Southampton Township has a population of 10,202, representing an increase of 16 percent over the preceding decade. This rate of growth is well over that of the county (8 percent) and the metropolitan region (3 percent). The population by race is 97 percent white, and one (1) percent each, black and Asian or Pacific Islander. In contrast, blacks represent 13.9 percent of the county's 1990 population.

# RACE, 1990

Universe: Persons

White	9,938	97%
Black	80	1%
American Indian Eskimo or Aleut	39	0%
Asian or Pacific Islander	97	1%
Other race	60	0%
TOTAL	10,202	

## Households

A majority of the Township's households are married-couple families; children under the age of 18 are present in less than one-third of these households. Non-family households make up 27 percent of households in the Township. Together, married-couple families with no children present and non-family households comprise 73 percent of Township households.

The Township's mix of households has changed dramatically during the 1980s. The number of married couple families with children aged 18 years or under present declined in actual numbers by 64 percent. Also, single householders with no children aged 18 years or younger present have also decreased in number, by 72 percent (male) and 81 percent (female). Single male householders with underage children present, while small in number, increased by 34 percent.

In contrast, the number of married-couple families with no underage children present, as well as non-family households, increased tremendously. Married-couple, no children families increased by 81 percent; an insignificant number of non-family households in 1980 grew to 1,163 by 1990.

## HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER

Universe: Households

		Pct. of h'holds in subcategory
Family households:		
15 to 24 years	13	0%
25 to 34 years	413	13%
35 to 44 years	559	18%
45 to 54 years	643	17%
55 to 64 years	416	13%
65 to 74 years	730	23%
75 years and over	469	15%
Nonfamily households:		
15 to 24 years	16	1%
25 to 34 years	63	6%
35 to 44 years	41	4%
45 to 54 years	94	8%
55 to 64 years	126	11%
65 to 74 years	354	30%
75 years and over	469	40%
Percentage of all householders aged 55 years or more		60%

elderly persons sharing quarters with a housemate (70 percent of non-family householders are aged 65 years and over). More than half of all family householders are aged 55 years and over.

Two-person households comprise 43 percent of the total; a quarter of all households have only one person.

Universe: Households

1 person	1,000	25%
2 persons	1,840	43%
3 persons	592	14%
4 persons	460	11%
5 persons	243	6%
6 persons	47	1%
7 or more persons	44	1%

# HOUSEHOLD TYPE AND PRESENCE AND AGE OF CHILDREN, 1980-1990

Universe: Households

	1990	Pct. of all h'holds	1980	Pct. of all h'holds	% change, 1980-1990
Family households:					
Married-couple family:					
With own children under 18 years	845	20%	1,641	58%	-64%
No own children under 18 years	1,971	46%	835	29%	81%
Other family:					
Male householder no wife present:					
With own children under 18 years	39	1%	29	1%	34%
No own children under 18 years	67	1%	202	7%	-72%
Female householder no husband present:					
With own children under 18 years	110	3%	115	4%	-4%
No own children under 18 years	121	3%	623	22%	4-01%
Nonfamily households	1,163	27%	73	3%	1493%
TOTAL HOUSEHOLDS	4,306		3,518		22%
PERSONS PER HOUSEHOLD	2.37		2.50		

The 1990 median household income for households in Southampton Township was \$31,921. The median household income in Burlington County was \$42,373. Nearly 30 percent made less than \$20,000 per year (less than 50 percent of the County median); more than one in four households (27 percent) had incomes of \$50,000 or greater.

Less than \$9,999	354	8%
\$10,000 to \$19,999	899	21%
\$20,000 to \$34,999	1,113	25%
\$35,000 to \$49,999	798	
\$50,000 or more	1,144	27%
MEDIAN HOUSEHOLD INCOME		
	\$31,921	
Median H'ld Income, Burlington Co.:		
	\$42,373	

The number of workers per family is evenly distributed in a range from none to two, with two-worker families holding a plurality, numbering 1,039. Families with three (3) or more workers numbered 343.

WORKERS IN FAMILY IN 1989	
Universe: Families	
No workers	925
1 worker	836
2 workers	1,039
3 or more workers	343

The overwhelming majority of workers drive to work alone, taking an average of just under a half-an-hour to arrive. The Township is not served by mass transportation. This data suggests that the majority of workers are employed outside of the Township.



## EMPLOYMENT AND POPULATION PROJECTIONS

The Delaware Valley Regional Planning Commission forecasts a population increase of nearly 900, or 8.6 percent, from 1990 to 2000 for the Township.

The 1990 Census counted a total employment in the Township of 2,827. Employment within the Township is expected to grow by 7.3 percent during the decade to 3,033. In contrast, total employment for the county is expected to grow by 8.5 percent. This growth in employment is expected to be concentrated in the more populated and faster growing municipalities, such as Westampton, Evesham, Mount Laurel, Burlington, and Florence Townships, all of which are located on the western end of the county.

# DETERMINATION OF SOUTHAMPTON TOWNSHIP'S FAIR SHARE OBLIGATION

The illustrative precredited need number that was determined according to the Council on Affordable Housing methodology is 153 according to the following calculations:

INDIGENOUS NEED	
The number of deficient housing units occupied by low and moderate income households in Southampton Township.	69
<plus> REALLOCATED PRESENT NEED	
The number of housing units obligated to Southampton Township, in consideration of the regional low and moderate income housing needs. The purpose is to eliminate certain municipalities from carrying a disproportionate number of low and moderate income housing units.	8
<plus> PRIOR CYCLE PROSPECTIVE NEED	
A portion of the previous number of units required during the 1987-1993 period. The numbers have been adjusted based on the growth that actually occurred, as opposed to the projected growth.	40
<plus> PROSPECTIVE NEED, 1993-1999	
A projection of the low and moderate income housing needs based on development and growth that is likely to occur.	41
<plus> DEMOLITIONS FACTOR	
The average number of demolitions occurring annually within Southampton Township	3
<minus> FILTERING FACTOR	
The portion of low and moderate income households that find housing in units previously occupied by higher income households.	6

<p>&lt;minus&gt; RESIDENTIAL CONVERSION FACTOR</p> <p>The number of new dwelling units that are created from the existing housing stock, adding to Southampton Township's supply of affordable housing.</p>	<p>1</p>
<p>PRECREDITED NEED</p> <p>The cumulative housing obligation of Southampton Township for the period of 1987 to 1999.</p>	<p>153</p>

The majority of Southampton Township lies within the Pinelands Commission jurisdiction and is unfeasible for development at the six (6) dwelling units per acre density appropriate for inclusionary developments, as recommended by the Council on Affordable Housing.

#### SOUTHAMPTON TOWNSHIP PETITION FOR SUBSTANTIVE CERTIFICATION

Substantive certification was first granted in May 1989 by the Council on Affordable Housing (COAH). The Township addressed the precredited need of 114 by creating an inclusionary zone that would yield 112 affordable units and using two credits of rehabilitation to satisfy the obligation. A durational adjustment was needed due to the lack of available sewer and water to the inclusionary sites.

The Township submitted a petition for substantive certification in May 1995 to address the new precredited need of 153 units. The May 1995 plan was similar to the previously certified plan by addressing the pre-credited need through inclusionary zoning that would yield 104 units and the utilization of the Burlington County Community Development Rehabilitation Program that would rehabilitate 49 units. Objections were filed during the required objection period which resulted in mediation and the removal of three lots within the inclusionary zone.

The removal of these lots forced the Township to locate appropriate vacant parcels to accommodate the loss of land resulting from mediation. The Township relocated a portion of the inclusionary zone to two parcels within the adjacent HC zone to accommodate the shortfall.

In the June 13, 1997 report from COAH, the HC1 inclusionary zone was deemed unacceptable and the Township was directed to address the obligation elsewhere. The Fair Share Plan will outline the Township's intentions in meeting its fair share obligation.



Several meetings were conducted with Southampton and COAH staff in an effort of formulating an acceptable and viable opportunity for affordable housing. Southampton Township repeticioned COAH with a revised housing element and fair share plan on October 7, 1997. No objections were filed during the 45-day comment period.

COAH staff issued a compliance report on March 13, 1998 and recommended that conditional substantive certification be granted while several administrative issues concerning the Housing Element and Fair Share Plan was addressed. On April 1, 1998 COAH granted conditional substantive certification. COAH granted final substantive certification on July 1, 1998.

On July 13, 1998, a company known as L.T.D., L.L.C. (LTD), filed a motion with COAH for reconsideration of the final substantive certification granted to Southampton for the Housing Element and Fair Share Plan. COAH denied LTD's motion on January 5, 1999 based on the fact that LTD's objections were untimely.

LTD then appealed the denial of its motion for reconsideration and the grant of final substantive certification with the Appellate Division of Superior Court. The Appellate Division reversed the grant of substantive certification and remanded the case to COAH on March 20, 2001.

On February 15, 2002, COAH's staff issued a report requiring Southampton Township to amend the Housing Element and Fair Share Plan and repeticion COAH for substantive certification. COAH passed a resolution on June 5, 2002 requiring Southampton Township to prepare and adopt a new Housing Element and Fair Share Plan and provide a new petition to COAH within 90 days.

## **FAIR SHARE PLAN**

The Fair Share Plan of the Township of Southampton includes the following components:

- **Housing Rehabilitation Program**

In accordance with N.J.A.C. 5:93-2.2(b) of the "Substantive Rules" of the New Jersey Council On Affordable Housing (COAH), the Township of Southampton will address the "Indigenous Need" component of Southampton's "fair share" obligation, which is sixty-seven (67) units via a "Housing Rehabilitation Program". The sixty-seven (67) units to be rehabilitated will require funding by the Township of Southampton in accordance with N.J.A.C. 5:93-5.2 (h) of COAH's "Substantive Rules". At the required ten thousand dollars (\$10,000) per unit to be rehabilitated, the total funding obligation of the Township of Southampton will be six hundred seventy thousand dollars (\$670,000). It is the intention of the Southampton Township to bond the entire six hundred seventy thousand dollars (\$670,000).

Southampton Township has actively participated in the Burlington County Community Development Department's housing rehabilitation program for many years. It is the intention of the Township of Southampton to continue in its participation in this program and reserves its right to claim sixty-seven (67) units as credits against the Township's "Indigenous Need".

- **Credits Without Controls Program**

Pursuant to N.J.A.C. 5:93-3.2 Southampton Township is requesting to take advantage of credits for units constructed between April 1, 1980 and December 15, 1986. A housing unit created and occupied between April 1, 1980 and December 15, 1986 is eligible for a one for one credit when it has been developed specifically for households whose income does not exceed 80 percent of the median income and the unit is governed by controls on affordability that are the same as those set forth in N.J.A.C. 5:92-12.

In the summer of 1999, a credits without controls initiative was undertaken by Southampton Township. Surveys were forwarded to COAH for review in October 1999. In January 2000, COAH informed the Township that 106 income eligible households were evident from the 206 surveys that were submitted to COAH. However, in October 2001, COAH advised Southampton Township that the Credits Without Controls surveys would not be valid because Southampton Township initiated the process without an amendment to the "fair share plan".



Southampton Township initiated a credits without controls survey in July 2002. Approximately 800 surveys were distributed. Southampton Township anticipates 76 housing units will be eligible for credits.

**\* Regional Contribution Agreement**

Pursuant to N.J.A.C. 5:93-6.1, Southampton Township will utilize a Regional Contribution Agreement (RCA) to address any shortfall that may occur from the anticipated credits received under the Credits Without Controls program. Southampton Township will transfer a minimum of zero (0) to a maximum of seventy six (76) units of obligation to another municipality within Southampton Township's region. A contractual agreement will be formulated with another municipality that will specify the minimum and maximum number units to be transferred, the compensation of \$25,000 per unit and the type of housing activity anticipated by the receiving municipality.

**\* Inclusionary Development Zoning**

**Rural Residential Zoning District (RR-1)**

The RR-1 zoning district contains approximately one hundred sixty nine (169) acres, of which sixty seven (67) are developable. The density allowed within the RR-1 zoning district is six (6) units per acre with a twenty (20) percent set aside for affordable housing, which could yield three hundred twenty-one (321) market units and eighty one (81) low/moderate income units.

The RR-1 inclusionary zone is located in Planning Area 4 adjacent to the intersection of Route 206 and Route 38. Pursuant to N.J.A.C. 5:93-5.4 (c), any inclusionary site within Planning Area 4 or 5 on the State Development and Redevelopment Plan must be within a designated center. The RR-1 inclusionary zone was previously certified by COAH and was granted a waiver of the center requirement because the requirement was adopted after COAH certified Southampton Township's 1989 Housing Element and Fair Share Plan. Southampton Township is keeping the inclusionary zoning component within the RR-1 district and requests the continuation of the waiver of N.J.A.C. 5:93-5.4 (c).

Pursuant to N.J.A.C. 5:93-5.3(b), all sites designated for low and moderate income housing shall receive approval for consistency review, as set forth in Section 208 of the Clean Water Act, 33 U.S.C. et seq. The RR-1 inclusionary zone was the focus of a durational adjustment during the first round of substantive certification. COAH has made it clear within the January 24, 2002



Remand Report that this durational adjustment is no longer valid and will not be recommended to continue. In accordance with N.J.A.C. 5:93-5.3(b), Southampton Township shall apply for an amendment to its Section 208 plan to incorporate the RR-1 zoning district into the sewer service area.

### **Town Center I Zoning District (TC-1)**

The TC-1 zoning district is approximately twenty three (23) acres, of which eight (8) acres have been considered developable by COAH. There are two parcels located within the TC-1 zoning district. The first tract is Block 903, Lot 21 and is 21.09 acres with approximately seven (7) acres considered developable. The other tract is Block 903, Lot 20 and is 2.21 acres with approximately one (1) acre considered developable.

The TC1 zoning district has been designated and certified as an official Center by the State Planning Commission because it has been demonstrated that this district is the best area adjacent to the existing town center (Vincentown) that could accommodate development growth without hindering the goals Southampton's Master Plan, Burlington County's farmland preservation goals and the State Development and Redevelopment goals and objectives.

Lot 21 is the site of an abandoned industrial facility and contains five masonry block warehouse-type buildings and several outbuildings. Lot 20 is the site of an existing business known as Allen's Oil and contains one (1) building, landscaping, parking, oil tanks and a storage area for delivery trucks. Although Lot 20 is located in the TC-1 zoning district, the parcel will not be included in the calculation to meet Southampton Township's affordable housing obligations.

Southampton Township will continue to propose Lot 21 as a parcel that has the potential to provide a realistic opportunity for low and moderate-income housing. The parcel is currently zoned at a density of eight (8) dwelling units per gross acre with a total build out of permitted residential uses which require at least: 1) twenty (20) percent detached single family homes; and 2) twenty (20) percent townhouses, duplexes or triplexes; and 3) apartments not to exceed forty (40) percent of the total units. The total yield achieved on this parcel is 56 units, with a (twenty) 20 percent set aside for affordable housing which will yield eleven (11) low and moderate-income units.

The TC1 district also provides the opportunity for affordable rental units within Southampton Township. An overlay zone within the TC-1 zoning district provides for a density of ten (10) units per acre with a fifteen (15) percent set

aside for low and moderate income units. The site could accommodate eleven (11) rental units and with the allowed rental bonus provided under N.J.A.C. 5:93-5.15(d), Southampton Township could receive two (2) credits for each rental unit available to the general public, which results in twenty two (22) credits toward the required rental obligation.

Southampton Township has recognized the need to focus capital improvements for existing and future development in a way that enhances rather than ignores or destroys the rural and historic nature of the Center and its environs. The capital improvements, specifically water and sewer service, required for the TC-1 district have been the focus of an amendment to Southampton Township's 2008 Wastewater Management Plan since 1998. Since this time several public hearings have been held, New Jersey Department of Environmental Protection (NJDEP) rules have been revised and reversed and several meetings and submissions have been filed by Southampton Township with NJDEP. The most recent submission was provided to NJDEP on January 3, 2002. The intent of this submission was to include the TC-1 zoning district in the sewer service area by conforming to Executive Order 109, which has since been reversed. The submission included non-point source pollutant loading analysis, riparian corridor analysis and a consumptive water use impacts analysis for the parcels within the TC-1 District. Southampton Township is currently waiting for comment from NJDEP regarding the status of this submission.

The owner of Lot 21 has indicated that he poses no formal objection to the inclusionary zoning on this parcel. However, he has voiced a concern that affordable housing development is not a viable development on this site due to demolition costs. Because the owner of Lot 21 has raised concerns, Southampton Township will provide an agreement with a developer to provide inclusionary development just as soon as one becomes available. Southampton Township is aware of several tax credit developers that have been interested in providing affordable rental units on Lot 21.

**\* Rental Housing Obligation**

Pursuant to N.J.A.C. 5:93-5.15 (c), Southampton Township proposes to address the rental obligation by allowing the zoning densities within the Rural Residential 1 zoning district to accommodate the development of rental housing. Southampton Township has an obligation to provide twenty two (22) affordable housing units. Southampton Township will provide a rental overlay zone on the RR-1 site that will provide a density of ten (10) units per acre with a fifteen (15) percent set aside for low and moderate income rental units.



**\* Write-down/buy-down of previously owned units**

Pursuant to 5:93-5.11, Southampton Township intends to participate in a write-down/buy down program. Southampton Township will write-down or buy-down a maximum of ten (10) previously owned market rate units and offer them in sound condition at affordable prices to low and moderate income households. Southampton Township will provide at least \$20,000 per unit to subsidize the cost of the buy down unit.

**Summary of Fair Share Plan**

<b>12-year Cumulative Obligation</b>	<b>153 units</b>
1. <b>Rehabilitation Program</b>	<b>67 units</b>
2. <b>Credits Without Controls/RCA</b>	<b>76 units</b>
3. <b>Inclusionary Zoning</b>	
a. <b>RR-1 zone</b>	<b>81 units</b>
b. <b>TC-1 zone</b>	<b>11 units</b>
4. <b>Write-down/buy-down program</b>	<b>10 units</b>
	<hr/>
<b>Total Units</b>	<b>245 units</b>



*Township of Southampton Master Plan*

*Housing Element and Fair Share Plan  
August 2002*

**TABLE OF CONTENTS**  
**EXHIBITS**

EXHIBIT A	VACANT LAND ANALYSIS VINCENTOWN
EXHIBIT B	PROPERTY OWNERS LIST INCLUSIONARY ZONING DISTRICTS RR-I TC-I
EXHIBIT C	AGREEMENTS FOR INCLUSIONARY HOUSING FROM PROPERTY OWNERS RR-I DISTRICT TC-I DISTRICT
EXHIBIT D	MEMORANDUM OF UNDERSTANDING BURLINGTON COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT
EXHIBIT E	ENVIRONMENTAL MAPPING RR-I ZONING DISTRICT TC-I ZONING DISTRICT
EXHIBIT F	WRITE-DOWN/BUY-DOWN
EXHIBIT G	MASTER PLAN CONSERVATION ELEMENT
EXHIBIT H	LAND DEVELOPMENT ORDINANCES SECTION 12-4.12 FAIR SHARE PLAN AND AFFORDABLE HOUSING

## EXHIBIT A

# SOUTHAMPTON TOWNSHIP VACANT LAND AVAILABILITY ANALYSIS

The following table lists all vacant parcels within Vincentown. All parcels that are within the sewer service area and are 0.80 acres or more must be considered for inclusionary development unless there are constraints which preclude development. (All parcels with 0.80 developable acres or more are indicated in bold type).

BLOCK/ LOT	OWNER/ ADDRESS PROPERTY ADDRESS	ACRES	CONSTRAINED ACRES	DEVELOPABLE ACRES
1003/9	Midlantic Natl. Bank 95 Old Short Hill Road West Orange, NJ 07052 54 MAIN STREET	0.10	0	0.10
1003/26	Wilma Flato 45 Mill Street Vincentown, NJ 08088 45 MILL STREET	0.60	0	0.60
1004/8	Joseph & Edith Jordan P.O. Box 2231 Vincentown, NJ 08088 16 MILL STREET	0.23	0	0.23
1004/11	Vincentown Water Co. P.O. Box 132 Mt. Holly, NJ 08060 22 MILL STREET	0.05	0	0.05
1005/9	Southampton Township 5 Retreat Road Southampton, NJ 08088 25 CHURCH STREET	0.17	(1) 0.085	0.085
1005/10	Harley Simons 100 Jarvis Street Pemberton, NJ 08068 27 CHURCH STREET	0.15	(1) 0.075	0.075
1005/11	Harley Simons 100 Jarvis Street Pemberton, NJ 08068	0.11	(1) 0.055	0.055
1005/13	Joseph & Shirley Dobbs 52 Pleasant Street Vincentown, NJ 08088 CHURCH STREET	6.35	(1) 5.8	0.55



1007/2	William Hodgson P.O. Box 466 Brown Mills, NJ 08015 5 PLUM STREET	0.08	0	0.08
1007/9	Southampton Township 5 Retreat Road Southampton, NJ 08088 27 PLUM STREET	0.11	0	0.11
1008/11	Southampton Township 5 Retreat Road Southampton, NJ 08088 25 PLEASANT STREET	0.06	0	0.06
1010/3	Mary Jane Misner 9 Pleasant Street Vincentown, NJ 08088 GRANGE STREET	0.17	0	0.17
1102/9	Kenneth & Jeanne Worrell 128 Main Street Vincentown, NJ 08088 120 MAIN STREET	0.20	0	0.20
1102/17	UNKNOWN 5 Retreat Road Southampton, NJ 08088 MAIN STREET REAR	0.512	0	(2) 0.512
1102/29	Mrs. Verna Reamer 642 Lincoln Avenue Hawthorn, NJ 07506 198 MAIN STREET	0.516	0	0.516
1102/33	Carrie Grundner P.O. Box 2095 Southampton, NJ 08088 206 MAIN STREET	0.20	0	0.20
1102/34	Harvey Grundner P.O. Box 2095 Southampton, NJ 08088 GRUNDNER LANE	0.20	0	0.20

1202/2	Southampton Township 5 Retreat Road Southampton, NJ 08088 2 NORTH MAIN STREET	0.004	0	0.004
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<b>TOTAL VACANT DEVELOPABLE ACRES IN SEWER SERVICE AREA (0.80 acres or greater)</b>	<b>-0-</b>
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NOTE:

- (1) A portion of the parcel is located within the flood hazard area.
- (2) The parcel is landlocked.

## **EXHIBIT B**



## RURAL RESIDENTIAL 1 (RR-1) ZONING DISTRICT

- |   |  |  |
|---|--|--|
| * | Block 602, Lot 9<br>624 Smithville Road    | Ramos, Carlos & Olga<br>23 Meadow Drive<br>Southampton, NJ         |
| * | Block 602, Lot 9.06<br>622 Smithville Road | Warusz, Gertrude<br>622 Smithville Road                            |
| * | Block 602, Lot 10 (p/o)<br>1870 Route 38   | Weidermann, Amos & Moira<br>755 Feters Mill Road<br>Bryn Athyn, PA |
| * | Block 602, Lot 11(p/o)<br>1880 Route 38    | Alloway, Samuel<br>P.O. Box 2536<br>Southampton, NJ                |
| * | Block 602, Lot 14 (p/o)<br>2309 Route 206  | Southampton 38 Associates<br>6 West End Court<br>Long Branch, NJ   |

## TOWN CENTER 1 (TC-1) ZONING DISTRICT

- |   |  |   |
|---|--|---|
| * | Block 903, Lot 21<br>431 North Main Street | Stokes Holding Company LLC<br>174 Ellisdale Road<br>Allentown, NJ |
|---|--|---|

## EXHIBIT C

**SOUTHAMPTON TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY**

**AGREEMENT FOR INCLUSIONARY ZONING**

We, Samuel Alloway and Thomas McMillan, hereby agree to the inclusion of our property in the RR#1 zoning district. We are aware of the fact that this district is zoned at six (6) units per acre with a twenty percent (20%) set aside for affordable housing.

We believe that this zoning provides a realistic opportunity for the future development of the site. The decline of the housing market during the previous six-year certification is the reason the property has not been developed, as of date.

Thomas M. McMillan  
Signature

9/3/97  
Date

Thomas M. McMillan  
Print Name

Samuel P. Alloway  
Signature

10/6/97  
Date

Samuel P. Alloway  
Print Name



**SOUTHAMPTON TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY**

**AGREEMENT FOR INCLUSIONARY ZONING**

I, Amos Weideman, hereby agree to the inclusion of my property in the RR#1 zoning district. I am aware of the fact that this district is zoned at six (6) units per acre with a twenty percent (20%) set aside for affordable housing.

I believe that this zoning provides a realistic opportunity for the future development of the site. The decline of the housing market during the previous six-year certification is the reason the property has not been developed, as of date.

  
Signature

9/30/97  
Date

Amos Weideman  
Print Name

**SOUTHAMPTON TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY  
AGREEMENT FOR INCLUSIONARY ZONING**

We, Carlos and Olga Ramos hereby agree to the inclusion of our property in the RR#1 zoning district. We are aware of the fact that this district is zoned at six (6) units per acre with a twenty percent (20%) set aside for affordable housing.

We believe that this zoning provides a realistic opportunity for the future development of the site. The decline of the housing market during the previous six-year certification is the reason the property has not been developed, as of date.

  
Signature

9-5-97  
Date

Carlos P Ramos  
Print Name

  
Signature

<sup>ok</sup>  
9-5-97  
Date

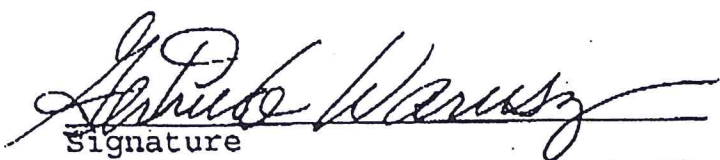
Olga A RAMOS  
Print Name

**SOUTHAMPTON TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY**

**AGREEMENT FOR INCLUSIONARY ZONING**

I, Gertrude Warusz, hereby agree to the inclusion of my property in the RR#1 zoning district. I am aware of the fact that this district is zoned at six (6) units per acre with a twenty percent (20%) set a side for affordable housing.

I believe that this zoning provides a realistic opportunity for the future development of the site. The decline of the housing market during the previous six-year certification is the reason the property has not been developed, as of date.

  
Signature

8-29-97  
Date

GERTRUDE WARUSZ  
Print Name

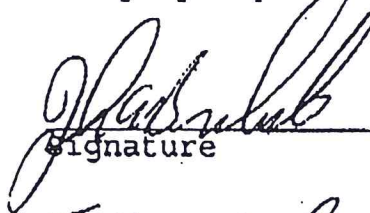


**SOUTHAMPTON TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY**

**AGREEMENT FOR INCLUSIONARY ZONING**

We, Southampton/38 Associates, hereby agree to the inclusion of our property in the RR#1 zoning district. We are aware of the fact that this district is zoned at six (6) units per acre with a twenty percent (20%) set a side for affordable housing.

We believe that this zoning provides a realistic opportunity for the future development of the site. The decline of the housing market during the previous six-year certification is the reason the property has not been developed, as of date.

  
\_\_\_\_\_  
Signature

*SOUTHAMPTON/38 ASSOCIATES*

*Sept 2 1995*  
\_\_\_\_\_  
Date

*JOHN A BROCKRIEDE PRES*  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

## **EXHIBIT D**

## RESOLUTION 1997-100

### RESOLUTION OF THE TOWNSHIP OF SOUTHAMPTON, THE COUNTY OF BURLINGTON, STATE OF NEW JERSEY, A MEMORANDUM OF UNDERSTANDING BETWEEN SOUTHAMPTON TOWNSHIP AND BURLINGTON COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

WHEREAS, the terms of this Memorandum of Understanding shall be effective upon execution by the Township of Southampton and the Burlington County Department of Economic Development. This memorandum of Understanding remains renewable for FY 1998 and thereafter, as funding permits; and

WHEREAS, the Burlington County Board of Chosen Freeholders has approved an adequate reservation of funds in the County Home Improvement Loan Program to provide loans, in accordance with the Home Loan Program Guidelines, to qualified low and moderate income residents in Southampton Township on a priority basis; and

WHEREAS, the priority basis for providing loans under the Home Improvement Loan Program is understood to mean that the Home Improvement Loan Program will accept applications accompanied by written referrals from Southampton Township Affordable Housing Officer, and will begin review and processing of the applications without delay which would normally occur when there is a waiting list for the Home Improvement Loan Program; and

WHEREAS, the Township of Southampton is authorized to market the availability of the County's assistance to Township residents through the distribution of brochures, notice in the local newspaper or other means. The Township agrees to undertake such marketing at its own expense and obtain prior approval from the Home Improvement Loan program as to the contents, the method and timing of the marketing; and

WHEREAS, after the Township does the initial outreach, the applicants will be referred to the County where they will be processed according to their eligibility for Program benefits; and

WHEREAS, the County Home improvement Loan Program will maintain a record of funds committed, and properties improved in Southampton Township, and will report this information to Southampton Township upon request in a form acceptable to COAH.

NOW, THEREFORE, BE IT RESOLVED that the above constitutes a Memorandum of Understanding setting forth the terms of an Interlocal Services Agreement between the Burlington County Department of Economic Development and Southampton Township with respect to Home Improvement Loans to be provided by the Burlington County Home Improvement Loan Program to residents of Southampton Township for indigenous low and moderate income housing rehabilitation in compliance with requirements of the County on Affordable Housing.



BE IT FURTHER RESOLVED, that James F. Young, Sr., Mayor of Township of Southampton be an authorized representative of the parties to this Understanding, accept the Statements of Understanding set forth above.

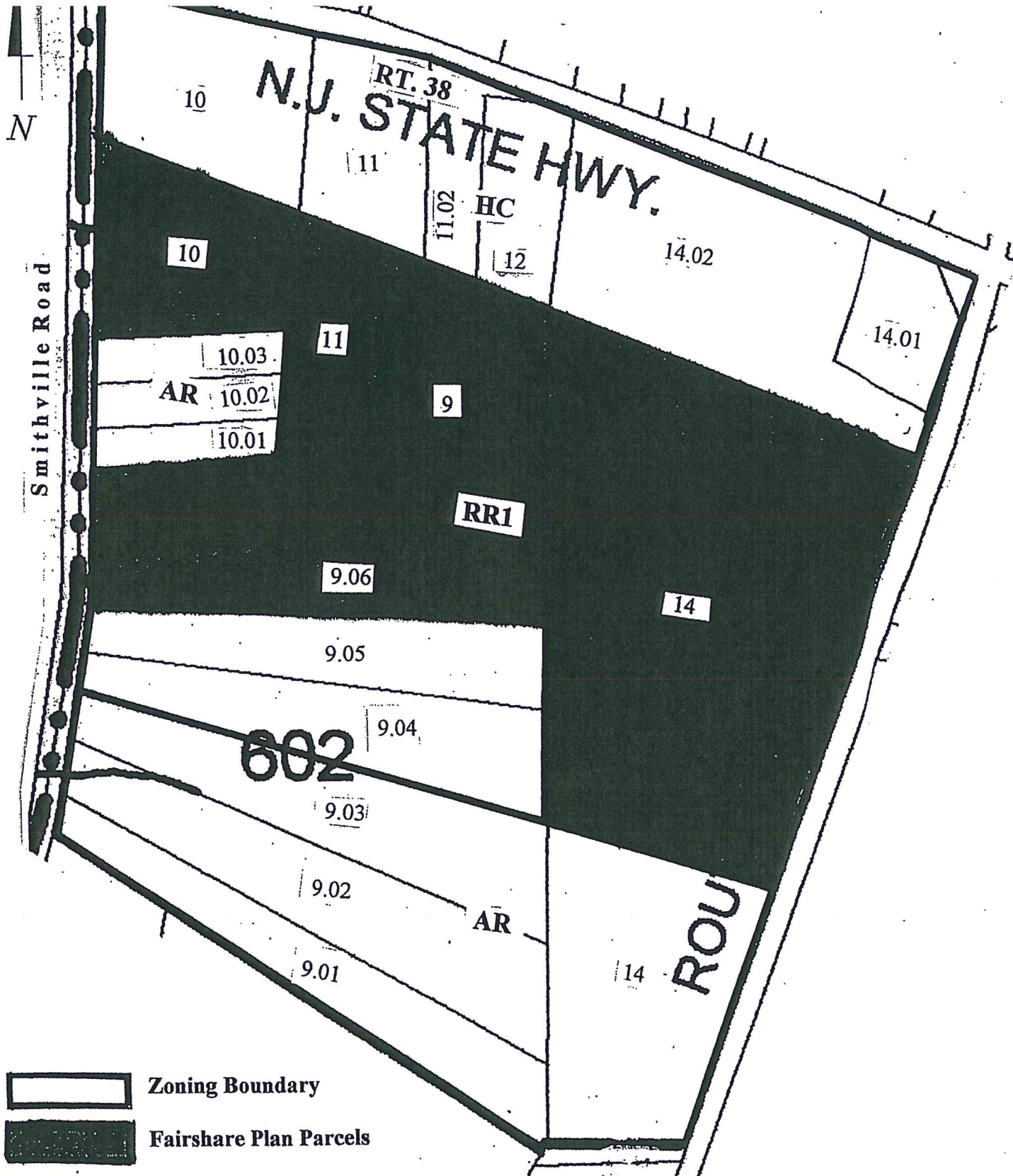
George Fekete, Director  
Burlington County Dept. of Economic Development

\_\_\_\_\_  
Date

James F. Young, Sr., Mayor  
Township of Southampton

\_\_\_\_\_  
Date

## EXHIBIT E



RR-1 TAX & ZONING MAP  
SOUTHAMPTON TOWNSHIP

PREPARED BY: KAL  
DATE: 01 /29 /02  
SCALE: 1"=500'



**Thos. J. SCANGARELLO AND ASSOCIATES, P.A.**

160 HIMMELEIN ROAD  
MEDFORD, NJ 08055  
Telephone: 808-854-1120

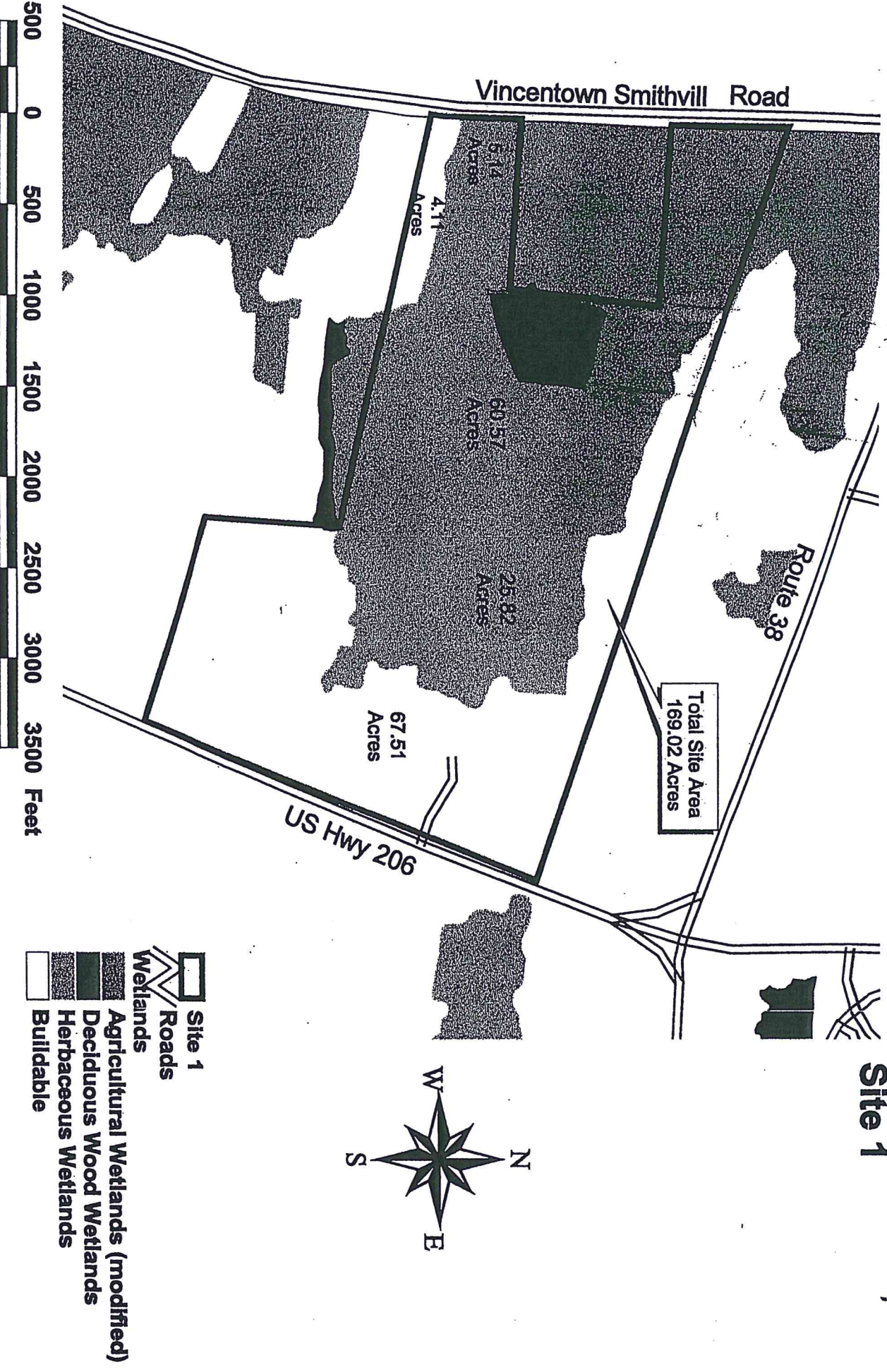
5 FERRY STREET  
STOCKTON, NJ 08559  
Telephone: 808-387-4847

8108 BAY TERRACE  
HARVEY CEDARS, NJ 08008  
Telephone: 808-491-1404

Professional Planners · Landscape Architects · Civil Engineers · Environmental Consultants



# Southampton Township Site 1





N

RANCOAS

RR

19

BLOCK 903

TC 1

924' (S)

Exempted  
Green Acres  
Southampton Township

RR

1200'±

LIMIT

TC

North Main Street

Pemberton Road

TC-1 TAX & ZONING MAP  
SOUTHAMPTON TOWNSHIP

PREPARED BY: KAL  
DATE: 01 /29 /02  
SCALE: 1"=200'



Thos. J. SCANGARELLO AND ASSOCIATES, P.A.

150 HIMMELIN ROAD  
MEDFORD, NJ 08055  
Telephone: 609-854-1120

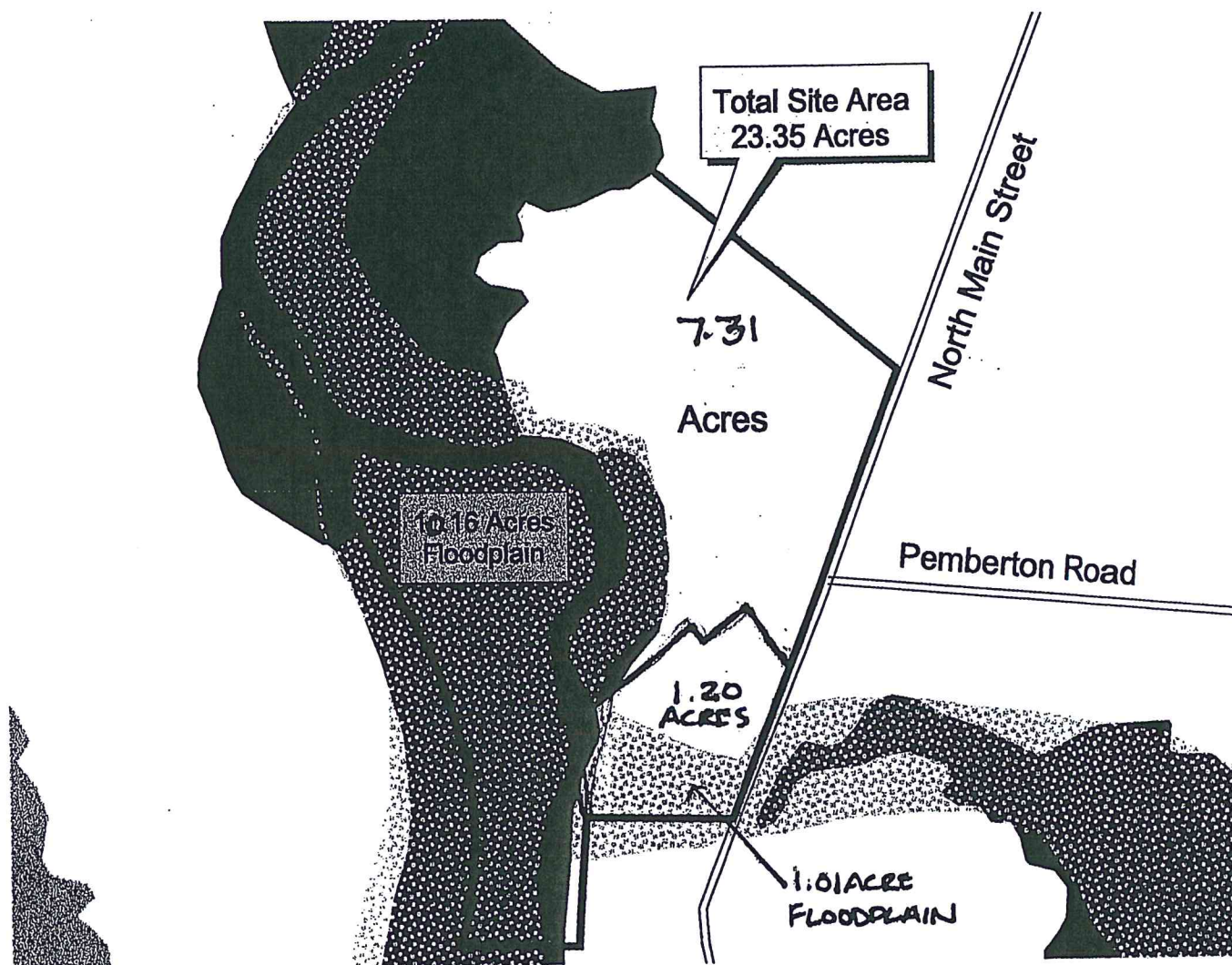
5 FERRY STREET  
STOCKTON, NJ 08559  
Telephone: 609-397-4847

8108 BAY TERRACE  
HARVEY CEDARS, NJ 08008  
Telephone: 609-481-1404

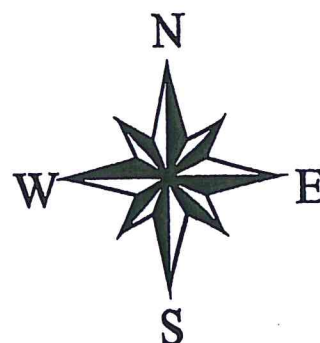
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# Southampton Township

## Site 2



200 0 200 400 600 800 1000 Feet





## **EXHIBIT F**

## Write Down/Buy-Down of previously owned units

Pursuant to N.J.A.C. 5:93-5.11, Southampton intends to participate in a write-down/buy-down program.

1. Southampton Township is proposing to purchase a maximum of ten (10) previously owned market rate units and offer them in sound condition at affordable prices to low and moderate-income households.
2. The following is a current listing of for-sale market rate units within Southampton Township, which was obtained from the multiple listing service:

BEDROOM	ADDRESS	MARKET PRICE	SUBSIDY	MODERATE INCOME PRICE
3 Bedroom	48 Holly Boulevard	\$119,000	\$20,000	\$99,900
2 Bedroom	3 Stamford Place	\$121,900	\$20,000	\$101,900
2 Bedroom	49 Sherwood Place	\$119,900	\$20,000	\$99,900
2 Bedroom	16 St. Davids Place	\$112,900	\$20,000	\$92,900
2 Bedroom	21 Chatham Place	\$112,000	\$20,000	\$92,000
2 Bedroom	87 Huntington Drive	\$89,900	\$20,000	\$69,900
2 Bedroom	111 Huntingdon Drive	\$89,900	\$20,000	\$69,900
2 Bedroom	4 Banbury Lane	\$89,900	\$20,000	\$69,900
2 Bedroom	173 Huntington Drive	\$77,000	\$20,000	\$57,000
2 Bedroom	133 Huntingdon Drive	\$60,000	\$20,000	\$40,000

These units represent for-sale market rate units that can become affordable to moderate income households for Region 5 once they are included in the write-down/buy-down program and \$20,000 is utilized by Southampton Township to subsidize the cost of the buydown unit. The moderate-income sales price for a one-bedroom unit in Region 5 is \$85,455, \$102,546 for a two-bedroom unit and \$118,498 for a three-bedroom unit.

3. Southampton Township is committed to bond for any shortfall to allocate funds for the write-down/buy-down program. Southampton Township has adopted a resolution that provides \$20,000 per unit to subsidize the cost of a buydown unit. (See Exhibit G)
4. Southampton Township will ensure that the sales prices conform to the standards of N.J.A.C. 5:93-7.4.

5. The write-down/buy-down program units will become part of Southampton Township existing affirmative marketing program, which is conformance with N.J.A.C. 5:93-11.
6. Southampton Township agrees that the buydown units will be exempt from bedroom mix requirements pursuant to N.J.A.C. 5:93-7.3.
7. Southampton Township will place the 30 year deed restriction and mortgage lien on each buydown unit as per Technical Appendix E, N.J.A.C. 5:93.
8. Southampton Township is proposing to utilize the professional services of Mr. Dennis DeClerk for the administration of the write-down/buy-down program in conformance with N.J.A.C. 5:93-5.11 (9). Attached is a resume outlining Mr. Dennis DeClerk's experience as Housing Officer for Southampton Township.
9. Southampton Township will encourage the dispersing the available buydown units throughout the municipality.



# **Write-Down / Buy-Down of Previously Owned Units**

*Southampton Township Fair Share Element  
Pursuant to Court Remand*

**Dennis De Klerk**  
**Administrative Agent Designee**

## **Qualifications:**

### **2002 Credit Without Control Coordinator**

- *Research township construction history*
- *Identify eligible units and construct master mailing list*
- *Construct, edit and produce income surveys*
- *Mass mailing*
- *Market analysis and comparable sale determination for income qualifieds*
- *Research and compile mortgage data for survey period*
- *Research and compile property insurance data for survey period*
- *Disseminate all pertinent/required data for Council on Affordable Housing*

### **1999 Credit Without Control Coordinator**

- *See above*

### **1996 to present Housing Officer Lumberton Township**

- *Assist Burlington County Community Development with residential rehabilitation initiatives*
- *Coordinate in house effort to lease COAH approved rental units at Independent Living Campus*
- *Assist in brokerage and maintenance of 15 year PILOT with income qualified apartment complex (ACACIA Manor).*

### **1998 to present Housing Officer Southampton Township**

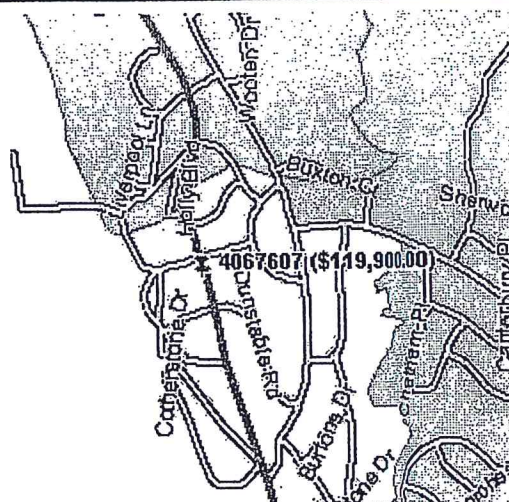
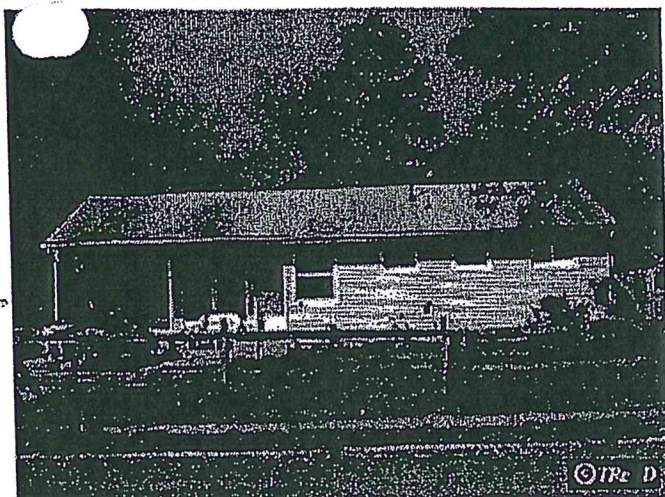
- *Assist Burlington County Community Development with residential rehabilitation initiatives.*
- *Reference materials and data provided for COAH planning initiatives.*
- *Credit Without Control coordinator.*
- *Publicity & Marketing.*

### **1985 to present Lumberton, Southampton, Tabernacle and Buena Borough**

- *Certified Tax Assessor*

48 Holly Blvd, Southampton, NJ

RES ACT \$119,900



MLS #	4067607p	DOM	133	Sub/Nei	Hampton Lakes	Ownership	FeeSimple	Bed Bath	3	1 / 0
MLS Area	Southampton Twp	SchDist	Southampton Twp	Type	Single/Detac	Apprx Age	45	Int SqFt	/	A
County	Burlington County, NJ	- High	Lenape	Design	1-Story	Unit Floor #		Map		C/A Y
Zip Code	08088-1356	- Mid		Style	Ranch					
Tax ID #	33.2505.22	- Elem								

**Room Dimensions**

Living	0 X 0 M	Main BR	0 X 0 M	Basement	N CrawlSp
Dining	0 X 0 M	2nd BR	0 X 0 M		
Kitchen	0 X 0 M	3rd BR	0 X 0 M		
F		4th BR			

li. ons Range, dishwasher, washer, dryer

Exclusions Refrigerator, island chair stools, window treatments negotiable, shed

**Other Info.**

Total Rms	6
Bath Full	1 M 0 U 0 L
Bath Part	0 M 0 U 0 L
Model	
Builder	

**Tax Information**

RE Taxes/Yr \$2,540 / 2001  
Assessment 90900

**Association Info**

Condo/HOA N / N  
Asso Fee/Freq

Acr/SqFt 0.25 / 11,038  
Lot Dim 80 x 138

**Lot Information**

Land Use 2 Zoning RDPL  
Water Front N

**Features**

**Utilities:** GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer, 200-300AmpEI

**Parking:** NoGarage, Carport, StreetParkng, DrivewayPrk Exterior: Sidewalks, StreetLights, ExteriorLght, VinylExt, OpenLot, PitchedRoof, Patio, NoPool

**Bsmnt:** CrawlSpace Interior: PullDnStairs, NoFireplace, W/WCarpeting, Vinyl/LinFl, CableTVWired, WhirlPool/Ho, LivingRmEntr, NoModifs/Unk, MainFlrLndry Kit: KitW/BrkfstR, GasCooking, KitIsland, KitPantry, KitBuiltInRa, BuiltInDishW

**Assn: Poss:** Negotiable Finance: Cond: Average+ Show: CallToShow, ApptCentShw

**Remarks**

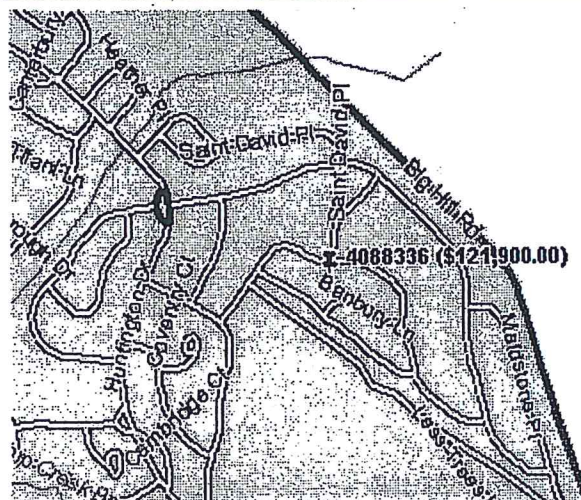
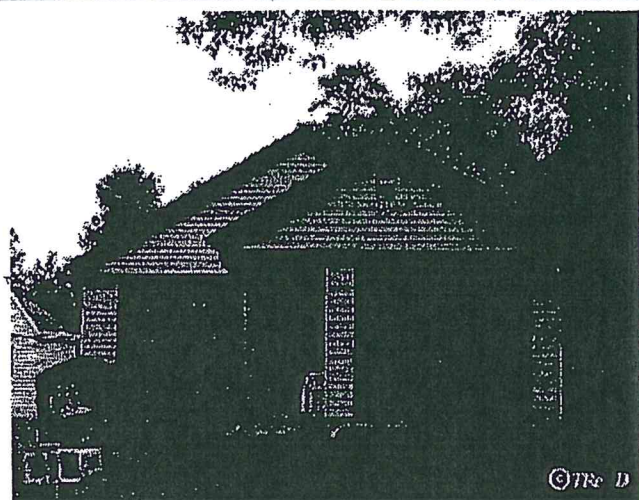
SOUTHAMPTON TOWNSHIP AT AN AFFORDABLE PRICE! Newer vinyl windows thru-out, open modernized kitchen with island work area, built-in hutch in dining area off kitchen with quaint corner windows, pantry, vinyl siding, back yard patio, shed, and bath with whirlpool tub. Carport with added storage area, upgraded 200 AMP electrical service. (subject to Seller finding suitable housing) START OUT SMART AT THIS ENTRY LEVEL PRICE!

**Directions:** Route 70 to main entrance of Hampton Lakes onto Holly Boulevard. House is down on the left...sign up.



## 3 Stamford Pl, Southampton, NJ

RES ACT \$121,900



MLS #	4088336p	DOM	77	Sub/Nei	Leisuretowne	Ownership	FeeSimple	Bed Bath	2	2 / 0
MLS Area	Southampton Twp	SchDist	Lenape Regional	Type	Single/Detac	Design	1-Story	Apprx Age	24	
County	Burlington County, NJ	- High	Lenape	Style	Ranch	Int SqFt	/		A	
Zip Code	08088-1217	- Mid				Unit Floor #			C/A	Y
Tax ID #	33.2702-58.4	- Elem				Map				

Room Dimensions						Other Info.			
Living	18 X 16 M	Main BR	13 X 15 M	Basement	N None	Farm	N	Total Rms	5
Dining	12 X 11 M	2nd BR	13 X 10 M					Bath Full	2 M U L
Kitchen	12 X 11 M	3rd BR						Bath Part	M U L
Family		4th BR						Model	
Inclusions	Washer, Dryer, Refig in							Builder	
Exclusions									

Tax Information		Association Info		Lot Information	
RE Taxes/Yr	\$2,531 / 2001	Condo/HOA	N / Y	Acr/SqFt	0.15 / 6,747
Assessment	90600	Asso Fee/Freq	\$47 / M	Lot Dim	54 x 125
				Land Use	2 Zoning RDPL
				Water Front	N

## Features

**Utilities:** ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI  
**Parking:** 1-CarGarage, Att/BuiltInG, 1-CarParking Exterior: Sidewalks, LawnSprinkl, Alu/SteelExt, BltOnSlabFou, WoodedLot, RearYard, ShingleRoof, Porch, NoPool  
**Bsmt:** NoBasement Interior: AccessPanel, OneFirePI, LivRoomFireP, WWCarpeting, Vinyl/LinFI, CeilingFan(s), SprinklerSys, FullBathMnBed, WalkInCistMB, Foyer/VestEn, Util/MudRoom, NoModifs/Unk, MainFlrLndry Kit: EatInKitchen, ElecCooking, KitCookTop, KitBuiltInRa  
**Assn:** ComAreaMaint, ClubHouse, ManagemtFee Poss: Immediate Finance: Cond: Average+ Show: ElectLockBox

## Remarks

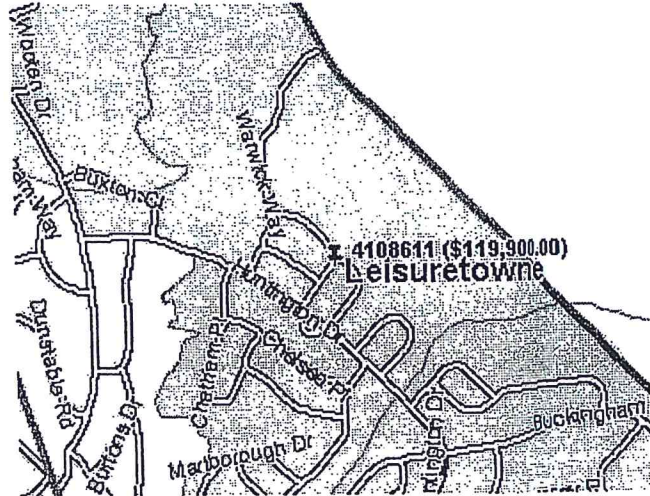
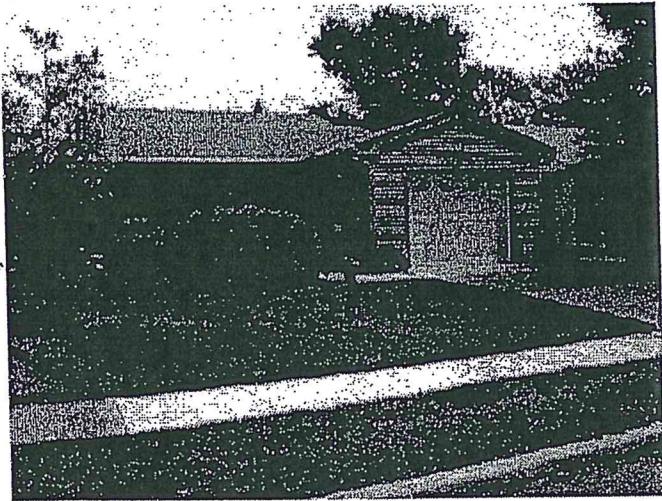
Rare Heather model in a lovely location backing to woods! Inground sprinklers, garage door opener, Fire Place in the spacious Living Room, formal Dining Room. Available for immediate possession.

**Directions:** Rt 70 to Huntington Dr to R on Kingston to L on Gramercy, L on Stamford



49 Sherwood Pl, Southampton, NJ

RES ACT \$119,900



MLS #	4108611m	DOM	26	Sub/Nei	Leisuretowne	Ownership	FeeSimple	Bed Bath	2	1 / 1
MLS Area	Southampton Twp	SchDist	Lenape Regional	Type	Single/Detac	Design	1-Story	Apprx Age	29	
County	Burlington County, NJ	- High		Style	Ranch	Int SqFt	/		A	
Zip Code	08088-1123	- Mid				Unit Floor #			CIA	Y
Tax ID #	33.2702-29.53	- Elem				Map				
Room Dimensions						Other Info.				
Living	20 X 14 M	Main BR	12 X 11 M	Basement	N None	Farm	N	Total Rms		
Dini...	9 X 11 M	2nd BR	10 X 12 M	Sunroom	15 X 7 M			Bath Full	1 M	U L
K	9 X 11 M	3rd BR						Bath Part	1 M	U L
Family		4th BR						Model	Gladwyn	
Inclusions	WA,DR,RF,DW,RG, DR & Kit Chand, DR Mirror, WT,porch shades, 1-YR AHS									
Exclusions	Shelves in den/bedroom									
Tax Information			Association Info			Lot Information				
RE Taxes/Yr	\$1,998 / 2001	Condo/HOA	N / Y	Acr/SqFt	0.13 / 5,597	Land Use	2	Zoning	RDPL	
Assessment	71500	Asso Fee/Freq	\$49 / M	Lot Dim	50 x 112	Water Front	N			

## Features

**Utilities:** ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI  
**Parking:** 1-CarGarage, Att/BuiltInG, InsideAccess, GarDoorOpner, 1-CarParking, DrivewayPrk  
**Exterior:** Sidewalks, StreetLights, LawnSprinkl, Alu/SteelExt, StoneExt, BitOnSlabFou, LevelLot, FrontYard, RearYard, SideYard(s), PitchedRoof, Porch, AssocPool  
**Bsmt:** NoBasement  
**Interior:** NoFireplace, WWCarpeting, CeilingFan(s), CableTVWired, SprinklerSys, PartBathMnBe, Center/EntrH, Sun/FlaRoom, NoModifs/Unk, MainFlrLndry  
**Kit:** EatInKitchen, ElecCooking, KitDoubleSin, KitBuiltInRa, BuiltInDishW  
**Assn:** ComAreaMaint, SwimFee, TennisCourt, ClubHouse, BusService, Security Poss: 30-90Days  
**Finance:** ConventnalFi  
**Cond:** Average+  
**Show:** ElectLockBox

## Remarks

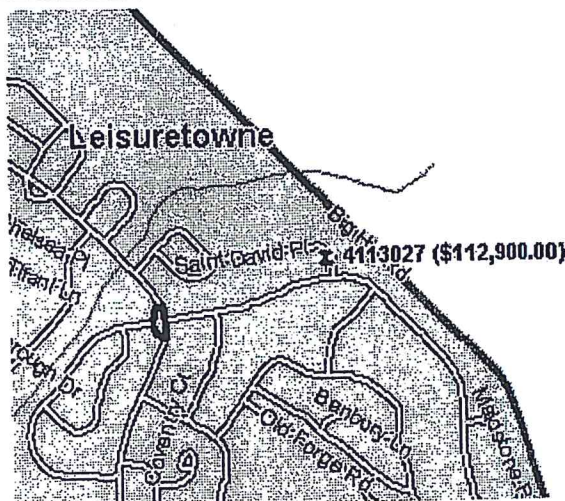
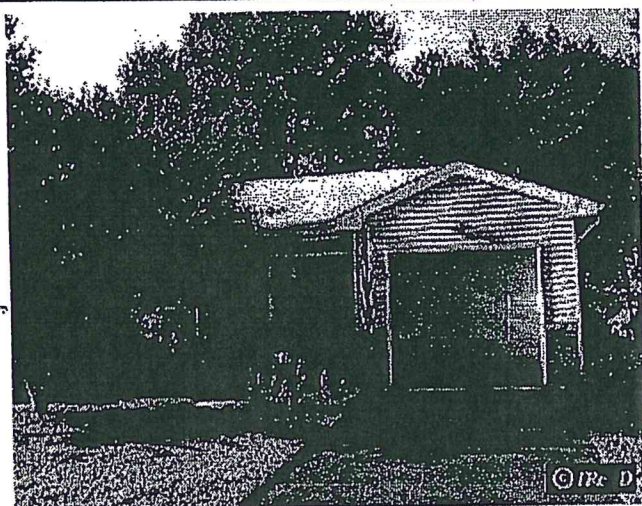
Gladwyn model in lovely setting. Professionally landscaped, backs to farmland. Updated bathrooms -1 Yr ago. Sunroom,large Living-Dining area, eat-in kitchen, washer & dryer about 4 yrs old, GE Refrigerator - 5yrs. Garage door w/remote, 5 yrs old. Roof & gutters w/Gutter Guards -5yrs old. ALuminum & stone exterior, soffits & trim capped for low maintenance, sprinkler system, cable TV hookup, exterior storage room. Exclude under cabinet Microwave & clock radio, ceiling light in hallway,and shelves in Den/Bedroom. All window treatments stay. AHS ONE YEAR WARRANTY FOR BUYER. 1ST WEEK IN SEPTEMBER IS DESIRED SETTLEMENT DATE.(subject to seller being accepted into Medford Leas.)WITHIN WALKING DISTANCE OF LAUREL HALL & POOL.

**Directions:** Rt 70 to Leisuretowne entrance - Huntington Dr to R on Sherwood Place



16 St Davids Pl, Southampton, NJ

RES ACT \$112,900



MLS #	4113027p	DOM	14	Sub/Nei	Leisuretowne	Ownership	FeeSimple	Bed Bath	2	2 / 0
MLS Area	Southampton Twp	SchDist	Southampton Twp	Type	Single/Detac	Type	Single/Detac	Apprx Age	29	
County	Burlington County, NJ	- High		Design	1-Story	Design	1-Story	Int SqFt	/	A
Zip Code	08088-1126	- Mid		Style	Ranch	Style	Ranch	Unit Floor #		C/A Y
Tax ID #	33.2702-27.54	- Elem						Map		
<b>Room Dimensions</b>						<b>Other Info.</b>				
Living	19 X 14 M	Main BR	15 X 14 M	Basement	N None	Total Rms	7			
Dining	10 X 10 M	2nd BR	13 X 12 M	Sunroom	15 X 12 M	Bath Full	2 M	0 U	0 L	
Kitchen	14 X 10 M	3rd BR		Office	5 X 5 M	Bath Part	0 M	0 U	0 L	
Family		4th BR				Model				
Inclusions	Refrig, W/D, DW (as is with \$300 credit for repair), Newer Range					Builder				
Exclusions						Housing for Older Persons - Yes				
<b>Tax Information</b>		<b>Association Info</b>		<b>Lot Information</b>						
RE Taxes/Yr	\$2,405 / 2001	Condo/HOA	N / Y	Acr/SqFt	0.14 / 6,159	Land Use	2	Zoning	RDPL	
Assessment	84300	Asso Fee/Freq	\$48 / M	Lot Dim	55 x 112	Water Front	N			

**Features**

**Utilities:** ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer

**Parking:** 1-CarGarage, 1-CarParking **Exterior:** Alu/SteelExt, LevelLot, Porch, NoPool

**Bsmt:** NoBasement **Interior:** NonUseAttic, NoFireplace, W/WCarpeting, Vinyl/LinFl, FulBathMnBed, Foyer/VestEn, Sun/FlaRoom, 100%UFASAcc, MainFlrLndry Kit: EatInKitchen, ElecCooking, KitPantry

**Assn:** ComAreaMaint, TrashRemoval, ManagemtFee, ExtPoolFee, ExtTennisFee, ExtClubFee **Poss:** 30-90Days **Finance:** Cond:

**Average+ Show:** CallToShow, ApptCentShw

**Remarks**

Rare Haverford Ranch with wooded rear yard and nice front porch; entry-way Foyer, 1 car garage,panelled ~with garage door opener. Delightful heated sunroom; central air. All appliances included. Move right in! This home is priced to sell FAST!

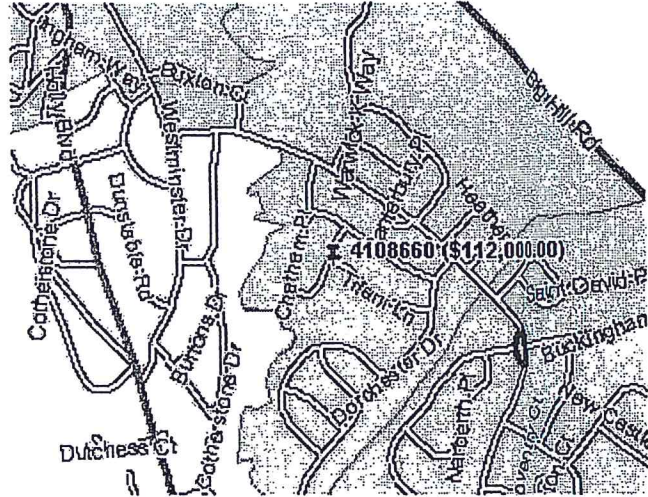
**Directions:** Route 70 to Huntington to Scarborough to St David (R)

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21 Chatham Pl, Southampton, NJ

RES ACT \$112,000



MLS #	4108660p	DOM	24	Sub/Nei	Leisuretowne	Ownership	FeeSimple	Bed Bath	2	1	1
MLS Area	Southampton Twp	SchDist	Southampton Twp	Type	Single/Detac	Apprx Age	28	Int SqFt	/	A	
County	Burlington County, NJ	- High		Design	1-Story	Unit Floor #		Map		C/A	Y
Zip Code	08088-1139	- Mid		Style	Ranch						
Tax ID #	33.2702-36.23	- Elem									

Room Dimensions						Other Info.			
Living	14 X 18 M	Main BR	12 X 12 M	Basement	N None	Total Rms	6		
Dining	9 X 11 M	2nd BR	12 X 10 M			Bath Full	M	U	L
K'ch	10 X 11 M	3rd BR				Bath Part	M	U	L
F.		4th BR				Model	Gladwyne		
Inclusions	Washer, Dryer, Dishwasher, Refrigerator					Builder			
Exclusions									

Tax Information		Association Info		Lot Information	
RE Taxes/Yr	\$2,064 / 2002	Condo/HOA	N / Y	Acr/SqFt	0.13 / 5,497
Assessment	69100	Asso Fee/Freq	\$49 / M	Lot Dim	50 x 110
				Land Use	2
				Water Front	N
				Zoning	RDPL

Features	
Utilities:	ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEl
Parking:	1-CarGarage, 1-CarParking Exterior: Sidewalks, StreetLights, Alu/SteelExt, BltOnSlabFou, Levellot, ShingleRoof, Porch, AssocPool
Bsmt:	NoBasement Interior: AccessPanel, NoFireplace, W/WCarpeting, TileFl, PartBathMnBe, Foyer/VestEn, Sun/FlaRoom, NoModifs/Unk, MainFlrLndry Kit: FullKit(NotE, ElecCooking, BuiltInDishW
Assn:	ComAreaMaint, SwimFee, TennisCourt, ClubHouse, ManagemtFee, BusService, Security Poss: 30-90Days Finance: ConventnalFi Cond: Average+ Show: CallToShow, Lockbox, ApptCentShw

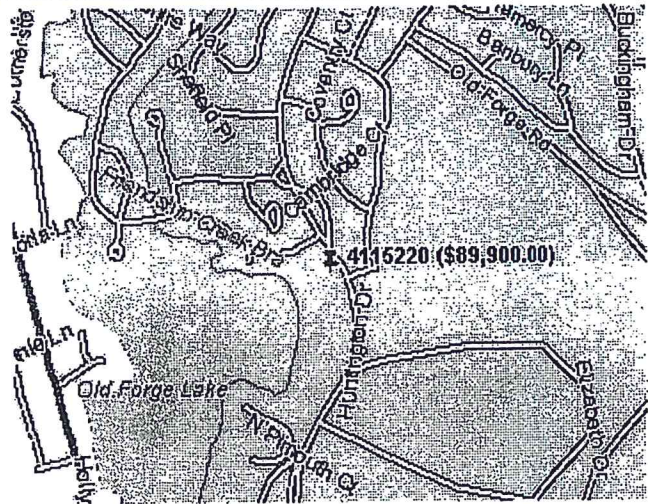
Remarks
This Gladwyne model is just 1/2 block from Laurel Hall & pool. Large rear porch, heated garage, upgraded air conditioner, h/w heater, refrig., range & dishwasher. Mirrored closet doors in hall & both bedrooms. Inground sprinkler system, foyer entrance . OCTOBER OCCUPANCY.
Directions: Huntington Drive, left on Chatham.

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87 Huntington Dr, Southampton, NJ

RES ACT \$89,900



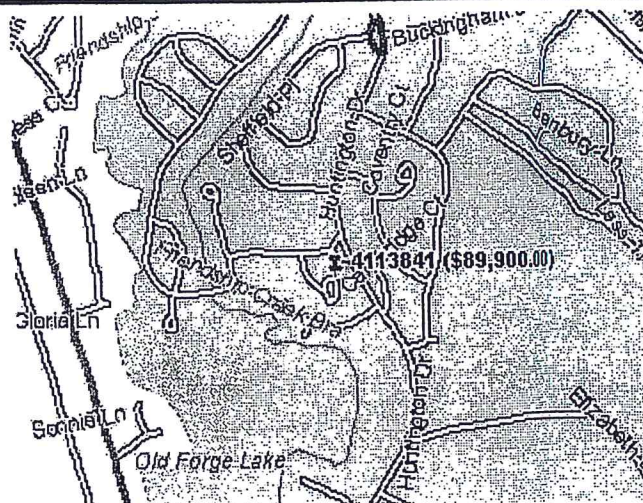
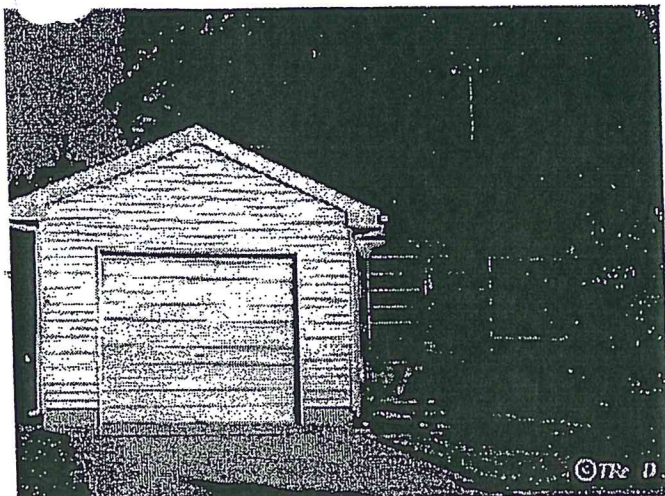
MLS #	4115220p	DOM	9	Sub/Nei	Leisuretowne	Ownership Fee	Simple	Bed Bath	2	1 / 0
MLS Area	Southampton Twp	SchDist	Southampton Twp	Type	Single/Detac	Apprx Age	40			
County	Burlington County, NJ	- High		Design	1-Story	Int SqFt	/	A		
Zip Code	08088-1257	- Mid		Style	Ranch	Unit Floor #		C/A	Y	
Tax ID #	33.2702-15.69	- Elem				Map				
<b>Room Dimensions</b>						<b>Other Info.</b>				
Living	15 X 20 M	Main BR	12 X 15 M	Basement	N None	Total Rms	5			
Dining		2nd BR	12 X 12 M			Bath Full	1 M	U	L	
Kitchen	12 X 15 M	3rd BR				Bath Part	M	U	L	
Family		4th BR				Model	Falcroft			
Inclusions	range, refrig, washer, dryer, ceil fan					Builder				
Exclusions	none									
<b>Tax Information</b>		<b>Association Info</b>		<b>Lot Information</b>						
RE Taxes/Yr	\$1,906 / 2002	Condo/HOA	N / Y	Acr/SqFt	0.12 / 5,310	Land Use	2	Zoning	RDPL	
Assessment	0	Asso Fee/Freq	\$49 / M	Lot Dim	47 x 113	Water Front	N			
<b>Features</b>										
<b>Utilities:</b> ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI <b>Parking:</b> 1-CarGarage, Att/BuiltInG, 2-CarParking <b>Exterior:</b> Sidewalks, StreetLights, Alu/SteelExt, BltOnSlabFou, CulDeSacLot, ShingleRoof, Patio, Porch, NoPool <b>Bsmt:</b> NoBasement <b>Interior:</b> AccessPanel, NoFireplace, WWCarpeting, Vinyl/LinFI, CableTVWired, LivingRmEntr, NoModifs/Unk, MainFlrLndry Kit: EatInKitchen, ElecCooking <b>Assn:</b> ComAreaMaint, SwimFee, TennisCourt, ClubHouse, ManagemtFee <b>Poss:</b> Immediate <b>Finance:</b> ConventnalFi, FHA, VA <b>Cond:</b> Average+ <b>Show:</b> CallToShow, ElectLockBox										
<b>Remarks</b>										
Falcroft model in excellent condition. New roof & A/C. Relaxing front enclosed porch and one car garage. Move right in - it is vacant!										
<b>Directions:</b> Rt. 70 East to Huntington Drive #87, Leisuretowne										

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111 Huntington Dr, Vincentown, NJ

RES ACT \$89,900



MLS #	4113841p	DOM	12	Sub/Nei	Leisuretowne	Ownership	FeeSimple	Bed Bath	2	1 / 0
MLS Area	Southampton Twp	SchDist	Southampton Twp	Type	Single/Detac	Apprx Age	31			
County	Burlington County, NJ	- High		Design	1-Story	Int SqFt	/			S
Zip Code	08088-1255	- Mid		Style	Ranch	Unit Floor #				C/A Y
Tax ID #	33.2702-21.13	- Elem				Map				

**Room Dimensions****Other Info.**

Living	20 X 15 M	Main BR	13 X 11 M	Basement	N None
Dining		2nd BR	12 X 12 M		
K	13 X 14 M	3rd BR			
F		4th BR			

Total Rms 5

Bath Full M U L

Bath Part M U L

Model Folcroft

Builder

Housing for Older Persons - Yes

Inclusions Washer, Dryer, Stove, Ref(5 yrs old) Dishwasher, Window Treatments  
Exclusions None

**Tax Information****Association Info****Lot Information**

RE Taxes/Yr \$1,827 / 2002  
Assessment 65400

Condo/HOA N / Y  
Asso Fee/Freq \$49 / M

Acr/SqFt 0.14 / 5,937  
Lot Dim 54 x 110

Land Use 2 Zoning RD  
Water Front N

**Features**

Utilities: ElectricHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, CircBreakers  
Parking: 1-CarGarage, 1-CarParking, DrivewayPrk Exterior: Sidewalks, StreetLights, TennisCrt(s), ExteriorLght, Alu/SteelExt, BltOnSlabFou, FrontYard, RearYard, SideYard(s), ShingleRoof, Shed(s), Patio, Porch, AssocPool  
Bsmt: NoBasement Interior: AccessPanel, NoFireplace, WWCarpeting, Vinyl/LinFI, SecuritySys, CableTVWired, Foyer/VestEn, Sun/FlaRoom, NoModifs/Unk, MainFlrLndry Kit: EatInKitchen, ElecCooking, BuiltInDishW  
Assn: ComAreaMaint, TennisCourt, ClubHouse, ManagemtFee Poss: Negotiable Finance: ConventnalFi, FHA, VA Cond: Average+  
Show: CallToShow, ApptCentShw, ElectLockBox

**Remarks**

Great Home/Many upgrades, Roof and windows New, Freshly Painted, Largest Garage in Leisuretown/Custom Built, Enclosed Summer Porch/ Home Backs to woods, Home is exptremely well maintained. New Central Air.

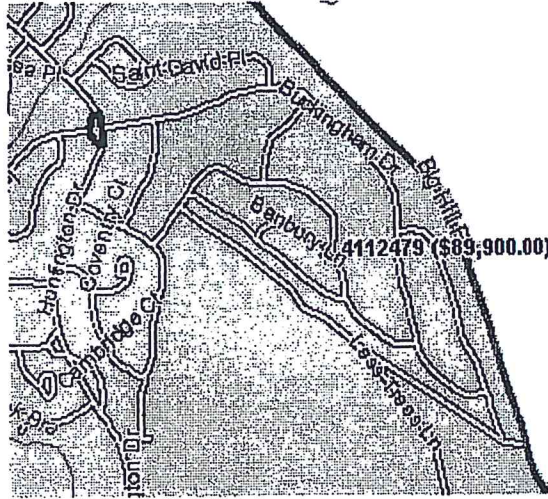
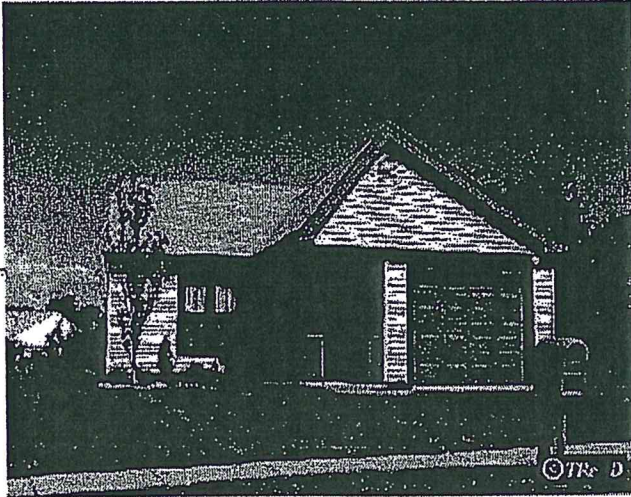
Directions: Route 70 East to Leisuretown Entrance (Huntington Drive) to # 111



4 Banbury Ln, Southampton, NJ

RES ACT

\$89,900



MLS # 4112479p DOM 16 Sub/Nei LeisureTowne  
 MLS Area Southampton Twp SchDist Lenape Regional  
 County Burlington County, NJ - High  
 Zip Code 08088-1223 - Mid  
 Tax ID # 33.2702-57.39 - Elem

Ownership FeeSimple  
 Type Single/Detac  
 Design 1-Story  
 Style Ranch

Bed Bath 2 2 / 0  
 Apprx Age 20  
 Int SqFt / A  
 Unit Floor # C/A Y  
 Map

**Room Dimensions**  
 Living 17 X 13 M Main BR 14 X 11 M Basement N None  
 Dining 10 X 8 M 2nd BR 12 X 10 M Sunroom 0 X 0 M  
 Kitchen 10 X 10 M 3rd BR  
 Family 4th BR

Inclusions Range, dishwasher, washer/dryer, ceiling fans.  
 Exclusions Fixtures & window treatments

**Other Info.**  
 Total Rms  
 Bath Full M U L  
 Bath Part M U L  
 Model Walden  
 Builder

**Tax Information**  
 RE Taxes/Yr \$1,967 / 2001  
 Assessment 68600

**Association Info**  
 Condo/HOA N / Y  
 Asso Fee/Freq \$49 / M

**Lot Information**  
 Acr/SqFt 0.12 / 5,127  
 Lot Dim 45 x 114

**Lot Information**  
 Land Use 2 Zoning RDPL  
 Water Front N

**Features**

**Utilities:** ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEI  
**Parking:** 1-CarGarage, Att/BuiltInG, 1-CarParking **Exterior:** Sidewalks, StreetLights, LawnSprinkl, UndrgrndElec, ExteriorLght, VinylExt, BltOnSlabFou, SlopingLot, FrontYard, RearYard, PitchedRoof, Patio, AssocPool  
**Bsmt:** NoBasement **Interior:** PullDnStairs, NoFireplace, WWCarpeting, CeilingFan(s), CableTVWired, SprinklerSys, StallShower, FullBathMnBed, Foyer/VestEn, Sun/FlaRoom, NoModifs/Unk, MainFirLndry Kit: EatInKitchen, ElecCooking, KitBuiltInRa, SelfClnOven, BuiltInDishW, Disposal  
**Assn:** SwimFee, TennisCourt, ClubHouse, ManagemtFee, BusService, Security **Poss:** Immediate **Finance:** ConventnalFi **Cond:** Average+ **Show:** Lockbox, ApptCentShw

**Remarks**

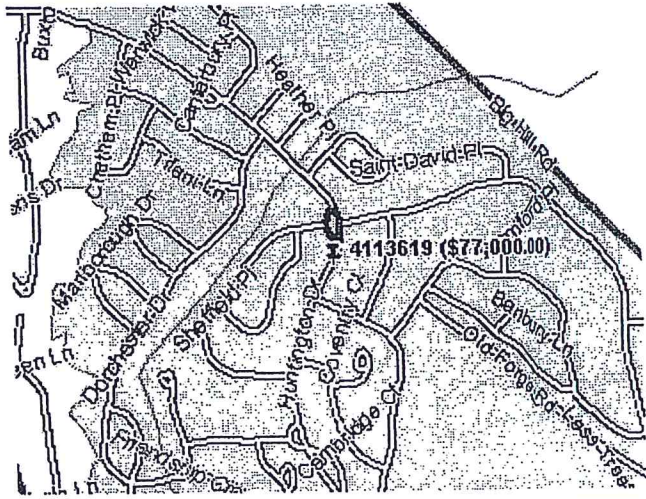
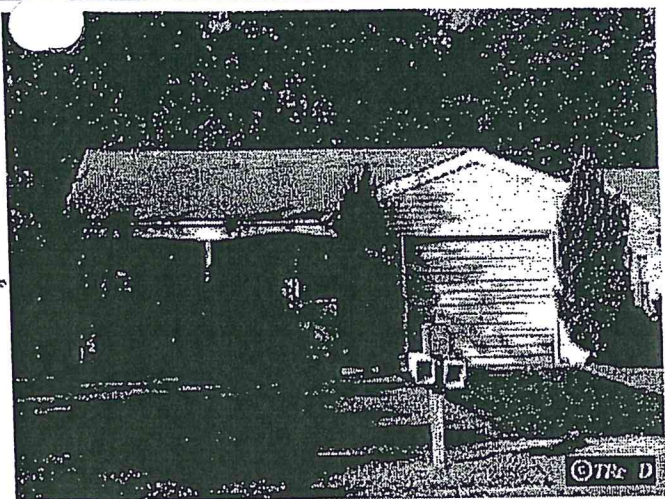
Walden in nice location, 6 year old roof. Enclosed sunroom with parquet flooring. 6 ceiling fans, oak vanities & medicine cabinets in bathrooms. One time \$250.00 transfer fee to LeisureTowne Association.

**Directions:** Huntington to right on Kingston, to left on Gramercy, right on New Castle, left on Banbury.



173 Huntington Dr, Southampton, NJ

RES ACT \$77,000



MLS #	4113619p	DOM	13	Sub/Nei	LeisureTowne	Ownership Fee	Simple	Bed Bath	2	1 / 0
MLS Area	Southampton Twp	SchDist	Lenape Regional	Type	Single/Detac	Apprx Age	28	Int SqFt	/	A
County	Burlington County, NJ	- High		Design	1-Story	Unit Floor #		Map		C/A Y
Zip Code	08088-1105	- Mid		Style	Ranch					
Tax ID #	33.2702-20.93	- Elem								

Room Dimensions				Other Info.			
Living	20 X 15 M	Main BR	13 X 11 M	Basement	N	None	
Dining		2nd BR	12 X 12 M				
Kitchen	13 X 13 M	3rd BR					
F		4th BR					
Exclusions	Electric range			Total Rms			
				Bath Full	M	U	L
				Bath Part	M	U	L
				Model			
				Builder			

Tax Information		Association Info		Lot Information	
RE Taxes/Yr	\$1,847 / 2001	Condo/HOA	N / Y	Acr/SqFt	0.13 / 5,497
Assessment	66100	Asso Fee/Freq	\$49 / M	Lot Dim	50 x 110
				Land Use	2
				Water Front	N
				Zoning	RDPL

**Utilities:** ElectricHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer  
**Parking:** 1-CarGarage, Att/BuiltInG, 1-CarParking  
**Exterior:** Sidewalks, StreetLights, LawnSprinklr, Alu/SteelExt, AssocPool  
**Bsmt:** NoBasement  
**Interior:** NoFireplace, CableTVWired, NoModifs/Unk, MainFlrLndry Kit: EatInKitchen, ElecCooking  
**Assn:** ComAreaMaint, TennisCourt, ClubHouse, ManagemtFee, Security Poss: 30-90Days  
**Finance:** ConventnalFi  
**Cond:** Average+  
**Show:** CallToShow, ApptCentShw

**Remarks**  
Comfortable Folcroft model with open area behind house.  
**Directions:** Route 70 East to Huntington Drive

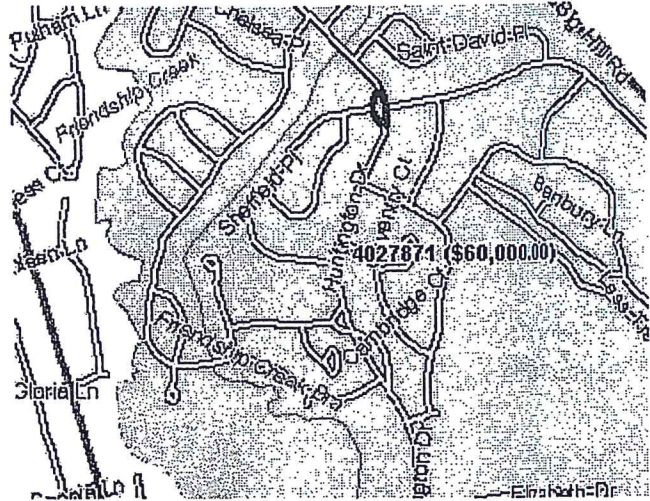
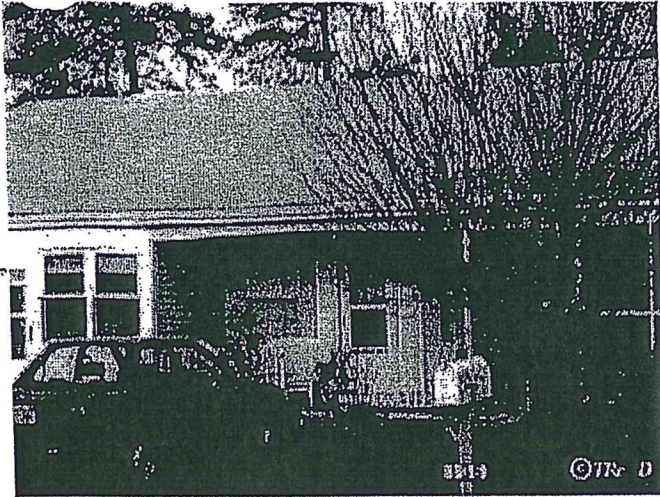
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133 Huntington Dr, Southampton, NJ

RES ACT \$60,000



MLS #	4027871p	DOM	247	Sub/Nei	LeisureTowne	Ownership	FeeSimple	Bed Bath	2	1 / 0
MLS Area	Southampton Twp	SchDist	Lenape Regional	Type	Row/Townhouse	Apprx Age	29	Int SqFt	/	A
County	Burlington County, NJ	- High		Design	1-Story	Unit Floor #		CIA	Y	
Zip Code	08088	- Mid		Style	Ranch	Map				
Tax ID #	33.2702-21.2	- Elem								

**Room Dimensions**

Living	19 X 14 M	Main BR	13 X 11 M	Basement	N None
Dining	9 X 8 M	2nd BR	13 X 10 M		
K	8 X 8 M	3rd BR			
Family		4th BR			

Inclusions Wicker furniture, w/t range, refrigerator, washer, dryer, dishwasher

Exclusions

**Other Info.**

Total Rms	5		
Bath Full	1 M	U	L
Bath Part	M	U	L
Model	Berwyn		
Builder			

**Tax Information**

RE Taxes/Yr	\$1,501 / 2001
Assessment	55100

**Association Info**

Condo/HOA	N / Y
Asso Fee/Freq	\$47 / M

Acr/SqFt	0.06 / 2,570
Lot Dim	22 x 117

**Lot Information**

Land Use	2	Zoning	RD
Water Front	N		

**Features**

Utilities: ElectricHeat, BaseboardHea, ElectricHtWt, CentralAir, PublicWater, PublicSewer

Parking: NoGarage, 1-CarParking Exterior: Sidewalks, Alu/SteelExt, LevelLot, FrontYard, RearYard, AsbestosRoof, AssocPool

Bsmt: NoBasement Interior: NoFireplace, W/WCarpeting, NoModifs/Unk, MainFirLndry Kit: FullKit(NotE, ElecCooking, BuiltInDishW

Assn: ComAreaMaint, TennisCourt, ClubHouse, BusService, Security Poss: 30-90Days Finance: ConventnalFi Cond: Average+

Show: CallToShow, Lockbox

**Remarks**

2BR Berwyn model, freshly painted interior, new hot water heater and sliders, roof 4 years old. All window treatments and outdoor wicker furniture included. \$1,000.00 credit to Buyer for new carpeting.

Directions: Route 70 to LeisureTowne entrance. (Huntington Drive)

## **EXHIBIT G**



**Conservation, Open Space &  
Recreation Plan Element  
Of The Master Plan for  
Southampton Township, N.J.**

**Prepared By:**

**The Southampton Township Environmental Commission**

**And**

**Thos. J. Scangarello & Associates, P.A.**

**For**

**The Southampton Township Planning Board**

**December 2001**

**CONSERVATION, OPEN SPACE &  
RECREATION PLAN ELEMENT  
OF THE MASTER PLAN  
FOR  
SOUTHAMPTON TOWNSHIP, N.J.**

**PREPARED BY:**

**THE SOUTHAMPTON TOWNSHIP ENVIRONMENTAL COMMISSION**

**and**

**THOMAS J. SCANGARELLO & ASSOCIATES, P.A.**

**with**

**SIGNIFICANT CONTRIBUTIONS BY:**

**NJ Pinelands Commission Staff  
Southampton Township Historic Preservation Commission**



## Table of Contents

	Page Number
1.0 INTRODUCTION	1
2.0 BACKGROUND	1
3.0 OVERVIEW	2
3.1 Natural Resource Conservation	2
3.1.1 Soils Protection and Conservation	3
3.1.2 Ground Water Protection	3
3.1.2.1 Nitrates	3
3.1.2.2 Automotive Pollutants	4
3.1.2.3 Other Ground Water Pollutants	4
3.1.3 Surface Water Protection	4
3.1.4 Diverse Natural Communities and Habitat Protection	4
3.1.5 Vegetation and Forest Protection	4
3.1.6 Air Quality Protection	5
3.2 Archeological and Paleontological Sites, Cultural Landscapes and Scenic Features Protection	6
3.2.1 Archeological Sites Protection	6
3.2.2 Paleontological Sites Protection	7
3.2.3 Cultural Landscapes Protection	7
3.2.4 Scenic Features Protection	8
3.3 Farmland Preservation	8
3.4 Open Space Preservation	9
4.0 DESCRIPTION OF EXISTING CONDITIONS	9
4.1 Land Use Distribution	9
4.1.1 Future Growth Buildout Analysis	10
4.2 Status of Natural Resource Preservation	15
4.2.1 Geology and Soils	15
4.2.2 Hydrology	15
4.2.2.1 Ground Water	
4.2.2.1.1 Potable Water	17
4.2.2.1.2 Waste Water	19
4.2.2.2 Surface Water	19
4.2.2.3 Wetlands and Flood Prone Areas	23
4.2.3 Diverse Natural Communities and Their Habitat	23
4.2.4 Vegetation and Forests	16
4.2.5 Air Quality	28
4.3 Status of Archeological and Paleontological Sites, Cultural Landscapes and Scenic Features	28
4.3.1 Archeological Sites	28
4.3.2 Paleontological Sites	28
4.3.3 Cultural Landscapes	29
4.3.4 Scenic Features	29

	Page Number
5.0 NEEDS ANALYSIS	39
5.1 Resource Protection Needs	39
5.2 Archeological, Paleontological, Cultural Landscapes And Scenic Sites Preservation Needs	40
5.3 Farmland Preservation Needs	40
5.4 Open Space and Outdoor Recreation Needs	43
6.0 RECOMMENDATIONS	43
6.1 Protection and Preservation of Natural Resources	43
6.1.1 Protection and Preservation of Soils	44
6.1.2 Protection and Preservation of High Quality Ground Water	44
6.1.2.1 Nitrates	45
6.1.2.2 Automotive Pollutants	47
6.1.2.3 Additional Ground Water Pollutants	47
6.1.3 Protection and Preservation of Surface Water	47
6.1.4 Protection and Preservation of Diverse Natural Communities	49
6.1.5 Protection and Preservation of Vegetation And Forests	50
6.1.6 Protection and Preservation of Air Quality	50
6.2 Protection and Preservation of of Archeological, Paleontological Sites, Cultural Landscapes and Scenic Features	51
6.2.1 Protection and Preservation of Archeological Sites	51
6.2.2 Protection and Preservation of Paleontological Sites	52
6.2.3 Protection and Preservation of Cultural Landscapes	53
6.2.4 Protection and Preservation of Scenic Features	53
6.3 Preservation and Affirmative Encouragement Of Agriculture	54
6.4 Preservation and Protection of Open Space	57
7.0 ACTION PLAN	59
7.1 Maintenance of the Conservation Element	59
7.2 Enact Appropriate Ordinances	59
7.3 Coordination with State and County Open Space Programs	59
7.4 Management and Regulation of Growth and Development	60
7.5 Cultural Resource Plan	61
7.6 Additional Actions	
APPENDIX A	63
APPENDIX B	64
REFERENCES	72

## List of Illustrations

Figure	Title	Page Number
4-1	Southampton Township Zoning Map	13
4-2	Southampton Township Septic System Suitability	14
4-3	Southampton Township Soils	16
4-4	Southampton Township Public Well Locations	18
4-5	Southampton Township Aquifer Outcroppings	20
4-6	Southampton Township Streams and Stream Corridors	22
4-7	Wetlands of Southampton Township	24
4-8	Flood Hazard Areas of Southampton Township	25
4-9	Southampton Township Preserved Farmland	31
4-10	Southampton Township Preserved Open Space	36
4-11	Southampton Township Recreation Areas	38
B-1	Aquifer Outcroppings in Burlington County	67



## List of Tables

Table	Title	Page Number
4-1	Vincentown Village Center Build-out	11
4-2	Southampton Township Environs Build-out	11
4-3	Southampton Township Wildlife	26
4-4	Southampton Township Preserved Farmland- Non-Pinelands	30
4-5	Southampton Township Preserved Farmland-Pinelands	30
4-6	Southampton Township Owned Open Space	32
4-6A	Southampton Township Green Acres Open Space	33
4-7	Southampton Township Other Public Owned Open Space	34
4-8	Southampton Township Private/Non-Profit Owned Open Space	34
4-9	Southampton Township Owned Recreation Facilities	35
4-10	Private/Non-Profit Owned Recreation Facilities	37
5-1	Southampton Township Non-Pinelands Targeted Farmland	41
5-2	Southampton Township Pinelands Targeted Farmland	41
B-1	Aquifer Types and Representative Values for Infiltration	68
B-2	Example Model Runs (3mg./l Water Quality Standard)	70
B-3	Example Model Runs (5mg./l Water Quality Standard)	71

# CONSERVATION, OPEN SPACE AND RECREATION PLAN ELEMENT

## SOUTHAMPTON TOWNSHIP N.J.

Rev. A: 011206

### 1.0 INTRODUCTION

This element of the Southampton Township Master Plan, the *Conservation, Open Space and Recreation Plan Element*, details the township's specific goals, objectives and actions to be pursued to conform with the Master Plan Goal of protecting the quality of the township's natural resources as well as its archeological, cultural and scenic sites. This element conforms to the New Jersey Municipal Land Use Law (MLUL) <sup>1</sup> and New Jersey State Development and Redevelopment Plan (SDRP) <sup>2</sup> guidelines.

Under the MLUL, the Conservation Element of municipal master plans provides for the preservation, conservation and utilization of natural resources including energy, *open space*, water supplies, forests, soil, marshes, wetlands, rivers, streams and other waters, fisheries, threatened and endangered species and their native and/or unique habitats, and other resources. The Recreation Plan is required to present a comprehensive description of recreational resources. Current facilities should be described and evaluated in terms of current and projected needs. A plan is required to acquire whatever additional recreational facilities are deemed necessary to serve current and future residents.

The SDRP designates the non-Pinelands areas of Southampton Township (the area generally west of US Route 206) as a Rural Planning Area (PA4). Consistent with the goals of Southampton Township and its residents, the SDRP recommends the preservation of 95% of the countryside in such areas.

Protection, conservation, preservation, and (where possible without degradation) appreciation of natural, historic, archeological, and cultural resources should be encouraged through the ordinances and actions of the Southampton Township Government representatives. Growth and/or development should be directed away from environmentally sensitive areas and areas that portray unique natural or cultural qualities. Growth and/or development should be directed towards areas in which appropriate and adequate infrastructure has been built through previous public and private investment. Growth and/or development should be actively encouraged only to the extent that it will not degrade the natural, historic, or archeological features and qualities of the township that the Township is seeking to protect in this Master Plan Element. Development in and around archeological sites should be encouraged to conform to the Secretary of the Interior's Standards for Archaeology <sup>3</sup>.

### 2.0 BACKGROUND

Since European settlement in the 1700s, Southampton Township slowly developed primarily as a rural, agricultural community. Previous generations have passed on to today's residents a



township that offers a strong sense of place and an exceptional quality of life. The Township today retains a strong rural flavor in both its environmental character and in the attitudes and values of its residents.

The sense of place and quality of life stem in large part from the clean ground and surface waters, stream corridors, freshwater wetlands and transition areas, clean air, great diversity of natural habitats and species, including a number of threatened and endangered species (see Appendix A), well preserved historic and archeological sites, landmark buildings, forests and trees, mature woodlands, prime agricultural land and farming, scenic vistas, and its generally rural character.

Southampton Township today houses a community of diverse socio-economic groups which in general share the traditional rural-American values of self-reliance, individuality, equality, hard work, community responsibility/service as well as a respect and a strong sense of stewardship for the natural and cultural resources of the township. It is the objective of this Master Plan Element to conserve and protect the township's resources and attributes for the enjoyment and welfare of current and future generations.

### **3.0 OVERVIEW**

To achieve the goals set out for this Master Plan Element in Section 1, it is necessary to pursue four principal conservation/preservation goals:

1. Natural Resource Conservation;
2. Archeological and Paleontological Sites, Cultural Landscapes and Scenic Features Preservation;
3. Farmland Preservation; and
4. Open Space Preservation (Including Recreational Space).

Each of these principle goals, their objectives, and associated resources are defined and discussed in the following subsections. The conditions of the resources associated with each of these principle goals as well as any current preservation/conservation initiatives are then examined in Section 4. Section 5 identifies what, in general, is needed in order to conserve, preserve and protect the resources of Southampton Township. Next, Section 6 includes recommendations for steps and processes along with specifications and standards necessary to address the needs described in Section 5. The actions presented in Section 6 are those that are necessary in order to achieve the principle conservation/preservation goals and their associated objectives. Section 7 presents a plan of action for Southampton Township to satisfy the needs identified in Section 5, carry out the recommendations made in Section 6, and in doing so, to meet the Master Plan Goal of protecting the quality of the township's resources.

#### **3.1 Natural Resource Conservation**

The principal preservation/conservation goal of Natural Resource Conservation consists of a series of subordinate goals intended to protect different aspects of the interrelated resources that make up the natural environment within the Township.



These include soils, ground water, surface waters, threatened and endangered plant and animal species, native and unique wildlife-habitat, vegetation and forests, and air quality. Each of these subordinate goals is further defined in the subsections below. Natural Resource Conservation is necessary to ensure protection of threatened and endangered species as well as the diversity of plant and animal species, to maintain the aesthetic and rural character of the Southampton landscape, and to ensure the continued quality of life and health and safety of the residents of Southampton Township.

### **3.1.1 Soils Protection and Conservation**

**The purpose of this Natural Resource Conservation goal is to assure the integrity of composition and characteristics of soils throughout the Township. Soil management practices in Southampton Township are the responsibility of the Burlington County Soil Conservation District.**

Good soil management and protection in the Township are particularly critical because of the extensive system of streams and wetlands that exist here. Soil erosion can have far reaching effects on the health and integrity of surface waters.

### **3.1.2 Ground Water Protection**

**The purpose of this Natural Resource Conservation goal is to ensure the quality and quantity of ground water available to the residents of the Township.**

Ground water is the primary source of potable water for a significant number of Township residents and businesses and thus the quality and quantity of ground water available directly affects the health and welfare of the population. Ground water is the source of most water in our streams (typically 80 to 90%) and therefore changes in the quality and quantity of ground water available will negatively impact the ecology of the Township. The primary risks to ground water include over-use and pollutants. The following paragraphs examine a range of pollutants that pose a threat to the ground water within the Township and identify the objectives behind controlling these pollutants.

#### **3.1.2.1 Nitrates**

Contamination of ground water by nitrates introduced by on-site disposal systems (i.e. septic systems) can result in a high concentration of nitrates. Nitrates in drinking water pose significant health hazards to infants who are under six months of age and to unborn fetuses.<sup>4,5,6,7</sup> Although not proven, there is evidence that excess nitrates in drinking water can cause gastrointestinal cancer in humans and lowered milk production and aborted calves in livestock.<sup>6</sup> Moreover, nitrates in the surface water will result in stream eutrophication. Nitrates are

also an indication of the presence of other pollutants and correlate with changes in the pH of surface waters. These pollutants can have a dramatic effect on the plant and animal life.

#### **3.1.2.2 Automotive Pollutants**

Automobile storage for repossessions, gas stations, repair facilities, auto graveyards and used car lots have the potential to pollute the aquifers.

Such pollutants as fuel, oil and coolant can cause contamination through leaks as well as through the intentional flushing of these fluids into the ground. Commercial/industrial parking areas can also be sites for overflows.

#### **3.1.2.3 Other Ground Water Pollutants**

Additional pollutants, such as chemicals, pesticides and animal waste can be introduced into the ground water. Agricultural and home lawn and garden maintenance can produce such pollutants. Recent studies have shown that the sandy soils of New Jersey are experiencing severe ground water degradation because of their high permeability and the need to frequently replenish fertilizers. Agricultural activities, while encouraged by this Master Plan, add to the problem of residentially sourced contamination because ground water contamination does not stop at lot boundaries. This means that Southampton must err on the side of conservative precautions when it sets ground water standards in residential zones for health reasons.

### **3.1.3 Surface Water Protection**

**This Natural Resource Conservation goal has a diverse set of purposes consistent with the critical role that protection of the Township's surface waters play in protecting life, health, property, and quality of life:**

- Protect wetlands and natural drainage features
- Protect property from flooding
- Ensure quality and quantity of surface water flows
- Protect the rights of others within watersheds from adverse affects of improper development
- To protect stream corridors to sustain and provide necessary habitat for resident and migrating wildlife populations
- Provide passive recreation (walking, jogging, biking, canoeing, hunting, birding) resources

The destruction of natural drainage features, such as wetlands, as well as development within floodplains and flood-prone areas poses a risk to life and property. Wetlands absorb large quantities of water during flood and flood-like conditions letting them gradually and safely run off into streams, rivers



and ground. Wetlands also act as natural filters for pollutants. In addition to habitat loss, destruction of wetlands exacerbates flood conditions and ground/surface water pollution. Water rights within watersheds are shared and must be protected from the adverse affects from improper development. Rights within the South Branch of the Rancocas Creek (Part of NJ Watershed Management Area #19) in particular are at risk. In fact, the N.J. DEP, in cooperation with the Federal EPA, has initiated studies of all watersheds within N.J., including Watershed 19. An overriding objective of the studies is to recommend practices for protection that will result in the watersheds being declared "no longer impaired." Stream corridors and wetlands are essential components of the Township's natural ecosystems and are part of the migratory route for a variety of wildlife. Protection of wildlife and natural diversity requires protection of the surface waters associated with their habitat and migration routes. The desire to limit development in the areas surrounding surface waters in order to protect life and property provides an ideal opportunity for passive recreation facilities to maintain and improve the quality of life within the township.

#### **3.1.4 Diverse Natural Communities and Habitat Protection**

**The purpose of this Natural Resource Conservation goal is to protect and enhance the diversity of plant and animal communities within Southampton Township by protecting their habitats.**

Protection of native habitats is vital to the protection of threatened and endangered species populations that exist within the Township or have migratory routes that include Southampton. In fact, Federal and New Jersey State laws mandate the protection of threatened and endangered species and their habitat. Protection of habitats and ecosystems also serves as the primary control for nuisance species (e.g., rodents, mosquitoes, etc.). Uncontrolled destruction of habitat can disturb the natural balance of species and result in overpopulation of particular species. Over population of a species can, and often does, result in undesirable interference with human activities. Raccoons, rabbits, and deer are examples of wildlife that encroach on populated areas in South Jersey when their natural habitats are destroyed or reduced in size.

#### **3.1.5 Vegetation and Forests Protection**

**The purpose of this Natural Resource Conservation goal is to promote the preservation of woodlands and vegetation.**

Woodlands and vegetation are essential to reduce soil loss, erosion and flooding; to increase the quality and quantity of water being recharged; to purify the air; to provide wildlife habitat; and to maintain the aesthetic and rural character of the Township.

#### **3.1.6 Air Quality Protection**

**The purpose of this Natural Resource Conservation goal is to protect and promote the improvement of air quality in Southampton Township.**



Air quality within the Township is negatively impacted by local, regional, and national pollution sources. Air quality is important to the health, safety and general well being of the inhabitants and ecosystems within Southampton Township. Municipalities are limited in the actions they can take to protect air quality by preventing air pollution due to its cross-border nature and overriding State and Federal regulations. Unfortunately, these regulations permit poorer air quality than is desirable for Southampton Township. The Township should take any actions possible, including protection of forests and green spaces, to protect air quality.

### **3.2 Archaeological and Paleontological Sites, Cultural Landscapes and Scenic Features Protection**

The principle preservation/conservation goal of Archaeological and Paleontological Sites, Cultural Landscapes and Scenic Features Protection consists of a number of subordinate goals that together are intended to protect the irreplaceable cultural resources of Southampton Township that reflect the human inhabitants of the area over time. These resources include historic sites and their contextual setting with Southampton's rural landscape (i.e., cultural landscapes) as well as archeological sites.

#### **3.2.1 Archaeological Sites Protection**

The purpose of this Archaeological Sites Protection goal is to conserve and protect the archeological remains of pre-historic (pre-European) and historic (post-European) settlement within Southampton Township.

The Township desires to protect the diverse elements of its irreplaceable cultural heritage through the use of existing federal, state, and local legislation for preservation and the development of such local initiatives as will serve to protect the physical remains of prior occupation and use of the landscape. The evidence of the work habits, lifestyles, beliefs and practices of past peoples that exists above and below the soil of Southampton should be preserved for the edification and education of present and future residents, researchers, and visitors.

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.

Native American settlement began in the area approximately 10,000 years ago and their presence continued until the early European Settlements began to flourish. Prior to European settlement, no written history of these cultures exists. Archeological sites contain the last evidence of these cultures and our only potential source of knowledge and understanding. Additionally, Native



American archaeological sites demand our protection out of respect for these past peoples, their cultures, and their living ancestors.

Since European settlement, the use of the Township's natural resources, particularly those of the Pinelands, have changed over time, following changes in transportation, energy, and technology. Uses included both non-industrialized production of among other things, charcoal, turpentine, tar, and pitch; and industrialized production of iron and wood. Iron was an important early industry within the Pinelands due to the availability of an oxidized mineral called *bog-iron* (limonite), wood for charcoal to fuel the furnaces, and streams to power the bellows. The factories for iron production were located near the resources and were accompanied by towns to house and supply for the needs of workers. As resources were consumed and manufacturing technology changed, the factories were shutdown and the towns abandoned. The bog-iron town of Retreat and its forge (operated 1808-1814) and later its factory (operated 1830s-1840s)<sup>8</sup> exist only as archeological evidence. These sites should be protected as they offer evidence to compliment the limited written histories that exist of the bog-iron industry and its people. Other sites which evidence early industrialized uses of the Pinelands within the township include Burrs Mill (wood production).

### **3.2.2 Paleontological Sites Protection**

**The purpose of this Paleontological Sites Protection goal is to preserve important records of life from former geologic periods.**

Aquifer outcroppings and marl beds exist in Southampton Township. Such areas may contain fossilized remains of organisms from past geologic periods. The Vincentown Formation, for instance includes visible, fossilized, remains of prehistoric sea life. Destruction or desecration of such areas through development or by fossil hunters is a threat.

### **3.2.3 Cultural Landscapes Protection**

**The purpose of this Cultural Landscape Protection goal is to conserve and protect landscapes within the Township that reflect the traditions of previous generations and provide integrity of setting for historic sites and landmarks.**

The integrity of the historic towns of Southampton Township is integrally linked to the integrity of the rural landscapes in which they are located and with which they have evolved. Together, the structures and countryside strongly convey the slow evolutionary development of the township and the rural traditions of past and current generations. The significance and cultural meaning of historic structures is immeasurably enhanced by maintaining the high integrity of the rural landscape that exists today. Protection of these landscapes is also consistent with other goals set out in this Master Plan Element including desire to protect farmland, watersheds, green spaces,



environmental diversity, rural character and traditions, and quality of life within the Township.

Risks to the cultural landscapes of Southampton Township from modern development are severe and immediate. High participation in Farmland Preservation initiatives by landholders offers some protection, as do restrictions within the Pinelands areas, but the large farms remaining within critical, partially protected areas are an attractive target for large-scale suburban development. Such development will result in the destruction of the continuity of the landscape, loss of historic context for the landmarks, and has the potential for overwhelming the rural-traditions and values still present in the community.

#### **3.2.4 Scenic Features Protection**

**The principal preservation/conservation goal of Scenic Features Protection consists of protection of unique scenic features for the enjoyment and education of current and future generations.**

In addition to the cultural landscapes and historic sites addressed by other goals, Southampton Township has a wealth of unique scenic features worthy of protection to allow for their enjoyment by current residents and visitors as well as future generations.

### **3.3 Farmland Preservation**

**The principle preservation/conservation goal of Farmland Preservation consists of protection of contiguous (or nearly contiguous) areas of productive agricultural/horticultural lands and allow for the continuation of farming in these areas while minimizing conflicts between residential and agricultural uses.**

The Government and residents of Southampton Township have shown long-term commitment to maintaining the rural character and traditions of the township through financial support for acquisitions of contiguous land for farm preservation. In addition to working as a tool to preserve open space and the rural traditions within the Township, farmland preservation provides a significant tax advantage for residents. 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.<sup>9, 10</sup> By pursuing contiguous tracts of farmland, the potential impact to residential properties as a result of farming activities is minimized and the potential to preserve the scenic features and landscapes of Southampton Township is enhanced.

### **3.4 Open Space Preservation**

The purpose of this Preservation goal is to help preserve contiguous areas of undeveloped land to maintain the rural atmosphere so long enjoyed by Township residents.

The preservation of open space is a good investment. In addition to the obvious benefits (e.g.: reduction of pollution by absorbing noise as well as air and water pollutants; maintenance of wildlife habitat.) preservation of open space avoids some of the infrastructure, labor and school costs associated with development.<sup>11,12,13</sup>

Preservation of open space adds to the protection of the rural character of Southampton Township. The township is encouraged to preserve natural open space, stream corridors and to encourage compact and node development. Neighborhood connectors are essential to enhance the community feeling among the residents.

### **3.5 Recreational Facilities Development**

The purpose of this Recreational Facilities Development Goal is to assure that adequate recreational facilities are provided to serve the needs and desires of the Township residents.

The preservation of open space is interrelated with the development of recreational areas and facilities. Some land currently preserved as open space may serve to provide passive recreational needs. In some instances it may be necessary only to provide access to the site. Portions of streams and creeks may be suitable for fishing and canoeing activities. Township open space adjacent to such areas could serve as access for such activities. Facilities for controlled access could be constructed to limit damage to the landscape and environment. Still other open space might be converted into active recreational areas. Township owned open space that is already cleared and not in environmentally sensitive areas would be candidates for such conversion.

## **4.0 DESCRIPTION OF EXISTING CONDITIONS**

In order to assess the portions of the Township that are in need of protection, preservation or the control of development, it is necessary to look at the current status of the various features or characteristics of the natural resources of the Township.

### **4.1 Land Use Distribution**

Southampton Township is 43.9 square miles in size and is characterized by large open areas of farmland and natural open spaces with sporadic residential development in between. Commercial and industrial activities are concentrated on the main highway corridors (Route 206, Route 70 and Route 38-530). Vincentown, a small historic center, constitutes less than 1% of the total land area of Southampton Township and just over 5% of the total population. The largest concentration of development and population in Southampton Township is centered in the communities known as Leisuretowne and Hampton Lakes within the Pinelands portion of the Township with



a combined total of 2,100 units. The Leisuretowne and Hampton Lakes developments account for approximately 53% of the total dwelling units within the Township.

#### **4.1.1 Future Growth Build Out Map and Analysis**

It is essential to examine the existing land development patterns and the potential for future growth in devising a conservation plan for the Township. The build-out mapping provides a glimpse of the potential growth that could occur within the township. The ability to identify areas of environmental, scenic and historic concern can be identified and protected from the effects of sprawl development.

As indicated in Tables 4-1 and 4-2, build out figures indicate that Southampton Township has the capability to accommodate 2,335 additional dwelling units and approximately 1.7 million square feet of commercial and/or industrial space. The figures presented are based on the existing zoning and environmental constraints. The Map of Figure 4-1, shows the zoning overlay and improved roads. One constraining factor that was not included in the build out analysis is soil suitability. Because the majority of the Township relies on on-site septic systems for treatment of wastewater, soil suitability becomes a major limiting factor on the density of development. A map (see Figure 4-2) depicting the areas that contain soils that have moderate to severe limitations for on-site septic systems is provided to graphically depict that there are many land areas that contain moderate to severe limitations and therefore constraints on growth exist.

*a.Note: The maps included within this document are for reference only and are not intended to be used for engineering or legal purposes. The data included on the maps were derived from information provided by offices of the Burlington County Freeholders and from the N.J. DEP. Preparation of the base maps was funded in part by grants from the N.J. DEP. None of the materials prepared for this secondary project have been approved by any of the agencies that supplied original data.*



TABLE 4-1. Vincentown Village Center Build-out						
	Residential			Non - Residential		
Zone	Existing Units	Potential New Units	Total Units	Existing Sq. Ft.	Potential Sq. Ft.	Total Sq. Ft.
Town Center	207	29	236	39,304	Unknown	39,034+
Town Center 1	0	186	186	0	87,000	87,000
<b>Village Total</b>	<b>207</b>	<b>215</b>	<b>422</b>	<b>39,304</b>	<b>87,000</b>	<b>126,034+</b>

TABLE 4-2. Southampton Township Environs Build-out							
ZONE	DENSITY	RESIDENTIAL			NON – RESIDENTIAL		
		Existing Units	Potential New Units	Total Units	Existing Sq. Ft.	Potential Sq. Ft.	Total Sq. Ft.
Non – Pinelands Area							
Agr. Residential	1.0 du/acre	113	381	494			
Rural Residential	1.0 du/acre	495	492	987			
Rural Residential 1	6.0 du/acre	0	336	336			
Mobile Home Residential	7.0 du/acre	2	32	34			
Highway Commercial	87,120 sq. ft. (min.)				284,935	330,980	615,915
Village Commercial	87,120 sq. ft. (min.)				119,128	0	119,128
Industrial	87,120 sq. ft. (min.)				228,699	1,236,820	1,465,519
Total Non-Pinelands		610	1,241	1,851	632,762	1,567,800	2,200,562
Pinelands Area							
Agr. Production Forest A	1.0 du/10 acres	294	35	329			
	1.0 du/5 acres	112	61	173			

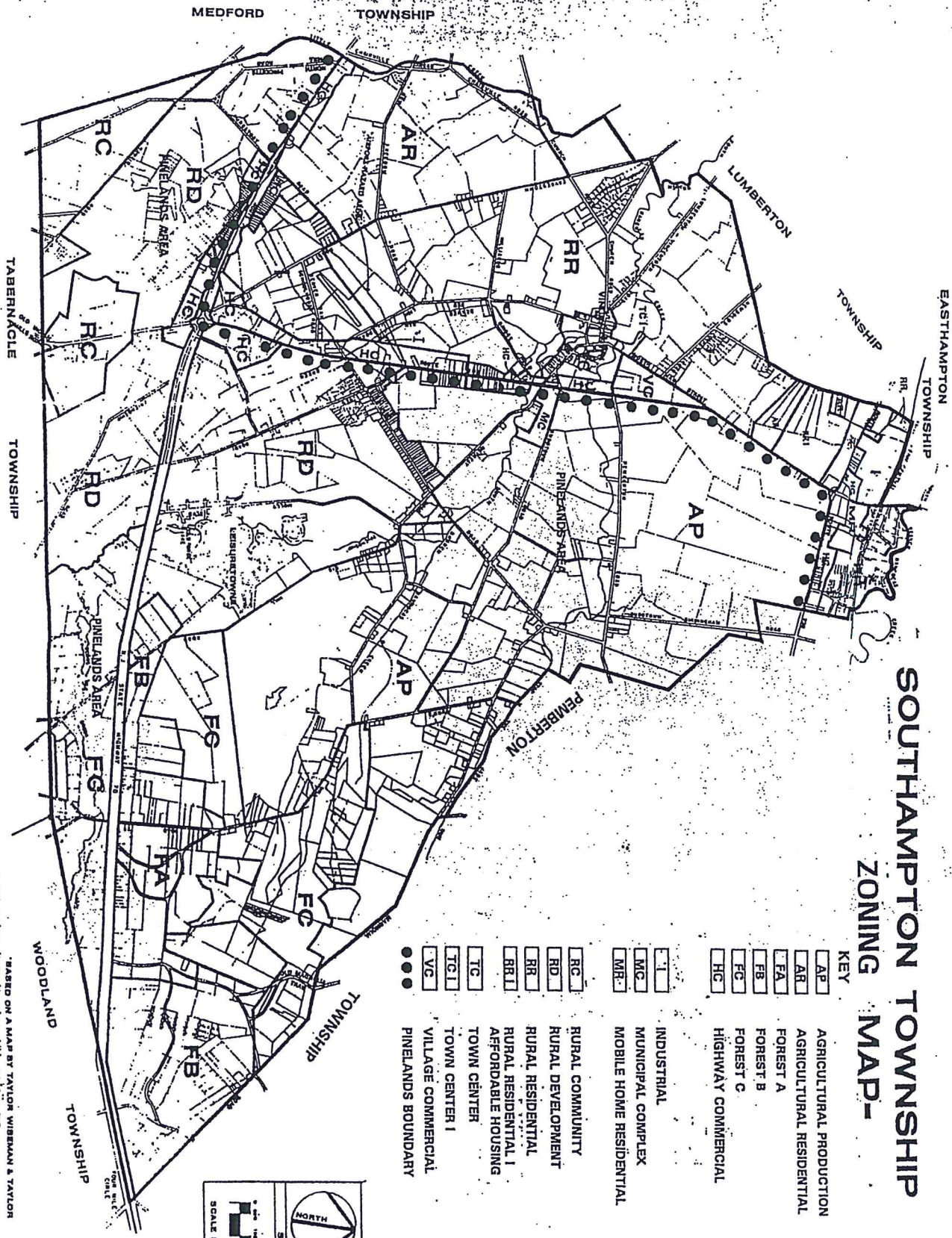


**Table 4-2. Southampton Township Environs Build-out (Cont'd.)**

ZONE	DENSITY	RESIDENTIAL			ENVIRONMENTAL		
		Existing Units	Potential New Units	Total Units	Existing Acres	Potential Acres	Total Acres
Forest B	1.0 du/15 acres	23	85	108			
Forest C	1.0 du/40 acres	192	23	215			
Highway Comm.					53,790	174,200	227,990
Municipal Complex							
Rural Community	1.0 du/acre	178	153	331			
Rural Development	1.0 du/5 acres	2,561	522	3,083			
Total Pinelands		3,360	879	4,239	53,790	174,200	227,990
Southampton Township Total		3,970	2,120	6,090	686,552	1,742,000	2,428,552



# SOUTHAMPTON TOWNSHIP ZONING MAP-



BASED ON A MAP BY TAYLOR WISEMAN & TAYLOR  
Figure 4-1 Southampton Township Zoning Map



Dark Grey: Severe  
Light Grey: Moderate

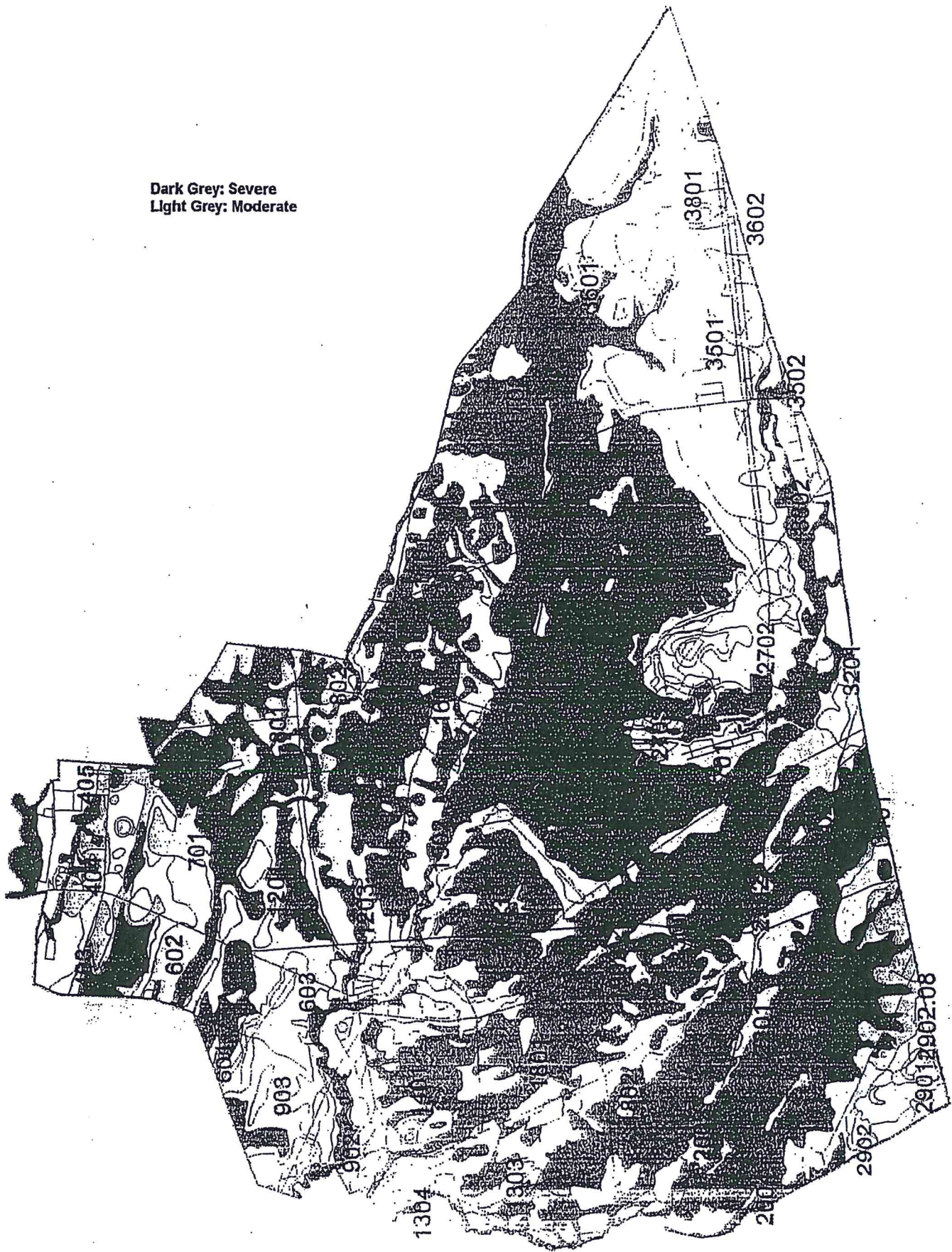


Figure 4-2. Southampton Township Septic Suitability Map (See Note on Page 10)



## 4.2 Status of Natural Resource Preservation

There are significant natural resources in Southampton Township that have been preserved through Township acquisition, by deed to other government agencies or through acquisition by private (non-profit) organizations. There are, however, important natural resources that are not currently protected and some that face imminent loss to development.

### 4.2.1 Geology and Soils

Southampton Township is situated on what is known as the Atlantic Coastal Plain. The Atlantic Coastal Plain is formulated from clays, silts, sands and gravels. The boundary between the Inner and Outer Coastal Plains runs through Southampton in a generally northeast to southwesterly direction. The specific composition of the soils within Southampton Township is shown on maps published by the Burlington County soils District as shown in Figure 4-3.<sup>14</sup> Southampton Township overlays a variety of soils ranging from porous sandy soil to poorly drained marl. The drainage characteristics of the soils are tabulated in Table B-1 of Appendix B. A major factor in determining permissible lot size is the soil type. The percolation rates and nitrate diffusion from on-site disposal systems is critically dependent on the type of soil.

### 4.2.2 Hydrology

The hydrology of Southampton Township includes ground water (aquifers, water bearing geologic formations), surface water (streams, lakes), wetlands and flood prone areas.

#### 4.2.2.1 Ground Water

Currently, there is no planning mechanism in Southampton to avoid ground water degradation. Outside of the Pinelands, the protection of the ground water is the responsibility of the Township and not of the Burlington County Health Department nor of the State. One important indicator of septic system groundwater contamination is a high concentration of nitrates. Nitrates in groundwater pose serious health risks if they are infused into drinking water. The methods and data involved in the protection of high quality ground water are somewhat complex and were placed in an appendix for that reason. (For a detailed discussion of a serious ground water contaminant (nitrates) refer to Appendix B.)

Appendix B contains a discussion of:

- Major health and environmental effects of nitrates contamination
- Dilution of nitrates
- Facts related to nitrates
- The composition of nitrates and other chemical elements in natural undisturbed soils and streams





- Local, State and Federal controls, including the Pinelands Commission
- New Jersey Office of Planning guidance for protecting ground water

Ground water contamination from vehicle fluids may also be occurring at auto graveyards and at heavy equipment dealers and repair shops.

Other potential contamination sources include businesses that use chemicals and businesses that use ground water as part of their business or in manufacturing processes.

A number of point source ground water pollutants are known to exist within the Township. The Big Hill Landfill is an example. Although this 113-acre closed landfill has been capped and vented by the NJDEP, some pollutants that leached out prior to the capping are still migrating toward ground water sources.

At least two sources of underground gasoline storage tanks have leaked gasoline into the ground. One has been remediated and one is in process. The NJDEP also monitors a mobile home sewage disposal system that has malfunctioned from time to time. Nitrates from that system may have been introduced into ground water.

#### 4.2.2.1.1 Potable Water

Except for areas of concentrated housing (Leisuretowne, Hampton Lakes, and the Village of Vincentown), the Township is served by surface water from individual wells. A private water company (Pinelands Water Company) supplies water from four deep wells (three in Leisuretowne and one in Hampton Lakes) that draw from the Mt. Laurel-Wenona aquifer. The areas serviced by the Pinelands Water Company include about 2300 properties. The Mt. Holly Water Company services about 700 customers in Vincentown. The Southampton Township schools located on Pleasant Street are also supplied from the Mt. Holly Water Company. The water is supplied from 2 wells located on Retreat Road east of Route 206. That water is also drawn from the Mt. Laurel-Wenona aquifer. A mobile home complex and a trailer park in the northern section of the Township each have two wells that serve those areas. The approximate locations of the public wells are shown in Figure 4-4.





Individual private wells are supplied from a number of aquifers. The largest aquifer outcroppings in Southampton are the Kirkwood and Cohansey formations. The deepest wells (greater than 100 feet) draw water mostly from the Magothy and Raritan Formation. Shallow wells utilize the Cohansey Sand and in some instances the Kirkwood Formation as a water source. The aquifer outcroppings are depicted in Figure 4-5.

#### 4.2.2.1.2 Waste Water

The Pinelands Water Company provides waste water services for three areas of Southampton: Leisuretowne, Hampton Lakes and the Village of Vincentown. In addition, Mobile Estates in the extreme northern portion of the Township, has an on-site, common wastewater disposal system. A trailer park in the same area also has a common on-site disposal system. The rest of the Township operates with on-site septic systems.

#### 4.2.2.2 Surface Water

Southampton Township local waterways that feed the South Branch of the Rancocas Creek tributaries include the following:

- Bear Swamp-Little Creek (West to Medford/Lumberton border)
- Jack's Run -Beaverdam (central, parallel to Route 206)
- Burr's Mill Stream- Friendship Creek (central, Westerly from Woodland Twp.; North through Hampton Lakes-Leisuretown); (Budd's Canal & Hilliard's Run parallel)
- Company Swamp Branch-Cedar Run (East, Northwest to the Rancocas and Budd's Cranberry Bogs)
- Stop the Jade Run (East from Ong's Hat to West through Buddtown and to the Village of Vincentown)

The North Branch of the Rancocas Creek flows East to West (approx. 2500 feet) in the northern portion of the Township.

The streams and stream corridors are shown on the map of Figure 4-6.

A stream corridor is an area consisting of both a stream channel and the area of vegetation that extends along each side of the channel. The protection of these corridors is an objective of the State Planning Act NJSA 52:184-196 et seq.



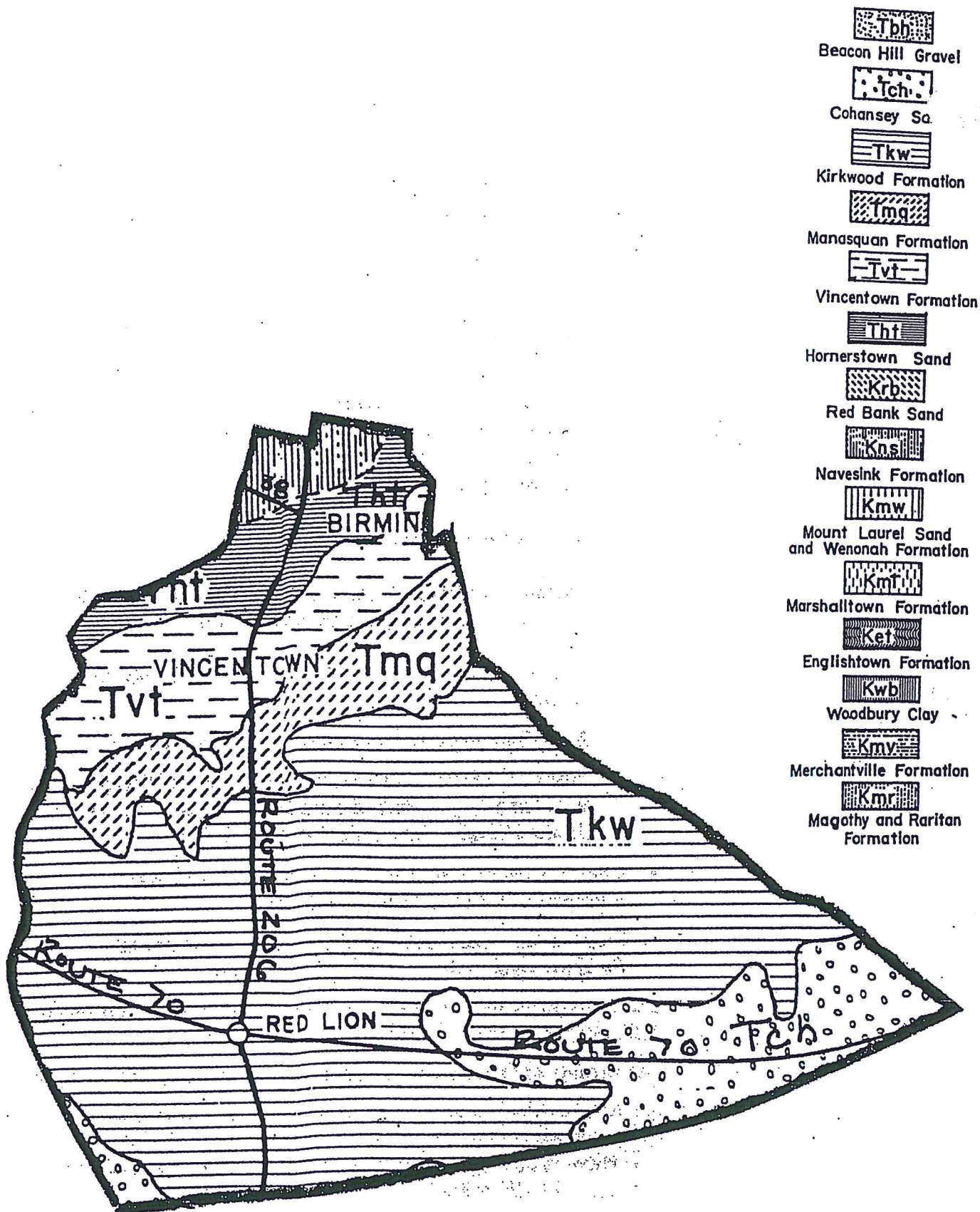


Figure 4-5: Southampton Township Aquifer Outcroppings Map (See Notes on Page 10)

The stream corridors include the stream channel, the land on either side of the stream channel which is within the one hundred (100) year floodplain, or is a sloping area of fifteen (15%) percent or greater and/or associated wetlands which are contiguous to the stream channel or hundred year flood plain.

The stream channels are the permanent or intermittent water courses shown on USGS quadrangle maps, the Burlington County Soil Survey and/or Southampton Township Environmental Commission (STEC) Geographic Information System (GIS) maps (original base maps produced by NJDEP grant in 1995) and approved as part of Southampton's Natural Resource Inventory (NRI).

Soils and vegetation located along the stream corridors perform important natural functions that maintain the ecological and hydrological balance of the surface water systems. These functions include:

- Runoff and flood control
- Stream bank and streambed erosion control
- Wildlife habitat protection
- Ground Water recharge

Stream corridors are among the most valuable natural resources which, if not managed properly, can result in flooding and the loss of important environmental, aesthetic and recreational resources. Stream corridor management places primary emphasis on water quality protection and enhancement and on the protection of natural resources located along the stream corridor. Floodplain management also places emphasis on the protection of the man-made environment from flood hazards. With proper management, a stream corridor can serve as a buffer to filter sediment and pollution produced by development, as well as farming. It can also provide a margin of safety for adjacent neighborhoods from flood and erosion hazards.

Streams are divided into two (2) categories: perennial and intermittent. Perennial streams flow year-round while intermittent streams flow only during storms and certain seasons. Both are important to the protection of the ecological and hydrological balance of the stream system.

Some known point source surface water pollutants exist within the Township. The same mobile home park sewage plant that has been closely monitored by the NJDEP discharges into the North Branch of the Rancocas Creek. It is a potential source of pollution to that waterway.



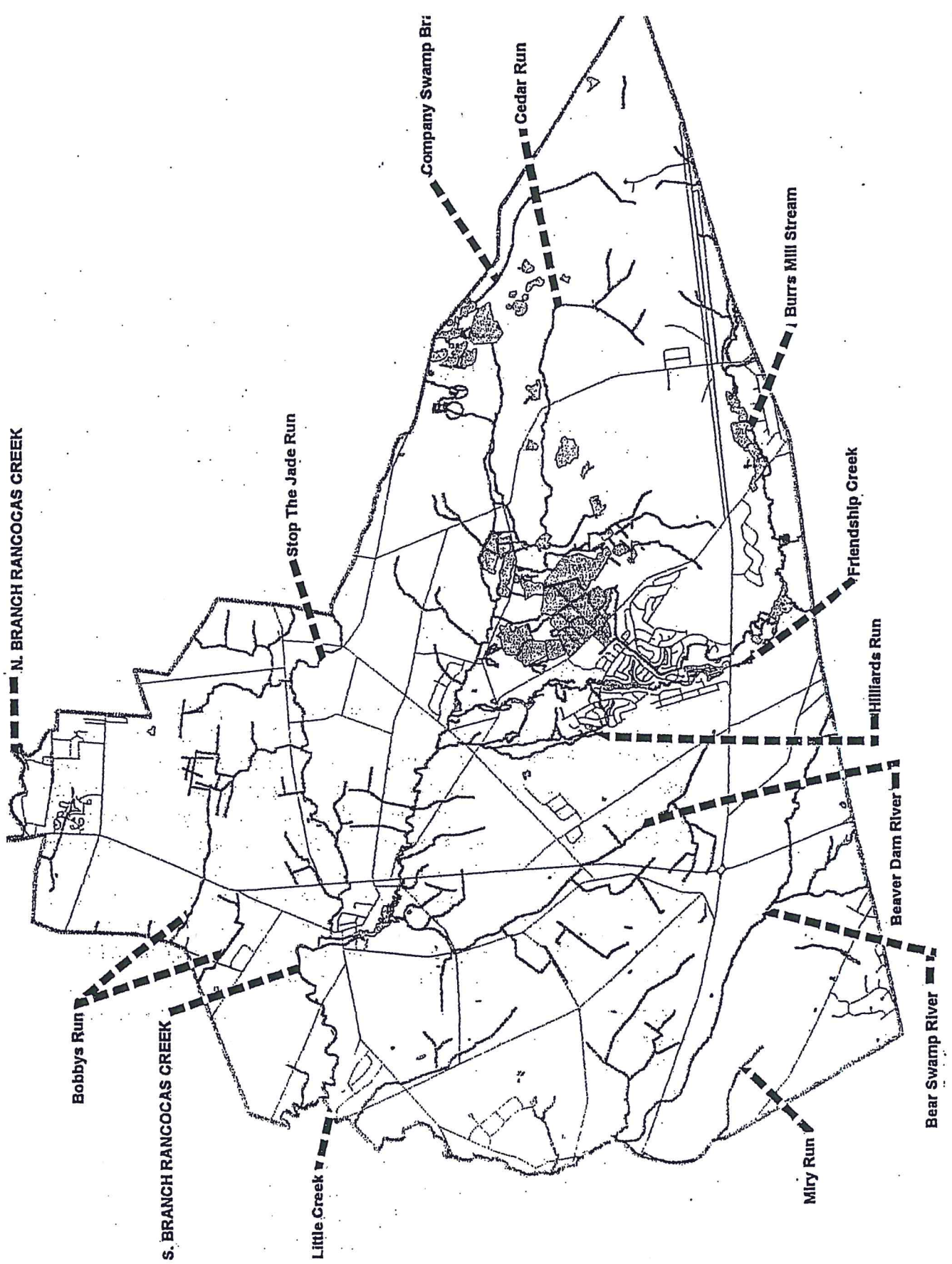


Figure 4-6. Southampton Township Streams and Stream Corridors (See Note on Page 10)

#### **4.2.2.3 Wetlands and Flood Prone Areas**

Freshwater wetlands, wetland transition areas, floodways and flood hazard areas are considered important natural resources within the Township. These resources are vital links in the ecological system. Freshwater wetlands are defined by NJDEP as areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are typically delineated on the basis of the following three parameters:

- Hydrology: Evidence of soil saturation.
- Vegetation: Plant species adapted to anaerobic soil conditions.
- Soil: Characteristics of anaerobic soil conditions.

Freshwater wetlands within Southampton Township are derived from NJDEP GIS data that is based on the National Wetland Inventory Maps. Wetlands and the associated transition areas are controlled by State wetlands regulations and are identified on the Map of Figure 4-7. As indicated on the Map of Figure 4-7, approximately 15000 acres within Southampton Township are considered wetlands. The flood hazard areas within Southampton Township have been identified and mapped by the Federal Emergency Management Agency (FEMA). These areas are regulated by standards that control construction consistent with the national flood insurance program. Flood hazard areas are depicted on the Map of Figure 4-8.

#### **4.2.3 Diverse Natural Communities and Their Habitat**

The Natural Resources Inventory (NRI) developed by the Southampton Township Environmental Commission (STEC) includes the identification and mapping of over 600 plant species including many rare, threatened and endangered species of local, regional and national significance. The Natural Heritage Program (NJDEP) has identified two Natural Priority sites in Southampton Township: Green Acres on Mill Street and at Ong's Hat. Several unusual plants can be found in Southampton that are infrequently found in South Jersey.<sup>15</sup>

A survey completed in 1993 for the Southampton Township Environmental Commission resulted in the identification of over 260 types of wildlife. The data were gathered through field surveys conducted by the Aces Environmental Co. Data provided by several Township wildlife professionals were integrated into the field database. A Grant from the NJDEP, Office of Environmental Services, funded the survey, in part. The Southampton Township Committee provided matching funds. Table 4-3 includes a summary of that survey and includes data from Appendix A.







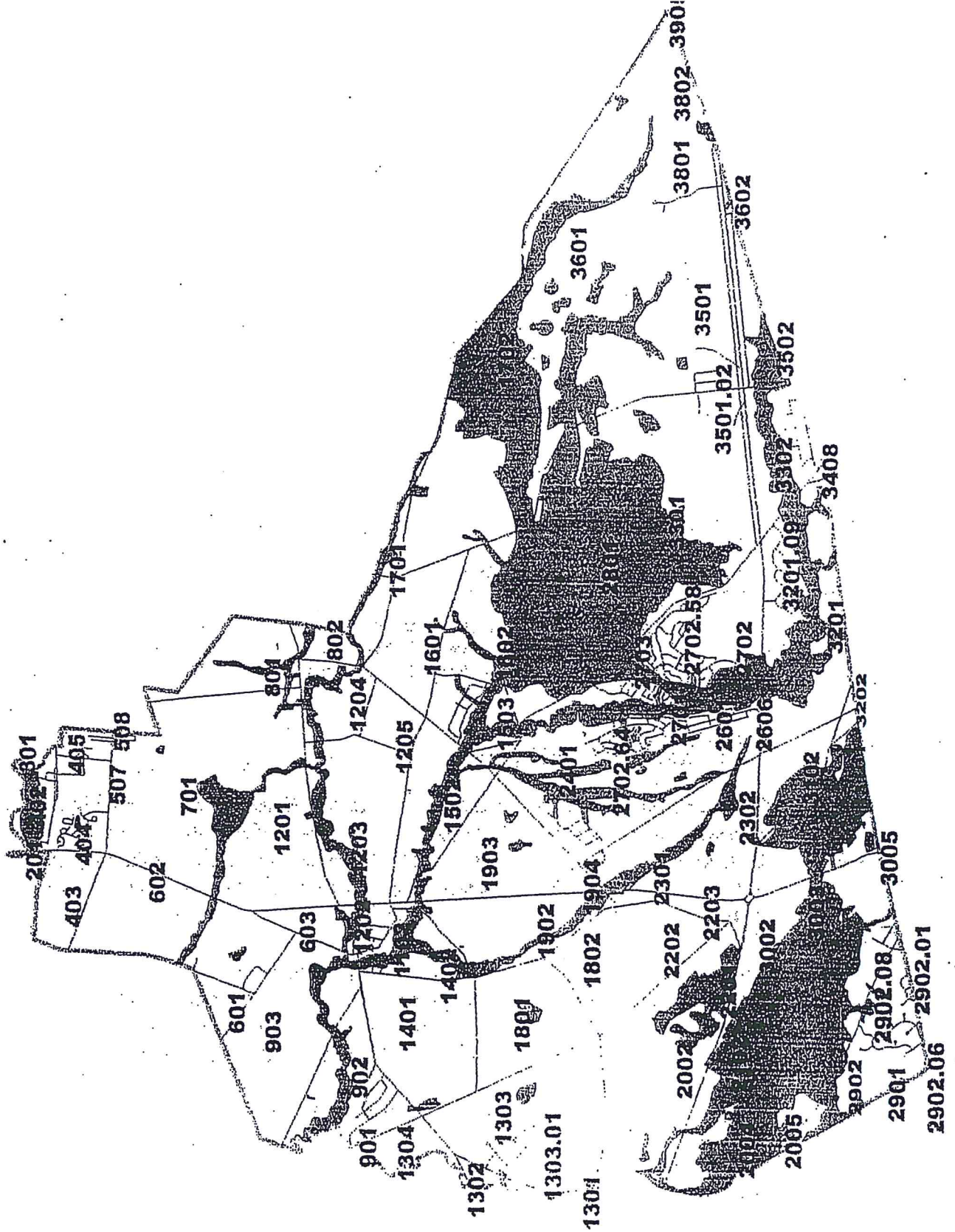


Figure 4-8. Flood Hazard Areas of Southampton Township (See Note on Page 10)



An example of an important habitat is a Great Blue Heron rookery that for many years has been found in the Bear Swamp in the southern portion of the Township. The endangered Pine Barrens Tree Frog is also known to be present in the southern section of Southampton Township.

**TABLE 4-3. SOUTHAMPTON TOWNSHIP WILDLIFE**

SPECIES	QTY.	T&E	AREA(S) WHERE OBSERVED	NOTES
HERPTILES	35	5	Predominantly in Eastern section of Township bordered by New Road, Ridge Road and the Northern and Southern Boundaries of the Township	
BIRDS	185	14	Not recorded but generally throughout the Township	
BREEDING	(95)	(5)		1
MAMMALS	44	--	Not recorded	
FISH	13	--	Burr's Mill Run	2

**T&E – Threatened or Endangered**

**1 – Numbers ( ) included in Total Birds**

**2 – Information gathered by the New Jersey State Aquarium Personnel**

#### **4.2.4 Vegetation and Forests**

Southampton Township lies within the Atlantic Coastal Plain. Generally, the Pinelands area within the Township is included within the Outer Atlantic Coastal Plain. Other parts of the Township are included within the Inner Atlantic Coastal Plain. Vegetation and forests in the two areas have a distinctively distinctive makeup and character.

**Inner Coastal Plain-** Woodland areas in Southampton Township located outside of the Pinelands consist primarily of lowland (palustrine) deciduous forests. These woodlands are typically associated with floodplain areas and areas of seasonal high water table, which made them unsuitable for crop production. Thus, farmers often did not clear these lands, or if once farmed through the laying of drainage tiles, have subsequently preferred to cultivate the drier, upland areas of the Township. The nature and extent of these woodlands are related to soil types and the geologic formations from which the soils are derived.

Forested wetlands within Southampton Township are characterized by a preponderance of woody vegetation taller than twenty feet, adapted either to mesic (moist) conditions or to inundated or saturated soil conditions. Dominated by Red Maple, these wetland communities are typically associated

with Sycamore, Sweet Gum, Silver Maple, Muscelwood, Box Elder, River Birch, Pin Oak, Willow Oak, Sweet Bay, American Holly, Tulip Poplar, White Ash, Black Willow, and Persimmon. Several of these species can also occur on upland or transitional sites.

Common undergrowth shrubs and herbs in these wetlands include Arrowwood, Spice-bush, Common Elderberry, Swamp Azalea, Sweet Pepperbush, Green briars, Skunk Cabbage, Spotted Jewelweed, Sensitive Fern, Marsh Fern, and Sedges. Among the invasive species of both wetlands and uplands are Poison Ivy, Japanese Honeysuckle, Grapes, and Virginia Creeper.

Non-forested palustrine emergent wetlands (emergent marshes) frequently occur on the edges of farm fields and pastures, or they were once used as pastures. These often contain Soft Rush, Multiflora rose, Swamp Loose strife, Sensitive Fern, and Tussock Sedge.

Associated with the Vincentown Formation, the stream corridor, flood plain, and upland slopes and forest along the South Branch of the Rancocas Creek from Vincentown to the Lumberton Township border comprise a significant paleontological site as well as a rich soil flora worthy of protection. Similar conditions prevail along the old marl excavations within the Beaverdam Creek corridor south of Vincentown.

Natural upland vegetation within the Township includes mature deciduous associations and edge of field shrub and scrub species. Typical trees in these uplands include American Beech, Poplars, Black Oak, White Oak, Southern Red Oak, Sassafras, Hickories, Sweet gum, and Virginia Pine. A number of these species can also occur on mesic sites within the Beaverdam Creek corridor south of Vincentown and within sections of the Little Creek corridor along the western border of the Township.

**Outer Coastal Plain (Pinelands)-** Wooded areas in the Pinelands section of the township are occupied by both upland and lowland (wetland) forests. Dominating large upland areas are oak -pine forests, comprised of mixed oak species (Black, White Chestnut, and Post) and to a lesser degree of Pitch and Short-leaved Pines. The undergrowth consists largely of huckleberries, blueberries, and other members of the heath family. Pockets of Virginia Pine also are present as well as a White Pine plantation on a portion of Lebanon State Forest within the township.

Lowlands are dominated by mixed hardwood swamps comprised of Red Maple, Black Gum, Swamp Magnolia, Grey Birch, and perhaps scattered Atlantic White Cedar. The undergrowth consists of heath shrubs. Pitch Pine lowland forests and almost pure pockets of Atlantic White Cedar also are present.



Three active commercial cranberry bogs comprise a significant portion of the wetlands. There are also several abandoned cranberry bogs that have reverted to shrub or forested communities.

#### **4.2.5 Air Quality**

Southampton Township has no major sources of industrial pollution. Air pollutants generated in Southampton consist of vehicle exhaust, home heating fuels, and exhaust from collision repair and vehicle painting businesses. The Southampton forests and swamps provide natural filters for much of the pollution.

### **4.3 Status of Archaeological and Paleontological Sites, Cultural Landscapes and Scenic Features**

A number of important archaeological sites are known to be located within Southampton Township. (Specific sites will not be identified here because of the concern for looting and destruction of the sites.) Important, known paleontological sites also are located within the Township. Cultural Landscapes abound throughout the Township. Some have been afforded some measure of protection while others are still at risk. While the term "Scenic Features" may convey various meanings to various elements of the populace, there are certainly some features that most individuals would consider worthy of being preserved and protected.

#### **4.3.1 Archaeological Sites**

There are areas that have archaeological significance located within Southampton Township. Historic and prehistoric artifacts are cataloged and mapped by the Pinelands Commission in both the Pinelands and in the adjacent area within the borders of Southampton Township. Because of the sensitivity of these sites, they are not published in this Conservation Element but are available to development applicants by contacting The Pinelands Commission for information on specific sites.

#### **4.3.2 Paleontological Sites**

Of particular interest, the Vincentown formation is a geological layer that outcrops throughout Burlington County in a one-to-two mile wide belt that covers an area of about 21 square miles. The outcropping is visible in places along the South Branch of the Rancocas Creek in and around the Village of Vincentown. In places along the creek one can observe the distinct fossils and glauconite that indicate that the Formation is of marine origin.

Areas along Little Creek, on the western boundary of the Township, are expected to be of Paleontological significance.

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Areas along Little Creek, on the western boundary of the Township, are expected to be of Paleontological significance.



### 4.3.3 Cultural Landscapes

A 1993 Pinelands Commission study <sup>16</sup> identified that the corridor of lands bordering Burlington County Route 616 between Southampton and Pemberton Townships was so intact within the Pinelands that it merited the creation of a special historic district: The Pemberton-Southampton Agricultural Historic District.

The lands bordering Route 616 outside the Pinelands (i.e., west of US Route 206) through Vincentown village and on to the Medford Township are equally intact, critical and severely at risk. A 1983 survey of the Village of Vincentown showed that this area is vital to the integrity of the Village. <sup>17</sup>

### 4.3.4 Scenic Features

All of the land in Southampton Township that is east of NJ State Route 206 and the land west of Route 206 that is south of NJ Route 70 is within the Pinelands Natural Reserve. The Pinelands region of New Jersey is so significant that in 1978 the first US National Reserve was created to protect it and in 1983 it was designated an International Biosphere Reserve by the United Nations.

The John D. Rockefeller Scenic Highway (NJ State Highway Route 70) through the Township provides residents and visitors the ability to experience the solitude and expansiveness of the Pinelands as well as to view natural woodlands and plants.

Bear Swamp is a 4000-acre wilderness just south of Red Lion. A large portion of the area is replete with towering white cedars. Unusual plant life and wildlife can be observed there in abundance, including Helonias (Swamp Pink), a New Jersey State and federally endangered species. Fortunately, through a donation from Chemical Bank of New Jersey and other sources, 553 acres have been placed under the stewardship of the New Jersey Natural Lands Trust.

Whether or not an area within the Township can be considered a scenic feature rests in the eye of the beholder. There are, however many places that at least during certain seasons should qualify as scenic features. For example: Cranberry bogs that can be seen from public roadways are often colorful. That is particularly the case during harvesting. Attractive Pinelands forests, including stands of cedar, as well as cranberry bogs can be viewed alongside the roadway of Ong's Hat Road. Similar features exist along Big Hill Road adjacent to Leisuretowne.

#### 4.4 Status of Farmland Preservation

For the purposes of this plan, there are two (2) categories of farms. The Township presently has farms that are preserved through local, county and state funding and farms, that are actively farmed but not preserved. These parcels are identified on the Map of Figure 4-9. Table 4-4 includes a list of preserved properties in the non-Pinelands section of the Township.

Table 4-5 shows the farms that have been preserved within the Pinelands. These farms have been preserved through a combination of State and county funds through conservation easements and Pinelands Development Credits "retirement."

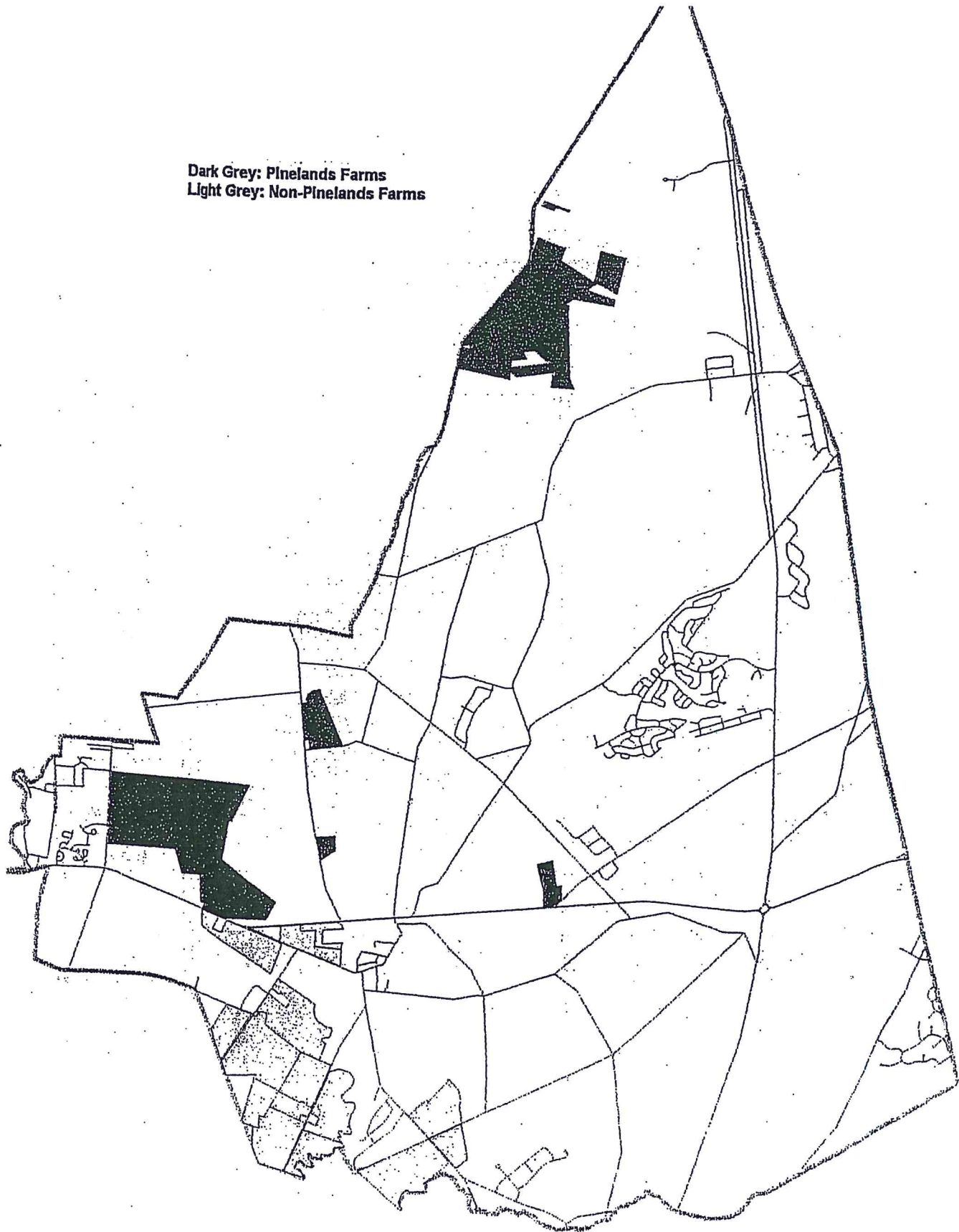
The farms preserved within Southampton Township (both Pinelands and non-Pinelands) are also shown in Figure 4-9 and represent about 11% of the Township land area.

TABLE 4-4. Southampton Township Preserved Farmland – Non-Pinelands			
Block	Lot	Owner	Total Acres
602;603	7; 2	B. Haines	97.502
603	1; 1.01	G. Giacchino	72
902;903	1;4	E. Allen	155
902; 903	2; 5	J. Allen Sr.	220.441
903;601	6,8;1	W. Pettit	337.005
903	5.02	J. Allen Jr.	28.497
1303;1304;1401	8;3;1	C. Roberts	240.703
Total			1151.148

Source: Burlington County Farmland Preservation, June 2001

TABLE 4-5. Southampton Township Preserved Farmland – Pinelands			
Block	Lot	Owner	Total Acres
701; 1201	2, 3, 3.01,10, 10.01,11-13; 5.01	W. Katona	845.9
1203	6	B. & J. Kirkbride	14.1
1204	1	W. & J. Giberson	72
1702; 3601	30, 31, 52, 55, 57; 1-3, 7, 11-13	F. Mehler (Cranberry Bogs)	529.9
1903	40	M. Alicea	30
Total			1491.9





**Figure 4-9. Southampton Township Preserved Farmland** *(See Note on Page 10)*

#### 4.5 Status of Open Space Preservation

The open spaces that must be studied for preservation and use are included in Tables 4-6 through 4-9 and depicted on the Map of Figure 4-10. Each type of space, for its open and rural character, is important to the overall function of the community and to the promotion of an integrated plan.

TABLE 4-6. Southampton Township Owned Open Space			
Block	Lot	Description	Acres
501	9	Carson Road/Maple Avenue	0.13
509	1	204 Cedar Street	0.24
801	3	305 Pemberton Road	1.0
903	27	Monument	0.008 (a)
1003	5	Old Telephone Building	0.4 (a)
1003	22	Old School/Parking Lot	2.1
1005	9	25 Church Street	0.18
1007	7	23 Plum Street (Old Town Hall)	0.11 (a)
1007	9	27 Plum Street	0.11 (a)
1102	17	Main Street (Rear)	0.512
1201	3	Route 206, North	0.003
1202	2	North Main Street	0.005
1303	4.01	Road Angle	0.009
1402	5	Red Lion Road (Rear)	0.009
1402	11,12,13,15	Mill Pond Islands	10.5
1402	14	Race Street Park	0.62
1502	1.01(p/o)	Municipal Building/Pub. Works	10+/- (a)
1503.06	9	Willoughby Lane (Rear)	8
1702	58	Burrs Mill Road (Rear)	0.42
1903	52.05,52.06, 52.07,52.08, 52.09	2018 Route 206	16.8
2005	3	19 North Pricketts Mill Road	0.23
2201	1	14 Purgatory Road	2.17
2301	14	433 New Road	11.6
2301	15.02	427 New Road	14.36
2301	18	Route 206 (Rear)	1.0
2302	3,4	Hog Farm Road	32.3
2601	31	33 Holly Boulevard	1.377
2601	42	Gloria Lane	0.07
2601	43	Lakeview Terrace	0.009
2702.64	83	Mayfair Road	1.441
2801	21	Retreat Road	1.38





**TABLE 4-6. Southampton Township Owned Open Space (Continued)**

Block	Lot	Description	Acres
2801	23,24,25	Burrs Mill road	5.64
2902.0	1.01	311 Hawkin Road	0.1
3003	62,64	Hawkin Road	9.7
3003	79	Old Red Lion Road (Rear)	3.0
3103	6	201 New Road	0.351
3201	4	2008 Route 70	5.6
3201	34,37	Friendship road (Rear)	14.8
3201	47	Route 70, East (Rear)	0.115
3202	2	204 New Road	0.055
3301	25	Burrs Mill Road (Rear)	28
3301	55	105 Burrs Mill Road	6.8
3302	2	Big Hill Road	0.06
3403	3	215 Second Street	1.01
3501	16	Burrs Mill Road	4.5
3501	27	56 Burrs Mill Road	16
3601	7	Ongs Hat Road	12.5
3601	28	724 Magnolia Road	10
3601	29	734 Magnolia Road	3.54
3601	30	Ongs Hat Road	5.5
<b>Total</b>			<b>244.362</b>

(a) Denotes structure(s) on property

TABLE 4-6A Southampton Township Green Acres Open Space		
Block	Lot	Acres
903	19	51.36
<b>Total</b>		<b>51.36</b>

Southampton Township's Recreation and Open Space Inventory, August 2000



TABLE 4-7. Southampton Township – Other Public- Owned Open Space		
Block	Lot	Acres
403	4	15.3
1007	15	3.05
2005; 2102; 3003	4, 5;1;3-11,14,47,48,50-59,61,67, 68, 70-72,74-78,80,83-85,87,88,91-94	557.87
2102	5	1.6
2401	14-19,24,25,46-51	202.6
3003	49	9.6
3601	34	7.7
3601	39	0.1
3601	40	1.6
3601	92,93	345.02
3801	3	41.6
3802	3	26.3
Total		1212.34

Source: New Jersey Department of Environmental Protection, Burlington County, N.J. Natural Land Trust, and Township Board of Education

TABLE 4-8. Southampton Township Private/Non-Profit Owned Open Space		
Block	Lot	Acres
2401	p/o 9,10,11	200.7
2701	1,2	125.5 (b)
2702	3-5,7,8	113 (b)
2702.10	1,2	8.0
2702.19	1,2,3,4,11,25,27	3.86
2702.20	17,151,152	16.83
2702.23	73	4.35
2702.29	38,39	1.0 (b)
2702.46	19	4.47
2702.47	48	3 (b)
2702.58	56	9.86 (b)
2702.62	33,34	6.5
2702.63	9	1.74 (b)
2702.64	16,73,83,89	25.52 (b)

**TABLE 4-8. Southampton Township Private/Non-Profit Owned Open Space  
(Cont'd.)**

Block	Lot	Acres
2702.66	9	0.2
2702.68	1	0.3
2703	3,3.01	3.6
3201	7	25 (c)
3601	61	2.324
3601	80	38.81
3601	90	4.21
3601	94	10.01
3601.01	1	1.87
<b>Total</b>		<b>610.654</b>

(b) Privately owned but not buildable

(c) Privately owned but probably not buildable

#### 4.6 Status of Recreational Facilities

Southampton Township currently provides two large areas for active recreation. About 40 acres of facilities exist on the property on which the municipal building and maintenance facilities are included. This area contains ball fields, soccer fields, tennis courts and an outdoor basketball court. Southampton Memorial Park, on red Lion Road in Vincentown, is primarily a baseball/softball facility. A small playground with lake access is located on Holly Boulevard in Hampton Lakes. Table 4-9 summarizes those facilities.

**TABLE 4-9. Southampton Township Owned Recreation Facilities**

Block	Lot	Acres
1502	P/o 1.01	40+/-
1402	16	8.7
2601	31-35	1.38
<b>Total</b>		<b>50.08</b>



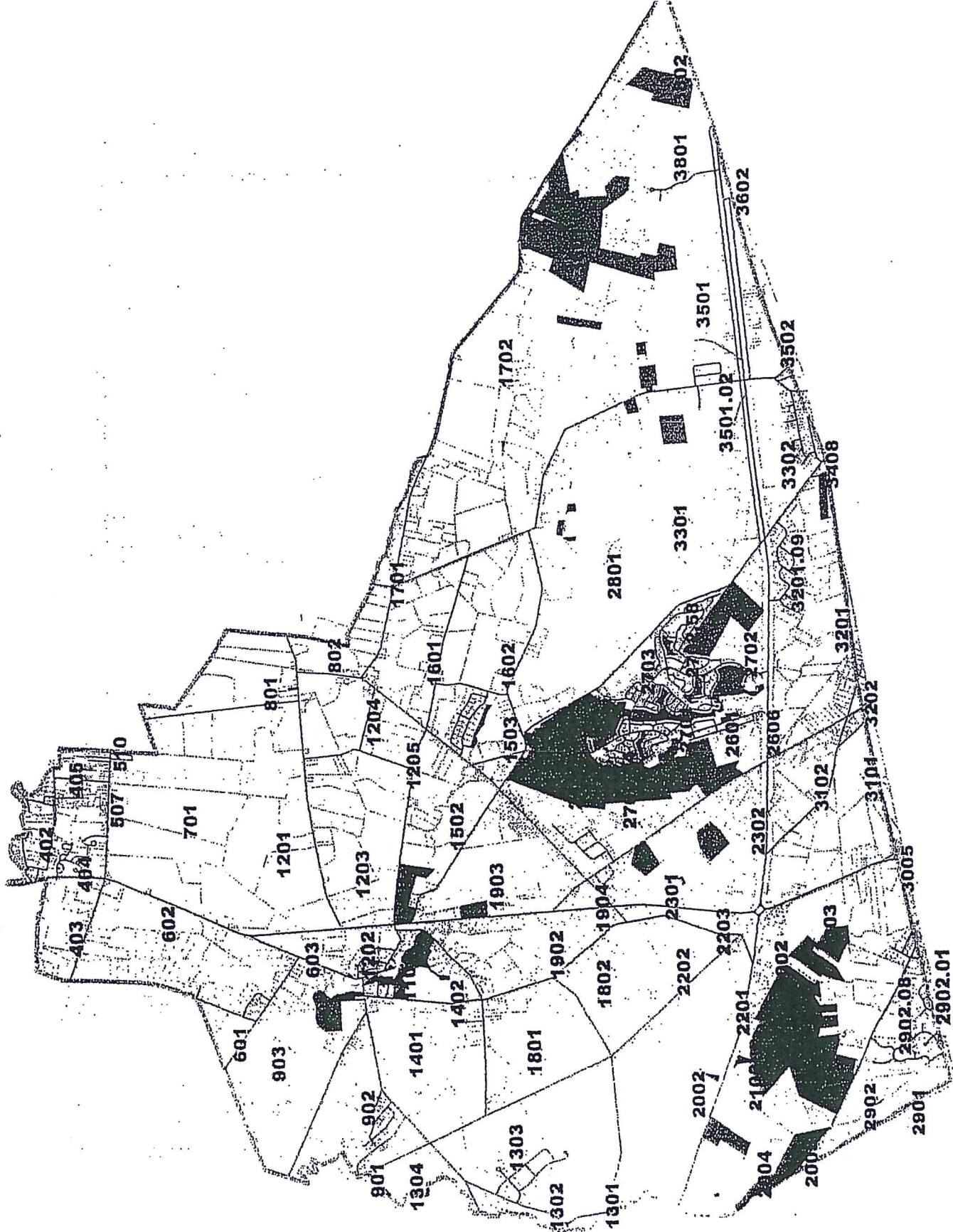
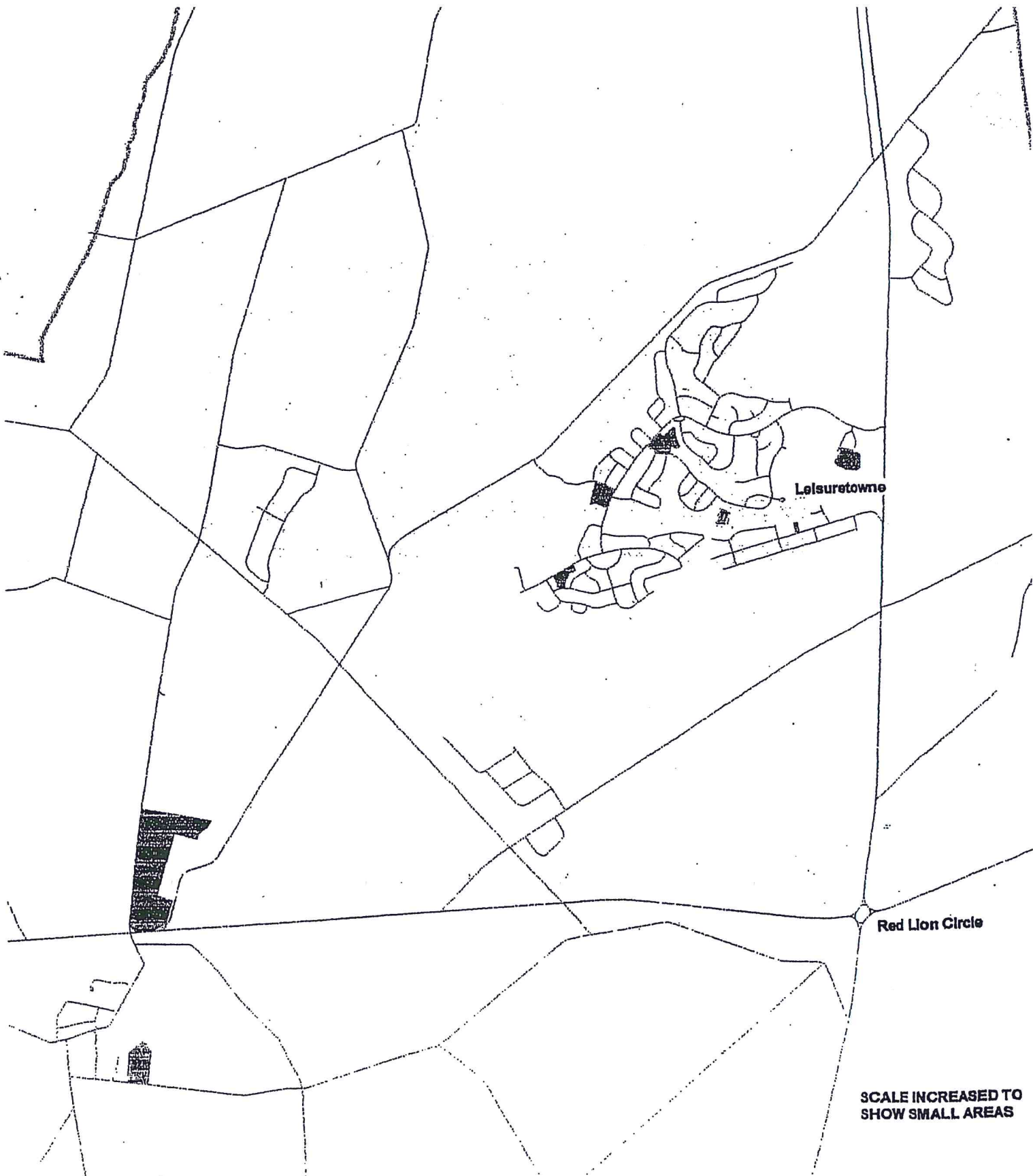


Figure 4-10. Southampton Township Preserved Open Space (See Note on Page 10)

Substantial recreational facilities are included in the Leisuretowne section of the Township. Those facilities include recreation halls, two outdoor swimming pools, a golf driving range, an outdoor putting green, and tennis, shuffleboard, bocce, and horseshoe courts. A summary of those facilities is provided in Table 4-10. The total land area devoted exclusively to active recreation is about  $\frac{1}{4}$  of 1% of the total Township land area. The Map of Figure 4-11 shows the locations of recreational areas.

TABLE 4-10. Southampton Township Private/Non-Profit Owned Recreation Areas		
Block	Lot	Acres
2401	9.01	3.74
2702.19	3	4.85
2701	p/o 2	1.5+/-
2702.2	97	5.6
2702.46	p/o 19	4.25
Total		19.94





**Figure 4-11. Southampton Township Recreation Areas** *(See Note on Page 10)*

## 5.0 NEEDS ANALYSIS

Four components comprise the space preservation needs of the Township: open space necessary to protect the important natural resources of the Township; space required to conserve and protect archeological and paleontological sites, cultural landscapes and scenic features; the need to conserve farmland; the land area that should be owned and controlled by the Township and dedicated for public use and access for outdoor recreation. Those four needs are addressed in detail by this Conservation, Open Space and Recreation Plan Element.

### 5.1 Resource Protection Needs.

The Township needs open space to preserve environmentally critical lands and natural resources. Such open space provides habitat needed for biodiversity, helps maintain water quality and air quality, and provides flood control. Resource protection areas in Southampton include the following:

- Freshwater wetlands and transition areas
- Floodways and flood hazard areas
- Stream corridors
- Ground water
- Soils
- Air
- Habitats of threatened and endangered species and wildlife corridors
- Mature woodlands and diverse natural communities
- Important historic, archeological and paleontological sites
- Cultural resources

Some resource protection areas are suitable as passive open space and provide opportunities for resource-based recreation such as hiking, fishing, camping, nature study, and scenic enjoyment. There is no set formula for calculating the land area that should be preserved in public ownership for resource protection. *The objective is to preserve sufficient land to protect the resource.* Extensive resource protection areas have been secured by the Township as purchases or as conservation easements along streams and in wetlands. Government regulations in combination with additional public land acquisition are the primary tools for protecting the environmentally important features of the Township.

Resource protection in Southampton Township will continue to take several forms:

- Township Regulation - Design standards enacted by the Township to protect stream corridors, floodplains, ground water, soils, and woodlands. The Township typically requires, as part of any development approval of lands where a floodplain or stream is located, that floodplains and stream corridors be protected by public conservation easement.
- State Regulation - State law protects wetlands and wetland transition areas in Southampton. The Township typically requires, as part of any development approval of lands where wetlands are located, that wetlands and wetland transition areas be delineated and that any required disturbance permits be obtained from the State.



- Township Acquisition - Where public access and improvements are desired, the Township may be able to acquire resource protection areas by purchase of easements or fee simple title, or acceptance of dedication of land.

## **5.2 Archaeological and Paleontological Sites, Cultural Landscapes, and Scenic Vistas Preservation Needs**

Significant resources and sites that should be preserved need to be identified and a plan developed for the preservation and protection of such resources. A procedure should be put in place to help preserve archaeological areas that have not yet been identified.

A consolidated approach is needed to integrate various sites and resources with other areas of preservation such as open space and farmland. Consideration should be given to preserving cultural landscapes that are adjacent to preserved open space, preserved farmland or historic districts or groupings of historic structures. Scenic sites, "greenways," and stream corridors should be expanded where necessary and practical to be integrated with other preserved areas. Preservation of the Vincentown Formation Outcropping, for instance, could be integrated with the protection of the stream corridor and acquisition of adjacent open space.

Potential paleontological sites should be identified by consultation with geological societies and with the aid of publications available from the New Jersey and U.S. Geologic Surveys. An inventory should be maintained and available for developers to determine if a potential site exists on a parcel considered for development.

Cultural landscapes should be identified and an assessment made as to whether preservation or development would be the best policy.

Scenic features need to be identified and then prioritized for protection. Developers should be encouraged to clear and to locate structures in such a way as to maximize the preservation of vistas. Developments need to be planned to harmonize with the rural, agricultural and forested areas.

## **5.3 Farmland Preservation Needs**

Farming contributes to the economic base of the Township and is essential to maintaining the open rural landscape that characterizes much of the community. Southampton has zoned its farm areas for low densities and has limited the sewer service area in an effort to discourage urban sprawl and the conversion of farms to suburban uses. It has also encouraged farming by permitting farms and farm markets in large areas of the Township. The number of farms and the amount of farmland in Southampton have, however, continued to decline.

As part of the State open space preservation effort, there will be an increase in State funding to preserve farmland. The Township is within the Burlington County Agricultural Development Area. Consequently, Township farms are eligible for farmland preservation funds from the County Agriculture Development Board and



from the State. This program ensures the preservation of farms through public purchase of the development rights. The farm remains in private hands and farm operations continue. However, the land can no longer be developed for non-farm uses. A farmer or farmland owner voluntarily enters into an agreement with the County and the State to sell the development rights to the public. On average, the County pays for 35% of the cost and the State pays 65%.

There is competition among municipalities for the limited program funding. The goal should be to permanently preserve at least 1000 additional acres of farmland throughout the Township. Table 5-1 is a list of candidate areas.

Recently, the Pinelands Commission has inaugurated a program to help to preserve farms within the Pinelands. The program in effect 'retires' farmland development credits by direct purchase. Nine farms in Southampton Township have been selected by the Pinelands Commission for consideration. Table 5-2 is a chart of the farms that have been selected by the Pinelands Commission.

<b>TABLE 5-1 Southampton Township Non-Pinelands Targeted Farmland</b>			
<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Acres</b>
902	13	M. & M. Dolan	121.0
903	11	C. Thompson, et. al.	28.3
903	25	Yates Enterprises of NJ	23.0
1303	9	C. Hampshire	158.7
1401	15	G. Brown	104.0
1401	16		103.0
1401	6.04	B. & M. Hansen	36
1401	4,6	VanIstendal Estate	204.9
1801	21	J. Little	34
<b>Total</b>			<b>812.9</b>

Burlington County State Agricultural Board list of farms targeted for preservation in Southampton Township, 2001

<b>Table 5-2 Southampton Township Pinelands Targeted Farmland</b>			
<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Acres</b>
701	1	J. & R. Gericont	142
701	4	E. Richards	185.4
701	5	E. Doyle	58
701	6	L. & B. Roohr	61.5



**Table 5-2 Southampton Township Pinelands Targeted Farmland (Cont'd)**

Block	Lot	Owner	Acres
701	7	C. & H. Schontz	138
701	10	B. Haines	4.7
801	7	M. Scott	118
801	8	E. Doyle	96.2
801	9	D. & M. Miller	53.6
801	9.02	Alloway Family LTD Ptnrs.	55
802	11	V. Borko	32.8
802	12	K. Warfield Fam.Ptnrs.	79
1201	1	J. & J. Reed	70
1201	4	M. Kirkbride	160
1201	6	R. Kumpel	76
1201	7	V. Borko	129.1
1201	8	S. Vacirka	51.9
1203	1,4	R. Biglin	113.4
1203	5, 15, 15.01	Alloway Family LTD Ptnrs.	176.9
1203	5.01,8,9	H. & C. McCollister	129.5
1203	9.02	R. Kumpel	31
1203	11	V. Borko	22.2
1203	12	J. Rossell	14.7
1203	13	411 Brace Realty, Inc.	63.3
1203	14.01	J. Gerace	58
1204	4	J. & D. Roohr	53
1204	5	J. Rossell	16.7
1204	6	D. Fisher	91.6
1205	1	J. Rossell	9.3
1502	1, 1.04	Alloway Family LTD Ptnrs.	46.5
1502	5, 8	A. T. Eckenhoff	37.3
1502	10	J. & G. Riebel	89.7
1502	13	H. & R. Hancock	62.6
1503.7	4	Alloway Family LTD Ptnrs.	4.02
1601	10,10.03	Alloway Family LTD Ptnrs.	72
1602	2,3	J. Poinsett	96.95
1602	9	Alloway Family LTD Ptnrs.	131.37
1903	4	A. T. Eckenhoff	245

Table 5-2 Southampton Township Pinelands Targeted Farmland (Cont'd)			
Block	Lot	Owner	Acres
1903	5	J. & G. Riebel	42.6
Total			3119.2

Source: Burlington County State Agricultural Board list of farms targeted for preservation in Southampton Township, 2001

#### **5.4 Open Space and Outdoor Recreation Needs.**

A portion of Southampton Township has been preserved as public open space and recreation areas. In addition, there are significant recreation facilities at public school sites and on private land developed for recreational use. State and County facilities and school and private recreation areas satisfy some, but not all, of the community need for recreation and open space. School land is not dedicated to permanent open space and recreation use. Schools and private recreation facilities can limit public access and may, over time, be redeveloped for non-recreational uses. Consequently, to ensure that the Township can provide residents with a variety of needed recreation programs and facilities, there should be a core system of lands owned and controlled by the Township and dedicated to local public recreation use.

### **6.0 RECOMMENDATIONS**

Some of the background and reasoning behind the Goals and Objectives of Section 3 SUMMARY and the NEEDS of Section 5 are presented in the following paragraphs. Also included are recommended actions and standards to achieve the goals and objectives.

#### **6.1 Protection and Preservation of Natural Resources**

Protection and preservation of all natural resources can be accomplished through general and specific measures. Some general measures are as follows:

- 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.
- Provide a balance between growth and conservation as recommended by the SDRP.<sup>1</sup>
- Assure that the density and intensity of development is in keeping with the inherent capabilities and limitations of the physical characteristics of the land.



### **6.1.1 Protection and Preservation of Soils**

The Planning Board should assure that all applications for development are scrutinized, as appropriate, by the Burlington County Soils Conservation District. Local ordinances should be in-place and enforced to be certain that excavation and redistribution of soils prior to application for development are not taking place. Some particular areas of concern are:

- Soil erosion through indiscriminate or improper clearing of lands by individuals (such as "Gentlemen Farmers") or organizations that are not familiar with the soil conservation practices promulgated by various Government agencies. The use of "Best Management Practices" should be encouraged.
- Removal and/or redistribution of surface soils over large areas should be discouraged.
- Importation and distribution of soils that are not compatible with the areas in which they are placed should not be permitted.
- Controls should be implemented to prevent the importation and distribution of soils that contain dangerous or undesirable contaminants.
- Removal of topsoil from the Township (A practice forbidden by Township Ordinance)

### **6.1.2 Protection and Preservation of High Quality Ground Water**

Major subdivisions as well as commercial and industrial facilities should be designed to maintain the quality and quantity of ground water resources and maintain or decrease the ratio of runoff to infiltration. Natural drainage patterns should be maintained wherever possible, and surface water runoff should be directed in such a manner as to travel over stabilized, vegetated areas as opposed to potentially contaminated surfaces, such as parking lots. The goal should be to reduce the level of pollutants in stormwater and to allow vegetative and soils filtration of stormwater contaminants.

A major objective in Southampton Township should be the maintenance of high quality ground water. Southampton Township has a high water table. Wells, including shallow wells, provide the main source of drinking water. Further, most of the surface water is of ground water origin. Therefore, clean ground water is essential to the health of the community as well as the maintenance of the ecology of the Township. Any development or use that contaminates the ground water must be avoided. Nitrate is a major ground water pollutant that is both a health hazard and an indicator of the presence of other ground water pollutants. Pollution from vehicle fluids is also a concern.

#### 6.1.2.1 Nitrates

Currently, in Southampton Township, evaluating the suitability of a site for onsite waste water disposal from conventional septic systems focuses on the ability of the surface soils and underlying geologic formations to absorb and transmit septic effluent. These evaluations (e.g., percolation tests and seasonal high water table tests) determine the ability of the lot to support individual septic systems with respect to the filtering and drainage ability of surface and subsurface soils. However, such tests do nothing to evaluate the ability of the environment to dilute and transport septic system contaminants (especially nitrates) safely out of the watershed. Thus, ground water degradation may occur in areas having approved, properly functioning, septic tank systems.

The US EPA recommends that no more than 10 milligrams per liter of nitrates is acceptable for drinking water.<sup>18</sup> In order to assure that the 10-milligram per liter level is not reached, regulation of the allowable nitrate infusion by septic systems must be regulated. The only regulation in New Jersey by a State agency is that imposed by the Pinelands Commission. The Commission permits no more than 2 milligrams per liter of ground water nitrate concentration as calculated by the Pineland's Nitrate Dilution Model.<sup>19</sup> The New Jersey Office of State Planning<sup>20</sup> recommends standards of between 3 and 5 mg. per liter, depending upon density of septic systems, soil conditions and potential for polluting nearby surface waters. Other townships have adopted such standards. (Bedminster Township, for example, has adopted a standard of 3mg. per liter of nitrate concentration.)<sup>21</sup> Southampton Township needs to adopt similar standards.

The NJ Office of State Planning (OSP) recommends the use of a nitrate dilution model in planning and evaluating development and uses.<sup>20</sup> The ground water nitrate concentrations for all subdivisions outside the Pinelands should be constrained by the potential for nitrate pollution of the aquifer as quantified by the nitrate dilution model. Further, the concentration level should be no more than the 5mg per liter maximum recommended by the NJ OSP. However, 3 mg per liter is recommended by the OSP for preservation of high quality ground water. The more conservative level of 3 mg. per liter should be, most definitely, adopted for the most ecologically sensitive areas such as near streams, lakes and wetlands, and particularly for areas immediately adjacent to the Pinelands.

One of the factors in the Nitrate Dilution Model is an estimate of the nitrate concentration of the waste water immediately at the source (the on site disposal system) as well as the volume of waste water. The consideration of what source waste water nitrate concentration and waste water volume is acceptable should be based partly on the use of



a specific property. For residential properties the use factors are adequately addressed within the State Model. For highway commercial and industrial usage, realistic estimates of nitrate pollution should be required. Employees should be counted as if they were residents of the facility. Estimates of customer use of the on-site disposal system for the facility should be made and supported by empirical data, when possible. Worst case estimates should be used.

When reviewing subdivision applications, the planning board should consider soil conditions in the surrounding area in addition to the conditions on any one lot. Nitrates are not confined by lot boundaries. Nitrate pollution is a cumulative problem wherein adjacent lots all contribute to the sum total of the nitrate problem. Therefore the board should note what the soil type is for the area to be developed and should require that it be so noted on any application. Where the soils map indicates "severe" septic suitability then the board should give this fact more weight than measured seasonal high water table and percolation rates.

In addition, zoning regulations should be enacted that preclude the establishment of businesses that require the use of large amounts of water usage in areas in or close to severe septic limitations. Such businesses as restaurants, hair salons, car wash facilities and food processing facilities should not be permitted in such areas.

In order to minimize chemical infusion into the aquifer from lawn maintenance, subdivisions on cleared land should be reforested as part of the subdivision requirement. Reforestation should be completed prior to final approval. Such a requirement will discourage expansive lawns using large amounts of nitrate fertilizer, insecticides, and weed killers that ultimately find their way into the aquifers and streams. Where the developed land is farmland, natural vegetation and trees should be planted with a coverage percentage consistent with the percentage required of developments on already forested land. Such vegetation would also help to renovate the nitrates residual from farming operations. Similar plantings should be required wherever possible including in Highway Commercial and Industrial Zones. Forested industrial and commercial sites should be encouraged and large lawns discouraged and should be reflected in site plans. Consideration should be given to limiting the area that may be serviced by an automatic sprinkler system as a means to limiting lawn size. (The limiting of sprinkler systems would also be important for the conservation of water resources.)

### 6.1.2.2 Automotive Pollutants

Sites that have the potential for introducing automotive pollutants should be required to have the ground water tested periodically to ensure that the aquifer is not being contaminated by hydrocarbons in excess of drinking water standards.

The requirement for impermeable parking surfaces with collection devices that are properly serviced should be considered to permit diffusion and evaporation of such leakage.

### 6.1.2.3 Additional Groundwater Pollutants

Specific sources for ground water pollution, including point and non-point sources, should be identified and mitigated.

Businesses that use a large volume of ground water as part of their business, as opposed to sanitary and drinking usage, must return the water to the same aquifer from which it was extracted and with the same chemical composition. No chemicals should be added and the pH should not be altered.

Businesses that use chemicals that could be introduced into the aquifer should be required to periodically test the groundwater for the presence of those chemicals. In the event that the business cannot define some way of guaranteeing that such pollution will be detected, then such business should not be permitted to open and operate. To do otherwise is to invite undetected ground water contamination.

The NJDEP maintains a record of locations that have on-site contamination. (e.g. fuel oil and gasoline leaks) Such sites should be monitored by STEC with a followup of the remediation required by the NJDEP.

### 6.1.3 Protection and Preservation of Surface Water

Development should include plans for minimizing non-point source pollution utilizing:

- Buffer strips
- Overland stormwater flow
- Vegetated swales
- Wetland or marsh creation
- Infiltration practices
- Porous pavements
- Water quality inlets

On sites where a body of water is present and surface water quality monitoring data is unavailable, the applicant should evaluate the pre-development condition of the surface water and provide this background data to the Southampton Township Environmental Commission



No construction of any type should be permitted within three hundred feet of any lake, pond, or other surface water body except for impervious bikeways, trails, footbridges, gazebos and/or canoe launches.

As required by the Pinelands Commission in the Pinelands areas of Southampton, in the remainder of the Township it should be a goal to maintain a minimum of a three hundred (300) foot buffer to stream corridors where no development shall take place, Pinelands Commission relaxation of this requirement on selected cases notwithstanding. In exceptional cases, where there is an overriding Township benefit, reduced buffers may be established. In addition, where other agencies (Such as the DEP as a result of recommendations by the local "Watershed 19" Program) have established other acceptable conditions, the buffer requirements may be modified. In any case the relaxation must be based on objective data for each of the local watersheds where the applicant has provided for one or more of the following:

- Objective, site-specific hydrologic data and funds for long term water quality monitoring
- Perpetual conservation easement of the stream corridor and buffer
- Passive recreation opportunities
- Where the lands proposed for development include a stream corridor, and prior land uses
- Lands with a stream corridor protection plan should receive priority in Township land acquisitions.

The water in streams is provided largely by ground water. Streams must be protected at the source by limiting the contamination of the ground water. The recommendations for ground water quality (paragraph 6.1.2.1) need to be implemented to protect both ground water and surface water.

Since ground water is the source for much of the surface water, point sources of pollution that contaminate the ground water may also affect surface water. STEC should determine whether specific sites listed by the NJDEP could have an effect on any surface water bodies.

#### 6.1.3.1 Wetlands and Flood Prone Areas

Wetlands and transition areas should remain undisturbed in accordance with the State of New Jersey Freshwater Wetlands Protection Act. (N.J.A.C. 7: 7A-1 et seq.)

Southampton Township soils, vegetation, freshwater wetlands and high water tables make much of the Township unsuitable for septic system use. Those areas must be protected as valuable resources of regional as well as of local importance. Such areas are identified by STEC Maps, the Burlington County Soil Survey and other sources as appropriate.

On-site wetlands delineation should be provided by a qualified consultant indicating how the applicant will avoid encroachment into State regulated wetlands during and after construction.

Permits are required for alterations to stream channels or floodplains within the 100-year flood boundary, under the Flood Hazard Control Act (NJSA 58:16A-50 et seq.). This program is administered by the NJ Department of Environmental Protection, Division of Water Resources, Bureau of Floodplain Management. The US Army Corps of Engineers, New York District, regulates the dredging or filling of navigable waters, their floodplains and tributaries under the Clean Water Act (33 USC 1344). To protect water quality, public agencies and private corporations which discharge wastewaters into surface waters are required to obtain permits in accordance with the Federal Water Pollution Control Act (PL 92-500) under the National Pollutant Discharge Elimination System process. Permits are also required under the New Jersey Water Pollution Control Act (NJSA 58:10A-1 et seq.) for discharges into surface or groundwaters. This program is also administered by the NJ Department of Environmental Protection, Division of Water Resources. To avoid negative impacts to floodplains, floodplain boundaries should be delineated for all development projects and Township officials should ensure all required permits are received prior to any construction.

#### **6.1.4 Protection and Preservation of Diverse Natural Communities**

Prior to any major development, (and in some instances a minor development) the applicant should consult with the Natural Heritage Program of the NJDEP, Trenton, N.J, for records of critical habitat(s) and of rare, threatened or endangered plant and animal species that may occur on or in close proximity to the project site. For projects within the Pinelands, the records kept by the Pinelands Commission in New Lisbon can serve as an additional source. The STEC Natural Resource Inventory of the entire Township also should be used as a source of information. The latter materials document species that are desired to be protected and preserved.

An on-site rare, threatened and endangered species survey should be made by a qualified environmental consultant, preferably throughout the life of the growing or active season. Under special conditions (e.g. a severely denuded or compacted site), this requirement could be waived at the option of the responsible Board. The presence of species of concern may require the development of a management plan for the project. In some cases, it could severely alter the design of a project.

No construction, grading or vegetation removal should take place in critical habitat areas during breeding or mating of rare, threatened or endangered species and protection for the critical habitat area appropriate to the species should be provided.



### **6.1.5 Protection and Preservation of Vegetation and Forests**

There should be minimal tree removal and lot clearance as a result of any major subdivision or commercial/ industrial development. Existing trees should be preserved to the extent possible. A tree inventory and location should precede such development. Special attention should be given to the preservation of selected indigenous species such as Atlantic White Cedars. The development should proceed only after consultation with the Southampton Township Shade Tree Commission.

Development techniques that have the effect of significantly harming the woodlands should be discouraged. Woodland preservation should take precedence in subdivision planning over convenience of lot lines and house placement. Natural clearings should be used where possible. Other cleared areas should be planted to compensate for necessary development clearing. Trees removed to facilitate development should be replaced.

Planting of trees and shrubs should be limited to native types as specified in Southampton Township Land Use Ordinance. The Southampton Township Shade Tree Commission and/or the New Jersey Pinelands Commission should be consulted for site-specific recommendations.

Clear cutting should not be permitted. Where such clear cutting occurs prior to plan review by the Planning Board, then full restoration should be required prior to any further plan review.

### **6.1.6 Protection and Preservation of Air Quality**

Consistent with the goal of maintaining a rural character of Southampton Township, all nonresidential applicants should include certification from licensed professional engineers that the application for future development complies with the air quality standards of the New Jersey Air Pollution Control Regulations (N.J.A.C.7.27 et seq.) but also provide pre- and post- air quality data assuring that there is no significant change in the air quality attributable to the development. In order to minimize air pollution while improving energy efficiency, the planning should include energy savings design such as:

- maximizing solar access
- landscape plantings to provide shade and wind protection
- bikeways and/or walkways that allow safe pedestrian access with minimal motorized vehicle use where feasible
- encourage the use of energy efficient appliances and heating
- allow the use of wash lines in the interest of energy efficiency, homeowner association rules notwithstanding.
- permit energy efficient constructs, e.g., Trombe walls, solar panels and the like, homeowner association rules notwithstanding.

- require reforestation where farms are used for development
- encourage minimal clearing where forested areas are used for development

## **6.2 Protection and Preservation of Archaeological and Paleontological Sites, Cultural Landscapes and Scenic Features.**

Preservation should be accomplished by whatever means are effective and economical. Such methods as acquisition with State or County funded programs, negotiation of easements, dedication by individuals or developers, and the enactment of ordinances should be considered, as necessary.

Over time, the Township should endeavor to identify the full range of its archeological, paleontological, historic and cultural resources, and scenic features through support for systematic research and field survey. The historical significance of all such resources should be evaluated according to the criteria for entry on to the National Register of Historic Places. For resources determined to meet the Register criteria, the Township endorses the use of the Secretary of the Interior's Standards for Archaeology and Historic Preservation to guide their treatment and to promote their restoration or rehabilitation.

Increased public awareness and appreciation of the Township's unique heritage and the struggles and triumphs of its past residents and ancient occupants can be accomplished through the following preservation efforts and initiatives:

1. Preservation of the historic built environment (buildings, structures, and features on and below the landscape that are instructive/illustrative of the development of the Township);
2. Preservation of the remnant evidence of prehistoric Native American culture;
3. Preservation of the unbiased record of past human activity through archaeological survey and excavation and the correct archiving of recovered materials.
4. Preservation of prehistoric organisms such as fossilized remains of sea life, vegetation and insects.

### **6.2.1 Protection and Preservation of Archaeological Sites**

The Township should require an archaeological information search for any commercial or industrial subdivision or site plan, and for any major residential subdivision. Any area of archaeological significance should be preserved and protected from development along with a 100-foot buffer. Preservation or, when necessary, the careful excavation of the material culture of the earliest residents of the Township, the ancient Native Americans who settled in this



area approximately ten millennia ago, as well as the many generations that followed them, should be required.

Where there is a question of the archaeological value of an area, a letter from the Pinelands Resource Planner should be required to recommend further action to investigate the value or, alternatively, to proceed with development.

Research should be conducted into the remnants of former settlements and occupation sites to determine their potential to provide information about the lives of past residents. Important examples are:

- Retreat (Factory)
- Burrs Mills

Continued security of unprotected historic sites should be assured by maintaining strict confidentiality of their precise locations, except when divulging this information is a necessary part of planning for public and private development projects or for research that will increase knowledge of the Township's past.

Over time, some of the more significant archaeological sites in the Township should be made accessible for legitimate perusal by organizations such as schools, clubs and research organizations. Adequate security must be provided to prevent unauthorized access.

#### **6.2.2 Protection and Preservation of Paleontological Sites**

Existing, important paleontological sites such as the Vincentown Formation should be protected through the use of several measures. Development near such sites should be directed so that the sites are not disturbed either by the siting of structures or due to construction activities. Direct acquisition by the Township of sufficient surrounding land to protect the site should be considered. If acquisition is not feasible then easements should be negotiated. Physical protective measures, such as fencing, should then be put in place to prevent unauthorized access. Sufficient clearing should be provided for viewing of the sites without physical access.

An expert in paleontology or geology should be engaged to survey the Township for potential new sites. That information should be added to the Township N.R.I. The Planning Board should use the N.R.I. to direct developers to do sufficient site research prior to approval of construction to establish the existence and/or importance of the site.

If additional significant paleontological sites are found or suspected to be present in the Township, means should be in-place to prevent the arbitrary destruction of such sites. A qualified expert should be employed to establish

the best method for preservation of the site(s) and/or for the removal of items of significance.

### **6.2.3 Protection and Preservation of Cultural Landscapes**

A comprehensive municipal inventory of the Township's cultural resources should be conducted to provide a more thorough understanding of the location, or probable location, of lesser-known or unknown sites of potential significance. Such an inventory would aid municipal agencies and developers in planning for future development in a manner that recognizes and respects the cultural heritage of the Township.

Specific, known settlements should be considered for special preservation measures because they maintain their historic characteristics reasonably intact and visually convey a sense of the past. Examples are:

- Buddtown
- Vincentown (Officially declared a "Town Center" by the State of New Jersey and placed on the National Register of Historic Places in 1988)
- Pemberton-Southampton Agricultural Historic Area (Created as a result of a 1993 Pinelands Commission study<sup>16</sup>)
- "Vincentown Corridor" (A 1983 survey of the Vincentown Village Historic District<sup>17</sup> identified development of the land between Red Lion Road and Church Road as a major risk to the integrity of the Village.)

### **6.2.4 Protection and Preservation of Scenic Features**

- **Specific Sites**

The John D. Rockefeller Scenic Highway (NJ Route 70) The Township should develop a plan for this stretch of highway and enact an ordinance that limits the number and character of "cuts" for access to developments. Standards imposed by the Pinelands Commission for setbacks, clearing, etc. should be adopted throughout the Township.

- **General Esthetics**

Measures should be undertaken by the Township to insure that general esthetic characteristics are not degraded by new or existing development. Some specific measures are:

1. To alleviate problems caused by road litter, the following steps should be taken:
  - a. Sponsor a program similar to the New Jersey "Adopt a Highway" Program for Southampton Township roadways.
  - b. Encourage the use of recyclable and/or biodegradable containers for fast food establishments, convenience stores and similar businesses. Ordinances should be enacted where appropriate and legally acceptable to implement the program.
  - c. To the extent permitted by law, for disposable items that cannot be made biodegradable, require business to affix an identification label to the materials. The label would serve as a means for the



Township to bill the business for the cost of removing the items from the landscape.

d. Increase setback regulations for parcels along the scenic by-ways.

2. Facilities that are used for the storage of wrecked or junk automobiles should be required to obscure such items from public view. The use of native Pinelands vegetation should be encouraged as a means for obscuring the view. In addition, sufficient on-site parking should be provided and located so as to provide minimal visibility from the road.

### **6.3 Preservation and Affirmative Encouragement of Agriculture**

The use of the land for agricultural activities, including the preparation of land and planting, nurturing and harvesting crops should be accomplished utilizing recommended management practices established for the particular agricultural activity by the New Jersey Department of Agriculture, the U.S. Department of Agriculture Soil Conservation Service and the N. J. Agricultural Experiment Station of Rutgers University.

Agricultural operations utilizing the recommended management practices should be exempt from ordinances or regulation that inhibit efficient crop production as provided for in the New Jersey "Right-to-Farm" Act.

The State of New Jersey, through the Agricultural Retention and Development Act (NJSA 4:1c-11 et seq, P.L. 1983 c.32), provides for these farmland preservation programs:

1. Fee Simple Acquisition, wherein the state and the county use this funding source to purchase farms outright. Once these purchases are made, the farm can then be resold for agricultural purposes at a price that reflects the value of farmland, with covenants that remove the development rights.
2. Purchase of Development Easements (or "Rights") are used to purchase the right to develop from the farm owner, leaving the right to farm intact. In this case, the farmer continues to own the land and can continue to farm or to sell the land (at farm value prices) to another farmer. No further development can take place.
3. Easement Donation Program, wherein the owner/farmer donates the development rights as easements to the State Agricultural Development Committee or the County Agricultural Development Board. This step preserves the use of the land for farming, eliminates the development opportunity, and gives the owner significant federal (income and estate) tax benefits.
4. Eight Year Farmland Preservation Program, wherein landowners place development restrictions on the lands for a period of eight years. In return for this action, they receive certain benefits such as cost-sharing grants for conservation, protection from nuisance law suits, protection from eminent



- domain actions, etc. At the end of the eight years, the land returns to its original state, without development restrictions.
5. Soil and Water Conservation Cost-Sharing Program, wherein an owner who is enrolled in the eight year program is eligible for a 50% cost-sharing grant for approved soil and water conservation projects on the farm property.
  6. Farm Link Program, which assists farmers who have preserved their farm by one of the state programs to be in touch with other farmers, for the purpose of sales or purchase of additional (protected, and therefore affordable) farm land. In essence, this is a registry of farms and owners in the state program for the uses of expanding or retiring their farming businesses.
  7. Right to Farm Act (NJSA Act 4:1C-1 et seq), which is a state law that complements similar local ordinances.

Note that these programs have recently been enhanced by the 1999 vote that authorized the issuance of bonds, permitting the state to spend \$1 billion on farm and open space preservation (an act that demonstrates great commitment on the part of the citizens of New Jersey for meeting this goal).

#### Fee Simple Acquisition, by the Township

In some very specific situations, Townships have purchased farmland in fee (i.e., the purchase of land as well as the development rights) to prevent development. In those situations, the farm can then be resold at farm use prices (versus the price determined by potential development), or can be leased for farming use. In effect, this is another technique for acquiring the development rights, since the public entity can retire those rights prior to lease or resale. The Township is in the process of implementing a open dedicated tax to help in the purchase of properties.

#### Development Rights, Development Easements: Acquisition by the Township

Since part of the goal of preserving farmland is the maintenance of farming as a viable business in the community, and since the price of land as valued by developers is higher than what farmers can afford exclusively for farming purposes, Township acquisition of the development rights is considered an effective preservation tool. There are several advantages to development rights purchases. They include a more direct public preservation of farmland (this is the major advantage over any other method); lower cost agricultural land is available upon resale (after the development rights are retired by the public entity making the purchase); compensation is made to the land owner; no development bonuses (and therefore no increase in population) are required; and, no loss of farmland occurs. In addition, there is no loss of land management, since the farmer continues to perform farming activities.

Although this technique appears to have the disadvantage of being costly to the Township, in effect, the policy of public purchase of development rights is often shown to be a significant cost saving. If development takes place, which is permitted by the zoning code, the additional population increase will require more schools (by far the biggest long and short term cost), more police and fire protection, more roads



and road maintenance, etc. It is far less expensive for the community to purchase development rights than to fund these services and amenities.

#### Planned Cluster Developments

Recent experience in Southampton Township has revealed that the current pattern of using the cluster option in residential development has not succeeded in the preservation of farmland. New criteria are therefore proposed in the Land Use Plan, for inclusion in the appropriate zoning ordinances that govern cluster developments. New ordinances criteria must require cluster plans to create deed restricted preserved open spaces that are, indeed, useful for the community at large. In appropriate locations, this could include arranging and siting the open land so that it is an extension of neighboring farmland.

#### Right to Farm Ordinance

The Township already has a strong right-to-farm ordinance that they encourage continued compliance with. The right-to-farm ordinance helps protect the farmer from nuisance lawsuits generated by nearby non-farm residents. Changes are recommended to this Township ordinance, which would permit certain uses on the farm that may or may not be directly related to the specific business of that farm, but which can help farming and its associated culture remain viable and profitable. The intent is to create these uses as conditional uses, and to ensure their compatibility with the rural environment. Some conditional uses in the zone could include: fruit and vegetable stands (which are already permitted for sale of products grown on the farm only), hay rides, farm-related gift shops (note that the products need not be grown or made on the farm, and can include antiques), bed & breakfasts, offices small enough to fit in the existing farm buildings and that preferably include companies that serve the farming operations, (e.g., rental of existing buildings for residential uses, veterinarian offices, farm equipment sales, and feed and grain sales). An important part of this recommendation is the establishment of design and site planning criteria that will ensure the maintenance of the rural character of the farm. The intention is to permit the farmer to take advantage of the available farm resources without permitting significant (non-farm) building development.

#### Discourage Large Lot Development

In the past it was assumed that large lot zoning (e.g., one or two acres) was a satisfactory method for preserving the rural feeling and farming operations. In contrast to the other methods described above, the experience throughout the state and the nation in recent decades is that large lot zoning has exactly the opposite effect. Farms are developed as housing at an increasing rate under this zoning; very large areas therefore become devoted to roads, driveways, and lawns. The conflicts between farming and residential life make farm operations more difficult, and, in the end, the ambiance of the area becomes more suburban rather than rural. Because the current Southampton Township zoning code permits this pattern of development, the other methods for farm preservation that are listed above become even more important.



#### 6.4 Preservation and Protection of Open Space

Open Space, as referred to in the context of this Plan, are those areas that are not qualified as farmland, are not used primarily for active recreational purposes, and cannot be developed. Some criteria for "cannot be developed" are:

- Owned by Southampton Township or other Governmental agency and not designated for any other use.
- Deed restricted for preservation
- Unavailable for development (e.g.: wetlands, streams)
- Property has a Conservation Easement that precludes development

Open Space as referred to in this Plan is thus land that is usually acquired by or the use controlled by a governmental, conservation or land trust agency. (Farmland, which could be considered as open space, is preserved by purchase of development rights. Ownership and operation of the farm is then usually maintained by the farmer receiving remuneration for development rights.

Preservation of open space should be accomplished through a combination of measures such as:

- Direct acquisition by the Township
- Encouragement compact rather than sprawling development patterns. Such a policy can be economical for both the developer and the Township. Compact development saves infrastructure costs for the developer and municipal services for the municipality.
- Encouragement of deed restrictions or dedication to the Township of land that is least desirable for development.
- Encouragement of developers of contiguous properties to preserve contiguous open space. The open space should be situated so that future developments can add to the contiguous open space.
- Individual lots acquired by the Township (e.g. through foreclosure action) should be considered for preservation as open space. (e.g. Township owned lots within the area of Bear Swamp administered by the Natural Lands Trust.) In other areas, individual lots should be preserved as open space where feasible to be used for recreation or as a buffer for adjoining properties.

#### General Recommendations

Fee simple acquisition by the public (state, county or Township) is recommended where full control of the property is desired. This often applies to property to be used as park and recreational facilities. In addition to the purchase of property with public funds, it is also possible that nonprofit entities, such as a conservation land trust, can be effective in making fee simple acquisitions. In this case, it is possible for the trust to acquire and hold title in perpetuity, or to hold the title until the public entity has the funding for the acquisition.



Conservation easements are generally recommended for preserving passive open space, protecting visual access to scenic views, and providing limited public access onto the property. Such easements are recorded agreements by which the landowner retains ownership of the property but conveys, for the public good, certain rights of control over the property. Typically, the rights are granted to a governmental entity or a conservation land trust. The easements are strongly binding, run with the land from owner to owner, and can only be broken by the agreement of all affected parties (the owner, the Township, and/or the land trust). They can be secured by purchase or donation, or through Township/developer negotiations during the planning review process. Easement donations may also qualify for deductions for income tax purposes. If public access onto the property is to be allowed, then the easement terms must specifically provide for it and must define the type and extent of access, the maintenance responsibilities, and the responsibility involving liabilities. The monitoring and enforcement of the terms of the easement therefore become very important and must be established at the early stages of the planning process.

Cluster developments can be carefully planned to be very effective tools in creating open spaces for the public good. The Township's existing cluster ordinance has not been effective in preserving useful and visible open spaces; they have also been ineffective in creating viable habitat protection. These ordinances must therefore be revised, to not only ensure that the new developments are attractive and functional (as stated in the Land Use Plan), but that the open spaces they create serve the entire Township.

#### Recommendations for specific areas

Obtain public control and/or access over key stream corridors, along which to create pedestrian and biking trails. Construct the trails as the control is obtained, with each segment setting the stage for connections to the other segments. This network is very complex in its form but it will be the major link between neighborhoods, schools, the library, the municipal complex, recreational facilities, and commercial centers. This use of the stream corridors is the heart of the greenway network.

Use the stream corridors and the railroad right-of-way to link the land preserved by cluster developments with the overall walking/biking network. Construct trails in those areas that are part of the community linkage system.

Identify those privately owned wetlands and steep slope areas that cannot be built upon, to determine whether they can be usefully integrated into the overall greenway network. Determine if the owners will permit access easements or will make tax-deductible gifts of those lands. When approvals are obtained, construct trails that will connect to the community-wide system.

Several of the roadways in the Township are particularly beautiful, and therefore worthy of preservation efforts. Examples of some of those roads are portions of Route 206 and Church Road. Their preservation requires maintaining the adjacent farmlands, the creation of planning and design standards for future developments so



that the road character remains, and the establishment of roadway design criteria which prevents their excessive widening.

## **7.0 ACTION PLAN**

The action plan identifies the measures that should be taken to achieve the recommendations for the Township Conservation Element plan. To implement the plan, the Township should establish a land conservation program that is coordinated with State and County programs to finance the preservation of open space and farms. In addition, the Township should manage, regulate, and direct growth to ensure that development design and location are compatible with and support the conservation and protection of resources for Southampton Township. The specific implementation actions are described below.

### **7.1 Maintenance of the Conservation Element.**

The Township Planning Board should initiate positive action to assure that the Conservation Element is kept current as development progresses. In addition, as new government programs, laws and regulations are put into effect, the Conservation Element should be modified to take advantage of such developments.

### **7.2 Enact Appropriate Ordinances.**

With an approved Conservation Element in effect, the Township should enact ordinances that are designed to achieve the Objectives of the Conservation Element. The Planning Board should submit a prioritized list of new or modified ordinances to the Township Committee.

### **7.3 Coordination with State and County Open Space Programs**

The Township should submit this Conservation, Open Space and Recreation Plan for approval by the Office of Green Acres in the New Jersey Department of Environmental Protection. The approved plans can then be used to secure grants and funds from the State for open space preservation and the establishment of recreational facilities.

The Township should establish, by referendum, an Open Space Trust Fund. The Township proposition should ask voters to authorize an annual levy that would provide funds to be dedicated to the acquisition, development, and maintenance of park and recreation lands, (in addition to the preservation of farmland), or for the payment of debt service for open space preservation.

A portion of the Trust Fund revenue should be earmarked for farmland preservation. This would provide the Township commitment and cost share to State and County farmland preservation funds. It can be used to leverage State and County funds to preserve additional farms in Southampton Township.

A portion of the Trust Fund should be earmarked for acquisition of additional Township park and recreation land and implementation of the greenway network. The



Township funds would be matched by grants from the State to acquire additional acres of park and recreation land. The funds could also be used to repay low interest State loans under the NJDEP "Infrastructure Financing Program" to develop recreation facilities or to leverage other available State and Federal funds for improvements such as greenways, trails, bikeways, lake and pond restoration, and recreation development.

The Township should actively support State legislation that will enable the collection of development impact fees for recreation. This will allow Southampton to fairly assess new development for a portion of the costs of providing public parks and open space and recreation services.

The Township should cooperate with the State and the County in planning and preserving the rural landscape and greenways of the Rancocas Watershed.

The Township, in cooperation with the Burlington County Agriculture Development Board, should market the farmland preservation program to local farmers. Information, assistance, and support should be provided to farmers who are interested in making application for preservation funding.

#### **7.4 Management and Regulation of Growth and Development.**

The Township should continue to limit development in rural areas and environmentally sensitive areas to low density and low intensity use.

To conserve open space, farms, and rural areas, the Township should continue to limit the extension of growth-inducing infrastructure, particularly sewers.

To the extent permitted by law, the Township should continue to require that developers preserve open space and provide recreation facilities within new development. Sections of stream corridor greenways have been successfully preserved as conservation easements through development regulation. Where appropriate and permitted by law, the Township should accept dedication and improvement of open space for public use pursuant to development review approval.

The Planning Board, in the development review process, should give substantial weight to the comments of the Township Environmental Commission, the Historic Preservation Commission and the Shade Tree Commission. Development should be designed to conserve the environmentally important features of a site and the natural resources of the Township. It should also be compatible with the Township plan for open space, recreation, and conservation. The Planning Board should require revisions to development designs or layouts or require that alternative approaches be used to eliminate or minimize adverse or undesirable impacts on environmentally important site features and the natural resources of the Township.

The Township should continue to allow residential cluster development where such development, compared to conventional development, would reduce site disturbance, reduce impervious cover, preserve a significant area of open space, preserve



important site features and natural resources, and help achieve the objectives of Township open space, recreation, and conservation plans. Consideration should be given to permitting non-contiguous residential clustering to facilitate the preservation of open space in accordance with the Township plan. The density of any cluster development should not exceed the density that could be achieved by a conventional development on the same tract or tracts of land.

#### **7.5 Cultural Resource Plan**

A Township cultural resource plan should be developed to include the following actions:

1. Integrate cultural resource concerns into early phases of planning for proposed development through consultation with the Pinelands Commission, the New Jersey Historic Preservation Office, the Burlington County Cultural and Historic Commission and other public entities, as well as with appropriate municipal agencies and private historical organizations;
2. Develop a municipal-wide inventory that identifies known and likely locations of significant cultural resources and guard against unregulated access to, and disclosure of, such locations;
3. Seek New Jersey and National Register listing, with the concurrence of affected property owners, for historically significant properties;
4. Enact appropriate ordinances to ensure the historically accurate restoration or rehabilitation of significant structures;
5. Seek grant funding and gifts and donations which will help underwrite the costs of accumulating inventory information and rehabilitating historic structures and sites;
6. Provide guidance to home and business owners who wish to rehabilitate their historic structures through oral advice and dissemination of written standards and guidelines, such as those available from the National Park Service, the New Jersey Historic Preservation Office and the Pinelands Commission;
7. Preserve historic and archaeological sites through public acquisition and open space initiatives that are also designed to conserve natural resources
8. Support and encourage the accumulation of historical and archaeological information about the Township by private organizations and the dissemination of such information to residents, students, and others in a manner consistent with private property concerns and the long-term preservation of significant historic resources.

#### **7.6 Additional Actions.**

The Township should initiate an acquisition program to implement open space, recreation, and conservation plans. The Township should negotiate with property owners for the acquisition of land for additional park and recreation sites or greenway



trails. The acquisition program should be reviewed annually by the Planning Board to assess progress in implementing the open space, recreation, and conservation plan and to determine whether the sites identified for acquisition should be modified to reflect changes in the availability of land or new opportunities for meeting plan objectives.

Upon acquisition of new parkland, a plan to guide its future use and improvement to meet Township recreation needs should be prepared by the Township Committee. Where greenway trails are to be constructed as part of a development, the desirable development sequence is to develop the trail prior to the development of adjoining residences.

The Township should actively support the New Jersey State "Right -to -Farm" Act to encourage continued farming operations in Southampton Township.

In order to facilitate the accomplishment of the Objectives of this Conservation Element, the following measures should be taken:

- a. Cooperate with State and County Agencies to preserve a system of greenways that links public parks and conserves the natural environment, rural landscape, and rich heritage of the Township
- b. Conserve areas and features of the township that have environmental, cultural, historic, or scenic value
- c. Control the location and expansion of Township Infrastructure to conserve the rural areas of the Township
- d. Support and encourage participation in State and County Farmland preservation programs

**Southampton Township  
Environmental Commission  
P.O. Box 2417  
Southampton, NJ 08088-2417**

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09 FEB 1994

SOUTHAMPTON TOWNSHIP, BURLINGTON COUNTY  
RARE SPECIES AND NATURAL COMMUNITIES PRESENTLY RECORDED IN  
THE NEW JERSEY NATURAL HERITAGE DATABASE

FEB 18 1994

# APPENDIX A ENDANGERED AND THREATENED SPECIES WITHIN SOUTHAMPTON TOWNSHIP

NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS	REGIONAL GRANK	SRANK	DATE OBSERVED	IDENT.
*** Vertebrates							
ARDEA HERODIAS	GREAT BLUE HERON		T/S	G5	S2	1992-03-??	Y
BARTRAMIA LONGICAUDA	UPLAND SANDPIPER		E	G5	S1	1984-07-20	Y
CROTALUS HORRIDUS	TIMBER RATTLESNAKE		E	G5	S2	1879-??-??	Y
DOLICHONYX ORYZIVORUS	BOBOLINK		T/T	G5	S2	1981-SUMMR	Y
DOLICHONYX ORYZIVORUS	BOBOLINK		T/T	G5	S2	1987-SUMMR	Y
HYLA ANDERSONII	PINE BARRENS TREEFROG	3C	E	G4	S3	1990-06-15	Y
MELANERPES ERYTHROCEPHALUS	RED-HEADED WOODPECKER		T/T	G5	S3	1979-05-10	
PITUOPHIS MELANOLEUCUS	PINE SNAKE		T	G5	S3	????-??-??	
POECETES GRAMINEUS	VESPER SPARROW		E	G5	S2	1984-05-20	Y
STRIX VARIA	BARRED OWL		T/T	G5	S3	1978-04-12	Y
*** Invertebrates							
CELITHEMIS MARTHA	MARTHA'S PENWANT			G4	S3S4	1953-06-07	Y
ENALLAGMA PICTUM	SCARLET BLUET			G4	S3?	1930-08-01	Y
ENALLAGMA PICTUM	SCARLET BLUET			G4	S3?	1974-07-05	Y
ENALLAGMA RECURVATUM	PINE BARRENS BLUET	3C		G3	S3	1987-06-20	Y
GOMPHUS APOXYTIUS	BANNER CLUBTAIL			G4	S1?	1959-05-30	Y
*** Vascular plants							
CAREX BARRATTII	BARRATT'S SEDGE	3C		G4	S4	1937-04-18	Y
CAREX BARRATTII	BARRATT'S SEDGE	3C		G4	S4	1985-05-01	Y
GEUM VERNUM	SPRING AVENS		E	G5	S2	1986-05-20	Y
HELONIAS BULLATA	SWAMP-PINK	LT	E	G3	S3	1989-04-14	Y
RHYNCHOSPORA PALLIDA	PALE BEAK RUSH			G3?	S3	1900-08-04	Y

20 Records Processed



## APPENDIX B

### NITRATES

#### B.1. MAJOR HEALTH AND ENVIRONMENTAL EFFECTS

One important indicator of septic system ground water contamination is a high concentration of nitrates. Nitrates in groundwater pose serious health risks if they are infused into drinking water. For infants under 6 months of age, concentrations greater than 10 parts per million are toxic<sup>6</sup>. Nitrates have an oxygen starving effect resulting in slow suffocation<sup>6</sup> the symptoms of which include vomiting, diarrhea, and labored breathing<sup>6</sup> and can ultimately result in death.<sup>4,7</sup> The health problem extends to pregnant women and their fetuses. Prenatal<sup>6</sup> health effects are the same as for children under six months with the added risk potential for birth defects. Cancer risks are suspected but not proven (gastrointestinal cancer<sup>6,7</sup>).

There is also evidence of livestock susceptibility resulting in lowered milk production and aborted calves<sup>6</sup>. Surface water can also be contaminated by ground water degradation because as much as 90% of the surface water comes from shallow ground water that discharges to nearby streams<sup>22</sup>. This discharge is termed "base flow." Because of the relationship between base flow and stream flow, high nitrate concentrations in ground water can cause eutrophication of surface water<sup>23</sup>. Lower quality water high in nitrates is associated with higher pH values which result in altered stream ecosystems including changed species pools<sup>22</sup>. High nitrate concentration, therefore, has severe implications by itself. Nitrates are also an indicator of other pollutants that have their own deleterious consequences.

#### B.2. NITRATE RENOVATION AND DILUTION

The following paragraph is excerpted from the "Development of Nitrate Dilution Model for Land Use Planning in the State of New Jersey."<sup>20</sup>

"Nitrogen compounds introduced into the ground as septic wastes are attenuated by two processes: chemical renovation and physical dilution with transport out to watershed. The capacity of a soil to renovate nitrate-containing effluent is dependent on the dissolved oxygen content, pH, anion/cation adsorption capacity, and organic carbon content of the soil. These factors combine to create the right physical environment for the chemical adsorption of nitrogen compounds and create a favorable environment to support denitrifying bacteria. The mineral composition of a soil is a key factor in determining its diluting and renovating capacity. Soils rich in clay minerals are generally good chemical renovators but can be poor transporters. In these soils, the physical transport and dilution of nitrates is relatively slow. However, in the permeable sandy soils typical of New Jersey's Atlantic Coastal Plain, nitrates derived from septic effluent will pass rapidly through the unsaturated subsoil into the saturated zone below the water table with little natural renovation. When the nitrate renovation capacity of a soil is low or non-existent, then the primary mechanism for the attenuation of nitrate (and other contaminants) is dilution of nitrate-containing effluent by infiltrating rain water. Some dilution of septic effluent by ground water may occur, depending on individual site conditions. However, because groundwater flow tends to be non-turbulent or may be restricted by low-permeability zones in the soil, the amount of mixing may be highly variable. This assumption is based on several studies of nitrate plume migration and appears to be valid for soils and sediments similar to many of those found in New Jersey. The environment's dilution capability is then a function of the quantity of rain



water or other precipitation that infiltrates into the ground and the natural (background) concentrations of nitrates in the precipitation.”

The soil composition for Southampton is that of the “New Jersey Atlantic Coastal Plain.” Southampton Township ground water quality then must be protected by applying a nitrate dilution model appropriate to the soil conditions and other controls as appropriate to specific sites.

### B.3. FACTS RELATED TO NITRATES IN STREAMS AND GROUND WATER

Nitrate ( $\text{NO}_3$ ) and Nitrate-Nitrogen ( $\text{NO}_3\text{-N}$ ) is a colorless, odorless chemical that moves with the flow of groundwater<sup>18</sup>. The soils of the Pinelands are chemically inert. Pollution flows through the soil with little renovation<sup>19</sup>.

The ambient water quality conditions<sup>19</sup> in undisturbed areas of the pinelands are:

- Nitrates-nitrogen – 0.17 parts per million, seasonally higher in the winter
- Ammonia Nitrogen- 0.036 parts per million
- Total phosphate - 0.019 parts per million
- $\text{pH} < 5$
- Total dissolved solids < 100 parts per million

Excess groundwater discharges through swamps and bogs to provide approximately 90% of surface water volume<sup>18,22</sup>

Septic system type (mound, in ground pressure, or in grade) makes no difference in groundwater contamination<sup>24</sup>

### B.4. LOCAL, STATE AND FEDERAL CONTROLS

The Federal EPA advocates a limit of 10 milligrams per liter as a drinking water maximum health standard.

The “New Jersey Pinelands Comprehensive Management Plan” (CMP) provides controls for groundwater quality using formulas (models) which limit nitrate ground concentration to 2 milligrams per liter<sup>19</sup>. The CMP imposes other limits for Southampton Pinelands groundwater and surface water including:

(Criteria equal to or less than)

Parameter	Surface Water	Groundwater
pH	3.5-5.5	4.2-5.8
Nitrate-nitrogen	2.0 mg/l	2.0 mg/l
Ammonia nitrogen	-	0.5 mg/l
Total phosphate	0.7 mg/l	0.7 mg/l
Total dissolved solids	100 mg/l	100 mg/l



There are no Southampton local controls for ground water quality. Other townships have employed ground water controls for high quality ground water. Bedminster Township, for example, has a 3 milligrams per liter nitrate concentration limit <sup>20</sup>.

#### **B.5. NEW JERSEY OFFICE OF STATE PLANNING (NJOSP) GUIDANCE**

The NJOSP has defined a model for determining the nitrate concentration in the ground water resulting from an on site disposal system. The Pinelands Comprehensive Management Plan has adopted such a model <sup>25</sup>. The nitrate dilution model developed for the NJOSP is discussed in Section 5 of reference <sup>20</sup>. The model incorporates factors resulting from disposal of residential waste water through conventional septic systems that affect nitrate concentrations.

The following paragraph is excerpted from the "Development of Nitrate Dilution Model for Land Use Planning in the State of New Jersey."

"The NJDEP-Division of Water Resources recommends that a target water quality standard of 5 milligrams per liter be used in applying this model (NJDEP, Division of Water Resources, 1988). This approach builds in a certain amount of conservatism to compensate for imprecise data inputs and model assumptions. In addition, utilizing a 5-milligram per liter standard is consistent with the anti-degradation policy contained within the State's water pollution control act. Alternative standards may also be chosen for certain watersheds, depending on existing water quality maintenance goals for the area. ... In the Pinelands Comprehensive Management Plan (New Jersey Pinelands Commission, 1980), a target water quality standard of 2 milligrams per liter is used. Based on a review of surface water quality data, the Pinelands nitrate levels are some of the lowest in the State. A slightly higher standard of 3 milligrams per liter as a target would be supportable in other areas of the State where the objective is to maintain high-quality water, because the USGS has reported that nitrate rarely occurs naturally in ground water in concentrations greater than 3 milligrams per liter (USGS, 1984)."

The nitrate concentration on a lot with an on site disposal is inversely proportional to lot size and also depends upon geologic and water infiltration factors and parameters. One of the parameters is shown in Table B1, which tabulates the aquifer types represented in the model<sup>20</sup>. To determine the factor for that parameter Figure B1 depicts the aquifer outcroppings in Burlington County and can all be correlated to Table B1 <sup>26</sup>. Table B2 and Table B3 are example model runs under varying conditions <sup>20</sup>. Other parameters, as shown in the table of the model runs are the waste water per person per day, Qp, number of residents per home, P, the nitrate concentration, Ce, the precipitation that infiltrates the shallow aquifer, Ri, where Ri is the precipitation minus the evaporation and runoff, and the water quality standard Cq. The State recommends use of 100 gallons of wastewater per person per day with a nitrate concentration discharged to the aquifer of 40 mg/l for a conventional on site disposal system. Runoff is governed by many factors including permeability of the surface and slope.



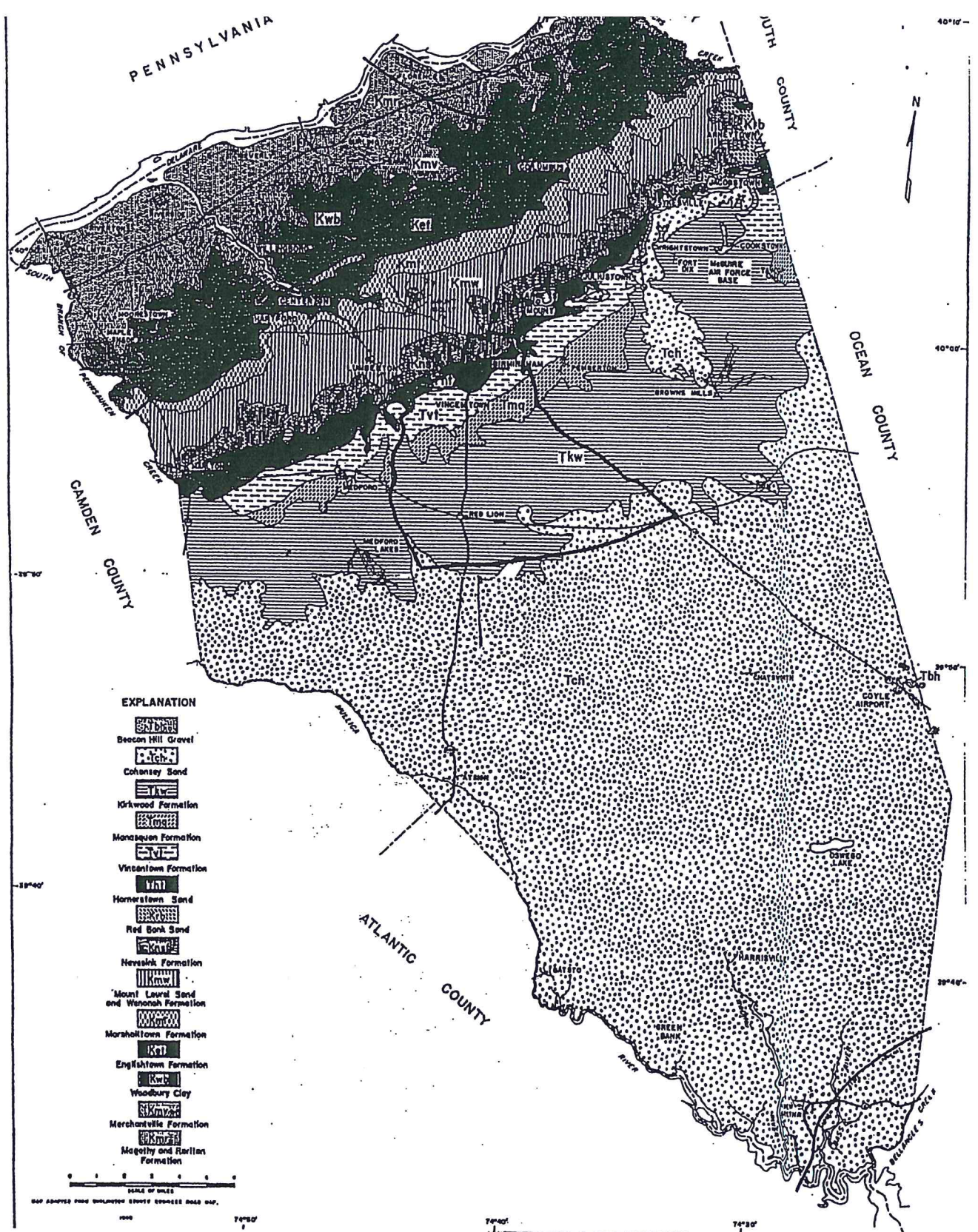


Figure B1. Aquifer Outcroppings in Burlington County, NJ



Table B1. AQUIFER TYPES and REPRESENTATIVE VALUES for INFILTRATION

Aquifer Type Geologic Unit		Normal Conservative	
		R(i) (in/yr.)	R(i) (in/yr.)
Best Coastal Sands	(Atlas Sheet 40)		
	Cohansey Sand (Tch)	20	15
	Kirkwood Sand (Tkw)		
	Magothy and Raritan (Kmr)		
Regular Sands	Vincentown Sands (Tvt)	18	12
	Mount Laurel/Wenonah (Ktw)		
	Englishtown (Ket)		
	Beacon Hill Gravel (Tch)		
	Red Bank/Tinton Sands (Krb)		
Sandstone/Shale	Brunswick Formation (Trb)	10	9
	Stockton Formation (Trs)		
	Bellvale & Pequannock (Dbp)		
	Kancuse Sandstone (Dkn)		
Limestone	Kittantiny Limestone (Cok)	12	10
	Onondaga Limestone		
	Jacksonburg Limestone (Obj)		
	Devonian/Helderbergs		
	Oriskany and Bedcraft		
	Becker/Bossardville/Manlius/		
	Rondout/Poxino Island (Sbd)		
Argillite/ Coastal Aquitards Conglomerate	Lockatong Formation (Trl)	5	3
	Shark River Marl (Tsr)		
	Manasquan Marl (Tmq)		
	Hornerstown Marl (Tht)		
	Navesink Marl (Kns)		
	Marshalltown Formation (Kmt)		
	Woodbury Clay (Kwb)		
	Merchantville Clay (Kmv)		
	Shawangunk (Ssg)	10	6
	Green Pond (Sgp)		
	Hardyston (Ch)		
	Skunnemunk (Dsk)		

Table B1. AQUIFER TYPES and REPRESENTATIVE VALUES for INFILTRATION  
(cont'd)

Aquifer Type	Geologic Unit (Atlas Sheet 40)	Normal R(i) (in/yr)	Conservative R(i) (in/yr.)
Crystalline/Shale/ Siltstone	Losee Gneiss (lgn)	8	4
	Byram Gneiss (bgn)		
	Pochuck Gneiss (pgn)		
	granite (gr)		
	gabbro (gb)		
	Wissahickon Mica Gneiss (wgn)		
	Martinsburg Shale (Omb)		
	High Falls Formation (Shf)		
	Marcellus Shale		
Diabase/Basalt/ Quartzite	basalt flows (Trbs)	4	2
	diabase (Trob)		
	Esopus Grit (Des)		
References:	<p> Barksdale, 1958; 1943  Carswell and Hollowell, 1968  Disko, Nusser, and Doheny, 1978  Farlekas, 1979  Geraghty and Miller, 1978  Gill and Vecchioli, 1965  Gill, 1962  Greerman, Rima, Lockwood,  and Meisler, 1961  Harbaugh and Tilley, 1984    Hardt and Hilton, 1969  Kasabach, 1966  Lang and Rhodehamel, 1963 </p>		<p> Luzier, 1980  Nemickas, 1976  Nichols, 1977  Posten, 1982  Poth, 1970  Rhodehamel, 1970  Rush, 1968  Trela and Douglas, 1978  Vecchioli and Miller, 1973  Vecchioli, 1973    Wood, Flippo, and  Lescinsky, 1972  Wright Associates, 1982 </p>



Table B2. EXAMPLE MODEL RUNS (3 mg/l Water Quality Standard)

INPUT PARAMETERS

Date of Run: December 6, 1988	Supportable Housing Density (acres/lot)	Effluent Q(p) gpp/day	P per home	Recharge C(e) mg/l	R(i) in/yr	Volume V(e) gpp/yr	Volume V(i) gal/ac/yr
Aquifer Type/ Parameters							
Argillite/Coastal Aquifers/Conglomerate Normal Parameters	12.4	100	3.75	40	5	136,875	135,771
Conservative Parameters	20.7	100	3.75	40	3	36,875	81,463
Best Coastal Sands Normal Parameters	3.1	100	3.75	40	20	136,875	543,086
Conservative Parameters	4.1	100	3.75	40	15	136,875	407,314
Crystalline/Shale/Siltstone Normal Parameters	7.8	100	3.75	40	8	136,875	217,234
Conservative Parameters	15.5	100	3.75	40	4	136,875	108,617
Diabase/Basalt/Quartzite Normal Parameters	15.5	100	3.75	40	4	136,875	108,617
Conservative Parameters	31.1	100	3.75	40	2	136,875	54,309
Limestone Normal Parameters	5.2	100	3.75	40	12	136,875	325,851
Conservative Parameters	6.2	100	3.75	40	10	136,875	271,543
Regular Coastal Sands Normal Parameters	3.5	100	3.75	40	18	136,875	488,777
Conservative Parameters	5.2	100	3.75	40	12	136,875	325,851
Sandstone/Shale Normal Parameters	6.2	100	3.75	40	10	136,875	271,543
Conservative Parameters	6.9	100	3.75	40	9	136,875	244,389

Table B3. EXAMPLE MODEL RUNS (5 mg/l Water Quality Standard)

INPUT PARAMETERS							
Date of Run: December 6, 1988	Supportable Housing Density (acres/lot)	Effluent Q(p) gpp/day	P per home	Recharge C(e) mg/l	R(i) in/yr	Volume V(e) gpp/yr	Volume V(i) gal/ac/yr
Argillite/Coastal Aquitards/Conglomerate							
Normal Parameters	7.1	100	3.75	40	5	136,875	135,771
Conservative Parameters	1.8	100	3.75	40	3	136,875	81,463
Best Coastal Sands							
Normal Parameters	1.8	100	3.75	40	20	136,875	543,086
Conservative Parameters	2.4	100	3.75	40	15	136,875	407,314
Crystalline/Shale/Siltstone							
Normal Parameters	4.4	100	3.75	40	8	136,875	217,234
Conservative Parameters	8.8	100	3.75	40	4	136,875	108,617
Diabase/Basalt/Quartzite							
Normal Parameters	8.8	100	3.75	40	4	136,875	108,617
Conservative Parameters	17.6	100	3.75	40	2	136,875	54,309
Limestone							
Normal Parameters	2.9	100	3.75	40	12	136,875	325,851
Conservative Parameters	3.5	100	3.75	40	10	136,875	271,543
Regular Coastal Sands							
Normal Parameters	2.0	100	3.75	40	18	136,875	488,777
Conservative Parameters	2.9	100	3.75	40	12	136,875	325,851
Sandstone/Shale							
Normal Parameters	3.5	100	3.75	40	10	136,875	271,543
Conservative Parameters	3.9	100	3.75	40	9	136,875	244,389



## REFERENCES

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2. New Jersey State Development and Redevelopment Plan
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7. Nitrates: Health Hazard; Wilkes University Center and Consumers Product Group
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9. Burlington County Farmland Preservation Program, STRATEGIC PLAN, (Draft), May 22, 1996 (Table 2)
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18. Kirby vs. Township Committee of Bedminister, Somerset County, New Jersey SOM L 002464-9
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20. "Water Quality in the Long Island-New Jersey Coastal Drainages, New York and New Jersey 1996-1998," US Geological Circular 1201, Mark A. Ayres, J.G. Kennen, P.E. Stackberg
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22. N.J. Statute w.r.t. Environmental Protection
23. "Geology and Ground Water Resources of Burlington County," Special Report No. 20, State of New Jersey Department of Conservation and Economic Development, Division of Water Policy and Supply





## EXHIBIT H



12-4.12

## **FAIR SHARE PLAN & AFFORDABLE HOUSING**

a. **Purpose**

This section sets forth regulations regarding low and moderate income housing units in Southampton Township that are consistent with the provisions of N.J.A.C. 5:93-et.seq. as effective on June 6, 1994. These rules are pursuant to the Fair Housing Act of 1985 and Southampton Township's constitutional obligation to provide for its fair share of low and moderate-income housing.

b. **General Requirements**

1. Southampton Township's new construction or inclusionary component will be divided equally between low and moderate-income households as per N.J.A.C. 5:93-7.20.
2. At least half of all units within each inclusionary development shall be affordable to low income households; and at least half of

all rental units will be affordable to low income households; and at least one-third of all units in each bedroom distribution pursuant to N.J.A.C. 5:93-7.3 will be affordable to low income households.

3. The board shall deny subdivision and site plan approval unless the developer complies with the requirements to provide low and moderate income housing pursuant to the provisions of this chapter. The board may impose any reasonable conditions to ensure compliance.
4. Inclusionary developments that are not restricted to senior citizens will be structured in conjunction with realistic market demands so that:
  - (a) the combination of efficiency and one bedroom units is at least ten percent (10%) and no greater than twenty percent (20%) of the total low and moderate income units;
  - (b) at least thirty percent (30%) of all low and moderate income units are two bedroom units;
  - (c) at least twenty percent (20%) of all low and moderate income units are three bedroom units; and
  - (d) low and moderate-income units restricted to senior citizens may utilize a modified bedroom distribution. At a minimum, the number of bedrooms will equal the number of senior citizen low and moderate-income units within the inclusionary development.
5. In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sales prices:
  - (a) Efficiency units will be affordable to one person households;
  - (b) One bedroom units will be affordable to 1.5 person households;
  - (c) Two bedroom units will be affordable to three person households;
  - (d) Three bedroom units will be affordable to 4.5 person households;



- (e) Median income by household size will be established by a regional weighted average of the uncapped Section 8 income limits published by HUD as per N.J.A.C. 5:93-7.4(b);
- (f) The maximum average rent and price of low and moderate income units within each inclusionary development will be affordable to households earning 57.5 percent of median income;
- (g) Moderate income sales units will be available for at least three different prices and low income sales units will be available for at least two different prices;
- (h) Owner occupied and rental units for low and moderate income units will utilize the same heating source as market units within an inclusionary development;
- (i) Low income units will be reserved for households with a gross household income less than or equal to fifty percent (50%) of the median income approved by COAH; moderate income units will be reserved for households with a gross household income less than eighty percent (80%) of the median income approved by COAH as per N.J.A.C. 5:93-9.16; and
- (j) The regulations outlined in N.J.A.C. 5:93-9.15 and 9.16 will be applicable for purchased and rental units.

6. Affordability; sales price and rental limitations.

(a) Sales unit.

- (1) The monthly cost of a low or moderate income unit, including mortgage (principal and interest), taxes, insurance and homeowner's or condominium association fees, shall not exceed 28 percent of the eligible gross household income for low and moderate income households, as defined and adjusted from time to time by HUD. See N.J.A.C. 5:93-9.1(b).
- (2) The master deeds of inclusionary developments will regulate condominium or homeowner association fees or special assessments of low and moderate-income purchasers at one-third of those paid by

market purchasers. The ratio is consistent with the requirement per N.J.A.C. 5:93-7.4(e). Once established within the master deed, the ratio will not be amended without prior approval from COAH.

- (3) Southampton Township will follow the general provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sale units as per N.J.A.C. 5:93-9.3.
- (4) Southampton Township will require a certificate of re-occupancy for any occupancy of a low or moderate income sales unit resulting from a resale as per N.J.A.C. 5:93-9.3(c).
- (5) Municipal, state, non-profit and seller options regarding sale units will be consistent with N.J.A.C. 5:93-9.5 through 9.8. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:93-9.10.
- (6) The continued application for options to create, rehabilitate or maintain low and moderate income sale units will be consistent with N.J.A.C. 5:93-9.10.
- (7) Eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:93-9.11.
- (8) The regulations detailed in N.J.A.C. 5:93-9.12 through 9.14 will be applicable to low and moderate income units that are for sale units.

(b) Rental unit

The monthly cost of a low or moderate-income unit, including contract, rent and utilities (gas, electric, oil, water and sewer) shall not exceed 30 percent of the gross monthly household income for low and moderate-income households, as defined and adjusted from time to time by HUD.

- (c) For purposes of establishing the permitted sales and rental prices for low and moderate income units, households of the following size shall be assumed to occupy units of the following size, and the sale or rental price shall not be



affected regardless of the size of the household actually occupying the unit.

Size of Unit (Bedrooms)	Size of Household (persons)
0	1
1	1.5
2	3
3	4.5
4	6

**7. Maintaining Affordability**

- (a) Low and moderate income units, whether for sale or rental, shall remain affordable to low and moderate income households for 30 years from the date of issuance of certificate of occupancy for low and moderate income units. The 30-year period for rental units shall commence on the date of issuance of the certificate of occupancy in such development. The low and moderate-income units shall be controlled by a deed restriction and mortgage lien as adopted by COAH (N.J.A.C. 5:93-9.2) which shall ensure maintaining affordability of such units.
- (b) To provide assurances that low and moderate income units are created with controls on affordability over time and that low and moderate income households occupy these units, Southampton Township will designate the Affordable Housing Management Services (AHMS) with the responsibility of ensuring the affordability of sales and rental units over time. The AHMS will be responsible for those activities detailed in N.J.A.C. 5:93-9.1(a).
  - (1) In addition, the AHMS will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C. 5:93-9.1 (b) in placing households in low and moderate units.
  - (2) Housing units created through the conversion of a non-residential structure will be considered a new housing unit and will be subject to 30-year controls on affordability. The AHMS will require an appropriate deed restriction and mortgage lien subject to COAH's approval.

- (c) In zoning for inclusionary developments the following is required:

- (1) Low and moderate income units will be built in accordance with N.J.A.C. 5:93-5.6(d):

Minimum % of Low/Moderate Income Units Completed	% of Market Housing Units Completed
0	25
10	25 + 1 unit
50	50
75	75
100	<u>90</u>
	100

8. Rehabilitate units:

- (a) Rehabilitated owner-occupied single family housing units that are improved to code standard will be subject to affordability controls for at least six years.
- (b) Rehabilitated renter-occupied housing units that are improved to code standard will be subject to affordability controls for at least 10 years.

9. Rental units:

- (a) Affordability controls in accessory apartments will be for a period of at least 10 years, except if the apartment is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13, then the controls on affordability will extend for 30 years.
- (b) Alternate living arrangements will be controlled in a manner suitable to COAH, that provides assurances that such a facility will house low and moderate income households for at least 10 years except if the alternative living arrangement is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13, then the controls on affordability will extend for 30 years.

10. Section 14(b) of the Fair Housing Act, N.J.A.C. 52:27D-301 et.seq., incorporates the need to eliminate cost generating features from Southampton Township's Land Use Ordinances.



Accordingly, Southampton Township will adhere to the components of N.J.A.C. 5:93-10.1 - 10.3.

11. Southampton Township will undertake a rehabilitation program to rehabilitate 48 substandard housing units occupied by low and moderate income households. Southampton Township has designated the Burlington County Department of Economic Development to administer the rehabilitation program. The Burlington County Department of Economic Development will prepare a marketing plan for rehabilitation program. The rehabilitation program will be consistent with N.J.A.C. 5:93-5.2(b) through 5.2(f).
12. The following sites have been designated to meet Southampton Township's inclusionary component outlined in the housing and fair share plan which was adopted by the Planning Board on September 4, 1997; RR1 (Rural Residential) and TC1 (Town Center Extension).

c. **Affirmative Marketing Plan**

Southampton Township has a fair share obligation of 153 units of which 86 is new construction. This ordinance will apply to all developments that contain proposed low and moderate-income units and any future developments that may occur. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan will address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. Southampton Township is in Housing Region 5 consisting of Burlington, Camden and Gloucester Counties. The affirmative marketing program is a continuing program and will meet the following requirements:

1. All newspaper articles, announcements, and requests for applications for low and moderate-income units will appear in the official newspaper of record such as *The Burlington County Times* and *The Central Record*.
2. The primary marketing will take the form of at least one press release and one paid display advertisement sent to the above publication. Additional advertising and publicity will be on an "as needed" basis.

3. The advertisement will include a description of the:
  - street address of units;
  - direction to housing units;
  - number of bedrooms per unit;
  - range of prices/rents;
  - size of units;
  - income information; and
  - location of applications including business hours and where/how applications may be obtained.
4. The following regional radio and/or cable television stations will be used:
  - Lenape District Television Station
  - National Public Radio - WHYY
5. The following is the location of applications, brochures, signs, and/or posters used as part of the affirmative marketing program including specific employment centers within the region:
  - Memorial Hospital; and
  - Lenape High School District;
  - Burlington County College;
  - Township Administrative Building;
  - Township Library;
  - Developer's sales office;
  - Burlington County Library;
  - Camden County Library; and
  - Gloucester County Library.
6. The following is a listing of community contact persons and/or organizations that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region:
  - Burlington County Community Development;
  - Public Housing Directors' Association; and
  - NJ Association of Housing and Redevelopment Organization.
7. Quarterly flyers and applications will be sent to each of the following agencies for publication in their journals and for circulation among their members:
  - Board of Realtors in Burlington, Camden and Gloucester Counties.



8. Applications will be mailed to prospective applicants upon request.
9. Additionally, quarterly informational circulars and applications will be sent to the chief administrative employees of each of the following agencies in the counties of Burlington, Camden and Gloucester:
  - Office on Aging;
  - Housing Agency or Authority; and
  - Area Community Action Agencies.
10. The following is a description of the random selection method that will be used to select occupants of low and moderate-income housing:

AHMS follows all guidelines and marketing plans as prescribed by the Department of Housing and Urban Development and the State of New Jersey.
11. The AHMS is the agency under contract with Southampton Township to administer the affirmative marketing program. The AHMS has the responsibility to income qualify low and moderate income households; to place income eligible households in low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with advertising and outreach to low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:93-9.1. The specified municipal staff person in Southampton Township is the designated housing officer to act as a liaison to the COAH. The AHMS will provide counseling services to low and moderate income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements and landlord/tenant law.
12. Households who live or work in the Housing Region 5 may be given preference for sales and rental units constructed within that housing region. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced. Southampton Township intends to comply with N.J.A.C. 5:93-11.7.
13. All developers of low and moderate income housing units will be required to assist in the marketing of the affordable units in their respective developments.

14. The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low and moderate income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or re-occupancy of units continues to be necessary.
15. The Southampton Township will comply with monitoring and reporting requirements as per N.J.A.C. 5:93-11.6 and 12.1.

d. **Affordable Housing Development Fees**

1. Purpose

The New Jersey Supreme Court, in *Holmdel Builder's Ass'n v. Holmdel Township*, 121 NJ 550 (1990), determined that mandatory development fees are both statutorily and constitutionally permissible. The court further anticipated that the New Jersey Council on Affordable Housing (COAH) would promulgate appropriate development fee rules specifying, among other things, the standards for these development fees. The purpose of this ordinance is to establish standards for the collection, maintenance and expenditure of development fees pursuant to COAH rules. Fees collected pursuant to this ordinance will assist in the provision of low and moderate-income housing.

2. Residential Development

All residential development within Southampton Township shall pay a fee of one-half of one percent (0.5%) of the equalized assessed value of each housing unit within the residential development.

3. Non-residential Development

All non-residential development within Southampton Township shall pay a fee of one percent (1.0%) of the equalized assessed value for non-residential development.

4. Eligible Exactions, Ineligible Exactions and Exemptions

- (a) All inclusionary developments shall be exempt from development fees. All other forms of new construction may be subject to development fees.



- (b) Development fees shall not be collected for the expansion of an existing structure.
- (c) The township shall not reduce densities from preexisting levels and then require developers to pay development fees in exchange for an increased density.
- (d) Developments that have received preliminary or final approval prior to the effective date of this ordinance shall be exempt from development fees unless the developer seeks a substantial change in the approval.
- (e) The township exempts the following types of development from the imposition of development fees:
  - (1) Development by the township or any of its instrumentality's;
  - (2) Development by charitable or not-for-profit entities involved in the development of affordable housing, formed and legally established in accordance with the laws of the state.

5. Collection of development fees.

- (a) Developers shall pay fifty percent (50%) of the calculated development fee to Southampton Township at the issuance of building permits. The development fee shall be estimated by the Township Tax Assessor prior to the issuance of building permits; and
- (b) Developers shall pay the remaining fee to the municipality at the issuance of certificates of occupancy. At the issuance of certificates of occupancy, the tax assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the certificate of occupancy and the amount paid at the time of issuance of the building permits.

6. Housing Trust Fund

All development fees shall be deposited with the Chief Financial Officer of Southampton Township in a separate designated interest-bearing housing trust fund account. The development fees placed in the housing trust fund shall be deemed "dedicated revenues" as such

term is defined in N.J.S.A. 40A:4-36. In establishing the housing trust fund, the township shall provide whatever express written authorization that may be required by the bank utilized by the township in order to permit the council to direct the disbursement of development fees should it be determined by the Council (COAH) that there is not compliance by the Housing Authority and/or by Southampton Township with the requirements specified in N.J.A.C. 5:93-8.17 of the "Substantive Rules" of the Council (COAH).

7. Spending Plan

- (a) The township shall use revenues collected from development fees for any activity approved by COAH for addressing the township's fair share obligation. Such activities include, but are not limited to the following:
  - (1) Rehabilitation;
  - (2) New construction of low and moderate income units;
  - (3) Regional Contribution Agreements;
  - (4) Purchase of land for low and moderate income housing;
  - (5) Improvement of land to be used for low and moderate income housing;
  - (6) Extension and/or improvements of roads and infrastructure to low and moderate income housing sites;
  - (7) Assistance designed to render housing units to be more affordable; and
  - (8) Administration of the implementation of the "Housing Element and Fair Share Plan" of Southampton Township.
- (b) Funds shall not be expended to reimburse the township for past housing activities.
- (c) At least thirty percent (30%) of the revenues collected from the development fees shall be devoted to render housing units more affordable. Examples of such activities include, but are not limited to down payment assistant, low interest



loans, and rental assistance. This requirement may be waived in whole or in part when the Township of Southampton demonstrates to COAH the ability to address the requirement of affordability assistance from another source.

- (d) No more than twenty percent (20%) of the revenues collected from the development fees shall be expended on administration, including, but not limited to, the salaries and benefits for Southampton Township employees or consultant fees necessary to develop or implement a rehabilitation program, a new construction program, a regional contribution agreement, a housing element, and/or an affirmative marketing program. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the monitoring requirements of COAH. Development fees shall not be used to defray the costs of existing staff.

#### 8. Monitoring

The township shall complete and return to COAH all monitoring forms related to the collection of development fees, expenditures of revenues and implementation of the spending plan certified by the council. The township on forms designed by COAH shall complete quarterly financial reports and annual program implementation and auditing reports.

#### 9. Expiration of Ordinance

This ordinance shall expire if:

- (a) COAH dismisses or denies Southampton Township's petition for substantive certification;
- (b) COAH revokes substantive certification or its certification of this ordinance; and/or
- (c) Substantive certification expires prior to Southampton Township's filing an adopted Housing Element and Fair Share Plan with COAH, petitioning for substantive certification or receiving COAH's approval of this ordinance.

10. Severability

If any part of this section shall be held invalid, the holding shall not affect the validity of the remaining part of this section. If any part of this section is held invalid in one or more of the applications, the rules shall remain in effect in all valid applications that are severable from the invalid applications.





**RESOLUTION**  
**OF THE**  
**SOUTHAMPTON TOWNSHIP PLANNING BOARD**  
**AUGUST 13, 2002**

**WHEREAS**, the Southampton Township Planning Board held a special meeting and public hearing on Tuesday, August 13, 2002 at 7:30 p.m. at the Municipal Building, 5 Retreat Road, Southampton, New Jersey for the purpose of reviewing the amended Affordable Housing Element and Fair Share Plan of the Master Plan; and,

**WHEREAS**, the Plan was explained to the Board and members of the public; and,

**WHEREAS**, the public has had an opportunity to review the Plan and be heard at said public hearing; and,

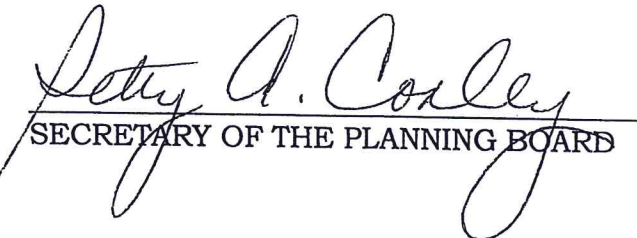
**WHEREAS**, the Planning Board has discussed the Plan in open session and reviewed the comments made by the public; and,

**WHEREAS**, the Planning Board is satisfied that the Plan as presented is acceptable to the Board.

**NOW THEREFORE**, the Southampton Township Planning Board hereby approves the Plan as presented and adopts this Resolution authorizing the amended Affordable Housing Element and Fair Share Plan of the Southampton Township Master Plan be forwarded to the Township Committee for its consideration.

**SECRETARY'S CERTIFICATION**

I hereby certify that the above is a true copy of a Resolution adopted by the Planning Board of the Township of Southampton, in the County of Burlington and State of New Jersey, in accordance with the authority granted to it under Ordinance 1976-3 and 1976-7 adopted in pursuance of the authority of Section 14 of Chapter 433 of the Laws of 1953, and the amendments thereto, at a meeting held on the 13<sup>th</sup> day of **August, 2002**.

  
SECRETARY OF THE PLANNING BOARD



# **SOUTHAMPTON TOWNSHIP MASTER PLAN**

## **HOUSING ELEMENT AND FAIR SHARE PLAN**

**July, 2002**

### **FORWARD**

The major purposes of this "Housing Plan Element and Fair Share Plan" report for Southampton Township are the following:

- To satisfy the requirement of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) that a "Housing Plan Element" be prepared in accordance with the Fair Housing Act (N.J.S.A. 40:27D-301 et seq.); and
- To receive "Substantive Certification" from the New Jersey Council On Affordable Housing in accordance with its "Substantive Rules" which became law on June 6, 1994.
- To respond to the Council on Affordable Housing (COAH) Resolution requesting an amendment to the Housing Element and Fair Share Plan in accordance with N.J.A.C. 5:93 et seq.

The "Fair Share Plan" for Southampton Township consists of the following items, which are discussed in detail within the section entitled "Fair Share Plan" of this document:

#### **Housing Rehabilitation Program:**

The "Net Indigenous Need" housing component of Southampton Township's "fair share" obligation will be met via a "Housing Rehabilitation Program" in accordance with N.J.A.C. 5:93-5.2 of the "Substantive Rules" of COAH.

#### **Credits Without Control Program:**

Pursuant to N.J.A.C. 5:93-3.2, Southampton Township will take advantage of credits for affordable housing units constructed between April 1, 1980 and December 15, 1986.

**Regional Contribution Agreement:**

In accordance with N.J.A.C. 5:93-5.7, Southampton Township intends to utilize a Regional Contribution Agreement to address the shortfall that may exist after the Credits Without Controls Program is certified by COAH.

**Zoning Requiring Inclusionary Development:**

In accordance with N.J.A.C. 5:93-4.3(b) of the "Substantive Rules" of COAH, Southampton Township proposes to continue the existing zoning district known as the Rural Residential 1 zoning district to address the a portion of the "fair share" obligation.

**Rental Housing Obligation:**

Pursuant to N.J.A.C. 5:93-5.15 (c), Southampton Township proposes to address the rental obligation by allowing the zoning densities within the Rural Residential 1 zoning district to accommodate the development of rental housing.

**Write-down/buy-down of previously owned units:**

Pursuant to 5:93-5.11, Southampton Township intends to participate in a write-down/buy down program. Southampton Township will write-down or buy-down a maximum of ten (10) previously owned market rate units and offer them in sound condition at affordable prices to low and moderate income households. Southampton Township will provide at least \$20,000 per unit to subsidize the cost of the buy down unit.



## **FAIR SHARE PLAN**

The Fair Share Plan of the Township of Southampton includes the following components:

- **Housing Rehabilitation Program**

In accordance with N.J.A.C. 5:93-2.2(b) of the "Substantive Rules" of the New Jersey Council On Affordable Housing (COAH), the Township of Southampton will address the "Indigenous Need" component of Southampton's "fair share" obligation, which is sixty-seven (67) units via a "Housing Rehabilitation Program". The sixty-seven (67) units to be rehabilitated will require funding by the Township of Southampton in accordance with N.J.A.C. 5:93-5.2 (h) of COAH's "Substantive Rules". At the required ten thousand dollars (\$10,000) per unit to be rehabilitated, the total funding obligation of the Township of Southampton will be six hundred seventy thousand dollars (\$670,000). It is the intention of the Southampton Township to bond the entire six hundred seventy thousand dollars (\$670,000).

Southampton Township has actively participated in the Burlington County Community Development Department's housing rehabilitation program for many years. It is the intention of the Township of Southampton to continue in its participation in this program and reserves its right to claim sixty-seven (67) units as credits against the Township's "Indigenous Need".

- **Credits Without Controls Program**

Pursuant to N.J.A.C. 5:93-3.2 Southampton Township is requesting to take advantage of credits for units constructed between April 1, 1980 and December 15, 1986. A housing unit created and occupied between April 1, 1980 and December 15, 1986 is eligible for a one for one credit when it has been developed specifically for households whose income does not exceed 80 percent of the median income and the unit is governed by controls on affordability that are the same as those set forth in N.J.A.C. 5:92-12.

In the summer of 1999, a credits without controls initiative was undertaken by Southampton Township. Surveys were forwarded to COAH for review in October 1999. In January 2000, COAH informed the Township that 106 income eligible households were evident from the 206 surveys that were submitted to COAH. However, in October 2001, COAH advised Southampton Township that the Credits Without Controls surveys would not be valid because Southampton Township initiated the process without an amendment to the "fair share plan".

Southampton Township initiated a credits without controls survey in July 2002. Approximately 800 surveys were distributed. Southampton Township anticipates 76 housing units will be eligible for credits.

\* **Regional Contribution Agreement**

Pursuant to N.J.A.C. 5:93-6.1, Southampton Township will utilize a Regional Contribution Agreement (RCA) to address any shortfall that may occur from the anticipated credits received under the Credits Without Controls program. Southampton Township will transfer a minimum of zero (0) to a maximum of seventy six (76) units of obligation to another municipality within Southampton Township's region. A contractual agreement will be formulated with another municipality that will specify the minimum and maximum number units to be transferred, the compensation of \$25,000 per unit and the type of housing activity anticipated by the receiving municipality.

\* **Inclusionary Development Zoning**

Rural Residential Zoning District (RR-1)

The RR-1 zoning district contains approximately one hundred sixty nine (169) acres, of which sixty seven (67) are developable. The density allowed within the RR-1 zoning district is six (6) units per acre with a twenty (20) percent set aside for affordable housing, which could yield three hundred twenty-one (321) market units and eighty one (81) low/moderate income units.

The RR-1 inclusionary zone is located in Planning Area 4 adjacent to the intersection of Route 206 and Route 38. Pursuant to N.J.A.C. 5:93-5.4 (c), any inclusionary site within Planning Area 4 or 5 on the State Development and Redevelopment Plan must be within a designated center. The RR-1 inclusionary zone was previously certified by COAH and was granted a waiver of the center requirement because the requirement was adopted after COAH certified Southampton Township's 1989 Housing Element and Fair Share Plan. Southampton Township is keeping the inclusionary zoning component within the RR-1 district and requests the continuation of the waiver of N.J.A.C. 5:93-5.4 (c).

Pursuant to N.J.A.C. 5:93-5.3(b), all sites designated for low and moderate income housing shall receive approval for consistency review, as set forth in Section 208 of the Clean Water Act, 33 U.S.C. et seq. The RR-1 inclusionary zone was the focus of a durational adjustment during the first round of substantive certification. COAH has made it clear within the January 24, 2002



Remand Report that this durational adjustment is no longer valid and will not be recommended to continue. In accordance with N.J.A.C. 5:93-5.3(b), Southampton Township shall apply for an amendment to its Section 208 plan to incorporate the RR-1 zoning district into the sewer service area.

\* Town Center I Zoning District (TC-1)

The TC-1 zoning district is approximately twenty three (23) acres, of which eight (8) acres have been considered developable by COAH. There are two parcels located within the TC-1 zoning district. The first tract is Block 903, Lot 21 and is 21.09 acres with approximately seven (7) acres considered developable. The other tract is Block 903, Lot 20 and is 2.21 acres with approximately one (1) acre considered developable.

The TC1 zoning district has been designated and certified as an official Center by the State Planning Commission because it has been demonstrated that this district is the best area adjacent to the existing town center (Vincentown) that could accommodate development growth without hindering the goals Southampton's Master Plan, Burlington County's farmland preservation goals and the State Development and Redevelopment goals and objectives.

Lot 21 is the site of an abandoned industrial facility and contains five masonry block warehouse-type buildings and several outbuildings. Lot 20 is the site of an existing business known as Allen's Oil and contains one (1) building, landscaping, parking, oil tanks and a storage area for delivery trucks. Although Lot 20 is located in the TC-1 zoning district, the parcel will not be included in the calculation to meet Southampton Township's affordable housing obligations.

Southampton Township will continue to propose Lot 21 as a parcel that has the potential to provide a realistic opportunity for low and moderate-income housing. The parcel is currently zoned at a density of eight (8) dwelling units per gross acre with a total build out of permitted residential uses which require at least: 1) twenty (20) percent detached single family homes; and 2) twenty (20) percent townhouses, duplexes or triplexes; and 3) apartments not to exceed forty (40) percent of the total units. The total yield achieved on this parcel is 56 units, with a (twenty) 20 percent set aside for affordable housing which will yield eleven (11) low and moderate-income units.

The TC1 district also provides the opportunity for affordable rental units within Southampton Township. An overlay zone within the TC-1 zoning district provides for a density of ten (10) units per acre with a fifteen (15) percent set

aside for low and moderate income units. The site could accommodate eleven (11) rental units and with the allowed rental bonus provided under N.J.A.C. 5:93-5.15(d), Southampton Township could receive two (2) credits for each rental unit available to the general public, which results in twenty two (22) credits toward the required rental obligation.

Southampton Township has recognized the need to focus capital improvements for existing and future development in a way that enhances rather than ignores or destroys the rural and historic nature of the Center and its environs. The capital improvements, specifically water and sewer service, required for the TC-1 district have been the focus of an amendment to Southampton Township's 208 Wastewater Management Plan since 1998. Since this time several public hearings have been held, New Jersey Department of Environmental Protection (NJDEP) rules have been revised and reversed and several meetings and submissions have been filed by Southampton Township with NJDEP. The most recent submission was provided to NJDEP on January 3, 2002. The intent of this submission was to include the TC-1 zoning district in the sewer service area by conforming to Executive Order 109, which has since been reversed. The submission included non-point source pollutant loading analysis, riparian corridor analysis and a consumptive water use impacts analysis for the parcels within the TC-1 District. Southampton Township is currently waiting for comment from NJDEP regarding the status of this submission.

The owner of Lot 21 has indicated that he poses no formal objection to the inclusionary zoning on this parcel. However, he has voiced a concern that affordable housing development is not a viable development on this site due to demolition costs. Because the owner of Lot 21 has raised concerns, Southampton Township will provide an agreement with a developer to provide inclusionary development just as soon as one becomes available. Southampton Township is aware of several tax credit developers that have been interested in providing affordable rental units on Lot 21.

**\* Rental Housing Obligation**

Pursuant to N.J.A.C. 5:93-5.15 (c), Southampton Township proposes to address the rental obligation by allowing the zoning densities within the Rural Residential 1 zoning district to accommodate the development of rental housing. Southampton Township has an obligation to provide twenty two (22) affordable housing units. Southampton Township will provide a rental overlay zone on the RR-1 site that will provide a density of ten (10) units per acre with a fifteen (15) percent set aside for low and moderate income rental units.



**\* Write-down/buy-down of previously owned units**

Pursuant to 5:93-5.11, Southampton Township intends to participate in a write-down/buy down program. Southampton Township will write-down or buy-down a maximum of ten (10) previously owned market rate units and offer them in sound condition at affordable prices to low and moderate income households. Southampton Township will provide at least \$20,000 per unit to subsidize the cost of the buy down unit.

**Summary of Fair Share Plan**

<b>12-year Cumulative Obligation</b>		<b>153 units</b>
<b>1.</b>	<b>Rehabilitation Program</b>	<b>67 units</b>
<b>2.</b>	<b>Credits Without Controls/RCA</b>	<b>76 units</b>
<b>3.</b>	<b>Inclusionary Zoning</b>	
	<b>a. RR-1 zone</b>	<b>81 units</b>
	<b>b. TC-1 zone</b>	<b>11 units</b>
<b>4.</b>	<b>Write-down/buy-down program</b>	<b>10 units</b>
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<b>Total Units</b>		<b>245 units</b>