

## TOWNSHIP OF SOUTHAMPTON

### RESOLUTION 1997 - 55

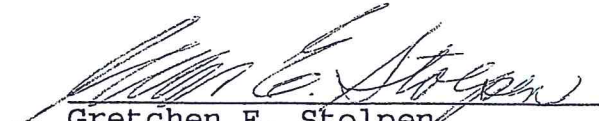
A RESOLUTION OF THE TOWNSHIP OF SOUTHAMPTON  
ENDORSING ADOPTION OF THE TOWN CENTER  
DESIGNATION FOR VINCENTOWN

WHEREAS, the Township Committee of the Township of Southamptn has reviewed a proposal seeking designation of the village of Vincentown as a "Town Center" in accordance with the provisions of the New Jersey State Development and Redevelopment Plan;

WHEREAS, the Township Committee finds that Town Center Designation would be of general benefit to the community; will advance the goals and objectives of the Master Plan; will offer enhanced opportunities for participation in development programs for streetscape improvements and other public capital improvements in Vincentown; will help to minimize conflicts between development in and outside the village area; and will assist in the effort toward historic preservation of the center area;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Southamptn Township does hereby endorse the proposed petition for Town Center Designation, without reservation, and does hereby adopt the Resolution authorizing submission of the said petition to the State Planning Commission.

I, Gretchen E. Stolpen, Clerk of the Township of Southamptn hereby certify that the above is a true copy of a resolution adopted by the Southamptn Township Committee on 15 th of April 1997.

  
Gretchen E. Stolpen  
Township Clerk

Committee Member Fluegge	✓			
Committee Member Goettelmann	✓			
Deputy Mayor Hicks	✓			
Committee Member Moore	✓			
Mayor Young	✓			

RECORD OF COMMITTEE VOTES  
 April 15, 1997  
 AYE MAY MP ABS

DISTRIBUTION AND ACTION TAKEN:  
 PUBLICATION:  
 DISTRIBUTION:  
 1. Copy to  
 2. Meeting  
 3. Meeting



RESOLUTION NO. 1997 - 39

RESOLUTION OF THE TOWNSHIP  
COMMITTEE OF THE TOWNSHIP OF  
SOUTHAMPTON PETITIONING THE COUNCIL  
ON AFFORDABLE HOUSING FOR  
SUBSTANTIVE CERTIFICATION OF THE  
HOUSING ELEMENT AND FAIR SHARE PLAN  
OF THE TOWNSHIP.

WHEREAS, the Township Committee of the Township of Southampton has been advised that the Township Planning Board has considered the housing element and fair share plan at a special meeting of the Planning Board and did adopt said "Housing Element and Fair Share Plan" as part of the Master Plan of Southampton Township; and

WHEREAS, Southampton Township desires to petition the Council on Affordable Housing (COAH) for substantive certification of this Plan:

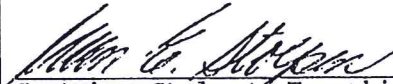
NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Southampton that the housing element of Southampton Township as adopted by the Planning Board of Southampton Township as a part of the Master Plan thereof, be submitted to COAH together with the fair share plan, and that this Resolution be considered by COAH as a petition for substantive certification by Southampton Township; and

BE IT FURTHER RESOLVED that Southampton Township be authorized to publish notice of the Petition for Substantive Certification in a newspaper of county wide circulation and that a copy of this Resolution and the adopted housing element and proposed fair share plan and supporting documentation be made available for public inspection at the Southampton Township Clerk's office during regular business hours at 5 Retreat Road, Southampton, N.J., on Monday thru Friday, for a period of at



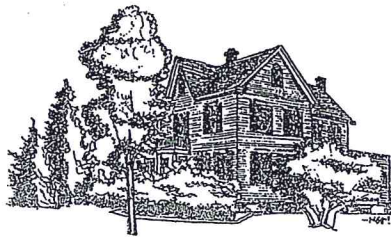
least 45 days following the date of publication of said legal notice.

I hereby certify that this Resolution was duly adopted at a meeting of the Township Committee on February 18, 1997.

  
\_\_\_\_\_  
Gretchen Stolpen, Township Clerk

SEAL





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

150 HIMMELEIN ROAD  
MEDFORD, NJ 08055  
Telephone 609-654-1120  
Fax 609-654-1265  
E-mail tjasa@skyhigh.com

8108 BAY TERRACE  
HARVEY CEDARS, NJ 08008  
Telephone 609-494-1404  
Fax 609-494-1404

5 FERRY STREET  
STOCKTON, NJ 08559  
Telephone 609-397-4847  
Fax 609-397-4847  
E-mail tjasa2@erols.com

President - Thomas J. Scangarello, P.P.  
Vice President - Kendra A. Lellie, P.P., AICP

September 1, 1999

Mr. Chuck Newcomb  
Office of State Planning  
New Jersey Department of Community Affairs  
PO Box 204  
Trenton, New Jersey 08625

RE: **VINCENTOWN CENTER DESIGNATION**

Dear Mr. Newcomb:

We are writing in response to your memorandum dated August 23, 1999 requesting additional information regarding the Center Designation Petition for Vincenttown Village. The following responses correspond to numbering used in your memorandum:

1. *Can you provide developable land by zoning category? In particular, the Highway Commercial zone's development potential needs to be put into more reasonable perspective. Is the non-residential figure of 4.6 million square feet is physically attainable?*

The following is an estimate of the amount of developable land by zoning category:

Non-Pinelands	Upland (acres)	Wetlands (acres)	% of Developable Land
Agr. Residential	510.56	1869.6	22%
Rural Residential	2744.26	2142.8	56%
Rural Residential 1	151.52	105.6	59%
Mobile Home Res.	89.53	9.6	90%
Village Commercial	179.06	2.8	98%
Industrial	800.73	427	65%
<b>Pinelands</b>			
Agr. Production	5673.09	3718.09	61%
Forest A	Developable land remains the same		
Forest B	Developable land remains the same		
Forest C	1285.58	734.62	64%
Highway Commercial	1510.56	251.15	86%
Municipal Complex	44.07	9.2	83%
Rural Community	No classification of wetlands		
Rural Development	708	2721.76	21%





The Township updated its Master Plan in 1996 and is in the process of revising the Land Development Ordinances. The Township Planning Board has held extensive public discussions regarding the revised ordinances, which include all zoning districts and the corresponding requirements. There are proposals to reduce the densities within the Agricultural Residential and Rural Residential zoning districts. The Board has also considered eliminating the Village Commercial Zone, as the majority of the parcels are preserved through the County Farmland Preservation Program or have active applications with the Program. In addition, new standards have been developed within the Town Center zoning district that emphasize the implementation of neo-traditional design elements. The Township is committed to ensuring that the rural character of the Township is preserved. There has been a great deal of focus on the existing zoning districts and the standards needed to achieve the goals of the Master Plan.

2. *Can you differentiate between Pinelands growth and non-Pinelands growth?*

As indicated in Table 6 within the petition, approximately 80% of the total number of units expected within the Pinelands have been realized. More than half of the existing units is attributable to a planned retirement community known as LeisureTowne located within the Rural Community zoning district. The majority of the potential new units within the Pinelands section of the Township are expected to be realized in LeisureTowne. This planned development was approved by the Pinelands Commission and received a waiver of strict compliance to build a total of 2,559 units within the Rural Community zoning district. The growth in the Pinelands and Non-Pinelands area of the Township is further differentiated on Table 6 within the petition. Although limited, the majority of the growth within the non-pinelands area of the Township is expected to occur with the Rural Residential zoning district. However, as indicated in response number one (1) the development potential in this zoning district is severely limited by environmental constraints. It is expected that approximately 56% of the entire zoning district may be developed.

3. *Can you provide an estimate of the amount of land to be consumed by 2010 by zoning? Specifically, how much of the non-Pinelands environs will be consumed by 2010, specifically the RR (1-acre) and AR (3-acre) zones?*

The proposed zoning densities for the Rural Residential and Agricultural Residential districts are 0.5 DU/acre and 0.3 DU/acre respectively. The type of the growth occurring within these zones is characterized by the development approvals received within the past several years. Recently, the subdivisions receiving approval within these districts deal on average



with 5 – 15 lot subdivisions. In addition, as indicated on page 19 of the petition, the Township has experienced a 2.8% increase in population since 1990. The Delaware Valley Regional Planning Commission has projected a 12% growth between 1990 and 2010. Because Southampton Township has not experienced this growth to date, the amount of land to be consumed by 2010 can be estimated based upon recent trends. Southampton Township experienced an increase on population of 282 persons. According to the American Housing Survey, the average household size for a dwelling unit within the Northeast region is 3.3 persons/household. Applying this multiplier to the population increase would equate to the construction of approximately 85 homes. Construction of dwelling units within LeisureTowne may account for approximately 20% of all residential construction, which would result in the construction of 68 units outside of LeisureTowne. Subsequent to a review of recent subdivisions within the Township it appears that the average lot size within the subdivisions is approximately three (3) acres. We estimate that 204 acres of land have been consumed in the Township over the past nine (9) years. Based upon recent trends, the amount of land to be consumed by 2010 would range between an additional 200-300 acres.

4. *Does the Township possess an open space acquisition target (farmland and other)? If so, how is the Township planning to fund future open space acquisitions (bonding)?*

The Township recently received approval from Green Acres to fund the acquisition of 186 acres of land directly adjacent to the Village of Vincentown. Negotiations with the property owners are currently occurring. In addition, the Township has developed a target acquisition list in conjunction with the Burlington County Farmland Preservation Program. Over the past several years the Township has been able to preserve 683 acres of farmland, which is three times greater than that being developed for residential purposes. Currently, there are four (4) farms totaling 536 acres eligible for funding under the 1998 – 1999 funding cycle. Although the Township has discussed a method of funding open space preservation by levying a special tax, serious consideration of this method is not currently apparent. The Township contributes its share of open space and farmland preservation through bonding.

5. *Did the Township consider developing a TDR program? How does the Township address Pinelands Development Credits in the Township?*

During the master plan amendment, performed in 1996, the TDR Program was discussed as an additional method to preserve farmland. The Township was not convinced that this method was appropriate for the preservation of farmland within the Township. Placing high density receiving zones in the environs of the Township did not seem to meet the





The Rural Community zoning district is Southampton Township's regional growth district, which permits the use of Pinelands Development Credits to increase the density of development. The permitted lot size in this district is 1.6 acres. This may be reduced to one (1) acre if Pinelands Development Credits are used.

6. *Did the Township consider delineating a larger land area for the village center? Was a second center ever considered?*

The Township did consider delineating a larger area for the Village Center. The Town Center extension zoning district, which is approximately 23 acres in size, was included in the center boundary. This zoning district has been zoned for affordable housing utilizing neo-traditional design standards as a basis for development. The environs directly adjacent to the center boundary consist of existing farmland, Green Acres Open Space and Pinelands, which form a classic greenbelt traditionally associated with the typical rural farming village. Destroying this greenbelt by pushing development into it would ignore the goals and objectives for the rural planning area, which is to encourage development in a form that supports rather than conflicts with the Township's predominate rural character and agricultural land base.

The Township has never formally considered the establishment of a second center. There have been discussions regarding existing nodes that contain residential and commercial development and their potential to increase in density. However, further analysis of these areas seemed futile. These areas do not display the same characteristics of a rural farming village and would present themselves, in a very small Township as competition to the existing Village which is in the process of revitalization.

Thank you for your assistance in this matter. Should you require additional information or have additional comments please do not hesitate to contact this office.

Very truly yours,

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



Thomas J. Scangarello, P.P.

TJS:KAL:cek

cc: Gretchen Stolpen  
Betty Conley

Vtown.memo



JUNE 1, 1999

## MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION AND THE NEW JERSEY STATE PLANNING COMMISSION

### I. Purpose

This memorandum of agreement (MOA) is meant to ensure that the goals, objectives, and policies adopted by the New Jersey State Planning Commission (SPC) pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. and the New Jersey Pinelands Commission (PC) pursuant to the Pinelands Protection Act, N.J.S.A. 13:18A-1 et seq. are supportive of one another. It is also meant to ensure that the standards and practices of the SPC and PC are administered in a manner which:

- A. recognizes the authorities of each agency under its enabling legislation;
- B. affirms that, in the Pinelands Area, the SPC shall rely on the adopted plans and regulations of the PC in developing the State Development and Redevelopment Plan (SDRP);
- C. promotes consistency between the policies, standards and practices of each entity, and in particular, establishes equivalency between PC land management areas and SPC planning areas;
- D. preserves the voluntary nature of municipal utilization of the SDRP ;
- E. recognizes the mandatory conformance of Pinelands Area municipal master plans and land use ordinances with the Pinelands Comprehensive Management Plan (CMP) and the significance of PC certification of those plans and ordinances;
- F. maintains the permitting authority of the PC under its legislation, including the review of development activities undertaken by governmental agencies in the Pinelands Area, and
- G. guides counties and municipalities as to how the plans, policies, standards and practices of the SPC and the PC will be administered.



## II. Applicability

- A. This MOA applies to the Pinelands Area where the PC has both planning and regulatory authority.
- B. This MOA also applies to that portion of the Pinelands National Reserve located outside of the Pinelands Area where the PC and SPC exercise planning authority.
- C. This MOA also establishes a consultative process between the PC and SPC for those areas located on either side of the Pinelands boundary.
- D. This MOA acknowledges the statutory treatment of the New Jersey's Pinelands under the Pinelands Protection Act and the State Planning Act and recognizes that the SPC will rely on the adopted plans and regulations of the PC to achieve the objectives of the SDRP .

## III. Mutual Agreements

- A. It is mutually agreed and understood that the PC:
  - 1. has the sole discretion and authority to identify and promulgate land use standards, development standards, and permit review procedures pursuant to the Pinelands Protection Act for the purpose of protecting New Jersey's Pinelands Area.
  - 2. has the sole discretion and authority to determine that all Pinelands Area municipal master plans and land use ordinances, other publicly sponsored programs and activities, and all elements thereof, are consistent with the standards of the CMP.
  - 3. recognizes the comprehensive character of the SDRP in that it contains statewide policies covering issues not directly addressed by the CMP.
  - 4. recognizes the importance of consistency between the adopted plans, maps, programs and regulations of various levels of government.
  - 5. recognizes the correlations between SDRP planning areas and CMP land management areas described in Appendix A of this MOA. These correlations will facilitate consistent evaluations of state infrastructure investments and state agency policies and plans within and outside the Pinelands Area.

6. recognizes consultation arrangements with the SPC is desirable and necessary on certain land use matters described in Section IV of this MOA,
  7. recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages land management areas and SDRP Centers described in Appendices B and C of this MOA. The purpose of these correlations is to convey the benefits of center designation to appropriately classified locations within the Pinelands Area provided that the municipalities within which the Pinelands Growth Area, Town or Village is located remains certified by the PC.
  8. recognizes that the SPC may, in the future, determine that SPC endorsement of municipal master plans and land use ordinances that meet the intent, goals and policies of the SDRP is a voluntary means of implementing the SDRP in those municipalities with lands located outside of the Pinelands Area. SPC endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.
- B. It is mutually agreed and understood that the SPC :
1. has the responsibility to revise and readopt at least every three years thereafter, the SDRP , which shall provide a coordinated, integrated and comprehensive plan for the growth, development, renewal and conservation of the State and its regions and which shall identify areas for growth, agriculture, open space conservation and other appropriate designations.
  2. has the responsibility to adopt as part of the plan a long-term Infrastructure Needs Assessment, which shall provide information on present and prospective conditions, needs and costs with regard to State, county and municipal capital facilities, including water, sewerage, transportation, solid waste, drainage, flood protection, shore protection and related capital facilities for the entire State.
  3. develops and promotes procedures to facilitate cooperation and coordination among State agencies and local governments with regard to the development of plans, programs and policies which affect land use, environmental, capital and economic development issues.
  4. acknowledges the statutory treatment of the New Jersey Pinelands under the Pinelands Protection Act and relies on the adopted plans



MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

and regulations of the PC to achieve the objectives of the SDRP within the Pinelands Area.

5. recognizes the correlations between SDRP planning areas and CMP land management areas described in Appendix A of this MOA. These correlations will facilitate consistent evaluations of state infrastructure investments and state agency policies and plans, within and outside the Pinelands Area.
- 6 recognizes that consultation with the PC is desirable and necessary on certain land use matters described in Section IV of this MOA,
7. recognizes the correlations between certified CMP Regional Growth Areas, Towns and Villages and SDRP Centers described in Appendices B and C of this MOA. The purpose of these correlations is to convey the benefits of center designation to appropriately classified locations within the Pinelands Area provided that the municipalities within which the Pinelands Growth Area, Town or Village is located remains certified pursuant to PC standards.
- ✦ 8. recognizes that the SPC may, in the future, determine that SPC endorsement of municipal master plans and land use ordinances that meet the intent, goals and policies of the SDRP is a voluntary means of implementing the SDRP in those municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.

#### IV. Responsibilities of the Pinelands Commission and State Planning Commission

A. The PC shall:

1. inform Pinelands Area municipalities of the advantages of using the correlations set forth in Appendices B and C of this MOA.
2. consider the SDRP Planning Area/CMP land management area correlations set forth in Appendix A of this MOA in its continuing consultation and coordination with the New Jersey Department of Environmental Protection regarding the Coastal Area portion of the Pinelands National Reserve located outside of the Pinelands Area.
3. work with the SPC to more specifically correlate CMP land management areas with SDRP planning areas insofar as that would

result in a more refined application of SDRP policies within the Pinelands Area.

4. work with the SPC to determine the most appropriate SDRP correlation for those CMP Regional Growth Areas not already identified in Appendix B and to incorporate those correlations into this agreement at the earliest possible time. Until then, the PC will consult with the SPC as necessary to address specific questions about the application of SDRP policies in these areas.
  5. consult with the SPC to reconcile potential incompatibilities between SDRP and CMP land use designations on either side of the Pinelands Area border. These consultations may be initiated by the SPC, PC or by an interested county or municipality.
  6. participate in the periodic review of the SDRP and in the cross-acceptance process of the SDRP.
  7. advise all Pinelands Area municipalities of the comparability of the SPC endorsement of municipal master plan and land use ordinances and the PC certification of municipal master plan and land use ordinances if the SPC determines that endorsement of municipal master plans is the voluntary means of implementing the SDRP for municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.
  8. involve the SPC in the periodic review of the CMP.
  9. exchange data and information with the Office of State Planning.
- B. The SPC shall:
1. incorporate the CMP land management areas for the Pinelands Area, on the Resource Planning and Management Map, official maps of the SDRP.
  2. consider the SDRP planning area/CMP land management area correlations set forth in Appendix A of this MOA in its implementation of SDRP policies and in its consultations with the New Jersey Department of Environmental Protection regarding that portion of the Coastal Area located within the Pinelands National Reserve, but outside of the Pinelands Area.



MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

3. consult with the Pinelands Commission to more specifically correlate CMP land management areas with SDRP planning areas insofar as that would result in a more refined application of SDRP policies within the Pinelands Area.
4. develop, in consultation with the PC, a system to determine the most appropriate SDRP planning areas and centers correlation for those Pinelands Regional Growth Areas not already identified in Appendix B and to incorporate those correlations into this agreement at the earliest possible opportunity. Until then, the SPC will consult with the PC as necessary to address specific questions about the application of SDRP policies in these areas.
5. consult with the PC to reconcile potential incompatibilities between SDRP and CMP land use designations on either side of the Pinelands Area border. These consultations may be initiated by the SPC, PC or by an interested county or municipality.
6. When advising state agencies and other governmental agencies whether a proposed activity, policy or plan in the Pinelands Area is consistent with the SDRP, advise those agencies:
  - a. that the SPC recognizes the adopted plans and regulations of the PC as the equivalent of the SDRP;
  - b. that PC certification of a municipal land use ordinance and master plan is the equivalent of a municipality completing the process of implementing the SDRP through Center designation;
  - c. of the correlation between SDRP planning areas and CMP land management areas;
  - d. of the equivalency of SPC's endorsement of a municipal master plan and land use ordinance and PC certification of a municipal master plan and land use ordinances, if in the future, the SPC determines that the SPC endorsement of municipal master plan and land use ordinances is the voluntary means of implementing the SDRP for municipalities with lands located outside of the Pinelands Area. SPC plan endorsement would replace the current voluntary SPC process of center designation. Centers of different types would be incorporated in municipal master plans and supporting ordinances.


MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

7. participate in the PC's periodic review of the CMP.
8. involve the PC in the SPC's periodic review of the SDRP and in the cross-acceptance process.
9. exchange data and information with the PC.

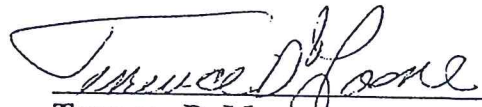
V. Effective Date and Duration

- A. This agreement shall take effect upon signature of the duly authorized representatives of both parties and shall remain in effect until otherwise amended or terminated.
- B. This agreement shall be reviewed every three years by the respective staff of the PC and SPC.
- C. This agreement may be amended by mutual consent of both parties and may be terminated by either party upon 60 days written notice.
- D. This MOA shall take effect upon approval by the authorized representatives of both parties and subsequent to a 10 day Governor's review period.

VI. Signatures

  
Herbert Simmens  
Executive Director  
New Jersey State Planning  
Commission

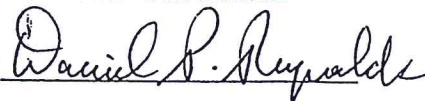
6/19/99  
Date

  
Terrence D. Moore  
Executive Director  
New Jersey Pinelands Commission

June 16, 1999  
Date

Approved as to form only:

ATTORNEY GENERAL

By: 

By: 

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

**APPENDIX A**

**Planning Areas and Pinelands Management Areas**

<u>Planning Area</u>	<u>Corresponding Pinelands Management Area(s)<sup>1</sup></u>
Metropolitan Planning Area	N/A
Suburban Planning Area	Regional Growth Area <sup>2</sup>
Fringe Planning Area	Rural Development Area
Rural Planning Area	Agricultural Production Area & Forest Area
Rural Environmentally Sensitive Planning Area	Special Agricultural Production Area & Agricultural Production Area
Environmentally Sensitive Planning Area	Forest Area, Preservation Area District & Special Agricultural Production Area
See Appendix B	Pinelands Towns
See Appendix C	Pinelands Villages

Notes

1. Portions of Pinelands Military and Federal Installation Areas may correspond to several Planning Areas.
2. Some Pinelands Regional Growth Areas or portions thereof may also correspond to a center. See Appendix B for details.



MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

APPENDIX B

Certified Pinelands Towns/Regional Growth Areas and State Plan Centers

<u>Municipal Location</u>	<u>Pinelands Management Area Designation</u>	<u>Corresponding Center</u>
Buena Borough & Buena Vista Township	Pinelands Town	Town Center
Egg Harbor City & Galloway Township	Pinelands Town	Town Center
Town of Hammonton & Mullica Township	Pinelands Town	Town Center
Lakehurst Borough	Pinelands Town	Town Center
Manchester Township (Whiting)	Pinelands Town	Town Center
Woodbine Borough	Pinelands Town	Town Center
Berlin Borough & Berlin Township	Pinelands Regional Growth Area	Town Center
Medford Lakes Borough	Pinelands Regional Growth Area	Town Center
Stafford Township	Pinelands Regional Growth Area	Regional Center <sup>3</sup>
Various municipalities	Pinelands Regional Growth Area	To be determined <sup>4</sup>

Notes

3. The Stafford Township Regional Growth Area is associated with a Regional Center designated by the State Planning Commission in that portion of Stafford Township located within the Pinelands National Reserve but outside of the Pinelands Area.
4. Other Pinelands Regional Growth Areas must be evaluated to determine the most appropriate center designations.

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

**APPENDIX C**  
**Certified Pinelands Villages and State Plan Centers**

<u>Name</u>	<u>Municipal &amp; County</u>	<u>Corresponding Center</u>
<b>Atlantic</b>		
Belcoville	Weymouth Twp.	Village
Collings Lake	Buena Vista Twp.	Village
Cologne-Germania	Galloway Twp.	Village
Dorothy	Weymouth Twp.	Village
Elwood	Mullica Twp.	Village
Estell Manor	Estell Manor City	Hamlet
Folsom	Folsom Boro	Village
Milmay	Buena Vista Twp.	Hamlet <sup>5</sup>
Mizpah	Hamilton Twp.	Village
Nesco	Mullica Twp.	Village
Newtonville	Buena Vista Twp.	Hamlet
Pomona	Galloway Twp.	Village
Port Republic	Port Republic City	Village
Richland	Buena Vista Twp.	Village
Sweetwater	Mullica Twp.	Village
Weekstown	Mullica Twp.	Hamlet
<b>Burlington</b>		
New Gretna	Bass River Twp.	Village
Chatsworth	Woodland Twp.	Village
Green Bank	Washington Twp.	Hamlet
Indian Mills	Shamong Twp.	Hamlet
Jenkins	Washington Twp.	Hamlet
Lower Bank	Washington Twp.	Hamlet
New Lisbon	Pemberton Twp.	Hamlet
Tabernacle	Tabernacle Twp.	Hamlet
Vincentown	Southampton Twp.	Village <sup>6</sup>
<b>Camden</b>		
Blue Anchor	Winslow Twp.	Village
Elm	Winslow Twp.	Hamlet
Tansboro	Winslow Twp.	Hamlet
Waterford Works	Winslow Twp./Waterford Twp.	Village
Winslow	Winslow Twp.	Hamlet

MEMORANDUM BY AND BETWEEN THE NEW JERSEY PINELANDS COMMISSION  
AND THE NEW JERSEY STATE PLANNING COMMISSION

<u>Name</u>	<u>Municipal &amp; County</u>	<u>Corresponding Center</u>
	<b>Cape May</b>	
Belleplain	Dennis Twp.	Village
Dennisville	Dennis Twp.	Village
Eldora	Dennis Twp.	Hamlet
North Dennis	Dennis Twp.	Hamlet
Petersburg	Upper Twp.	Village
Tuckahoe	Upper Twp.	Hamlet
	<b>Cumberland</b>	
Cumberland-Hesstown	Maurice River Twp.	Hamlet
Dorchester-Leesburg	Maurice River Twp.	Village
Delmont	Maurice River Twp.	Hamlet
Milmay	Maurice River Twp.	Hamlet <sup>5</sup>
Port Elizabeth	Maurice River Twp.	Village
	<b>Ocean</b>	
Bamber Lake	Lacey Twp.	Hamlet
Beckerville	Manchester Twp.	Hamlet
Brookville	Barnegat Twp./Ocean Twp.	Hamlet
Cassville	Jackson Twp.	Village
Légler	Jackson Twp.	Hamlet
Vanhiseville	Jackson Twp.	Hamlet
Warren Grove	Little Egg Harbor Twp./Stafford Twp.	Hamlet

Notes

5. Milmay is located in Maurice River Township. Cumberland County and Buena Vista Township, Atlantic County.
6. The vast majority of Vincentown is located outside of the Pinelands Area. Therefore, recognition of the Pinelands Area portion as a village center is dependent upon the State Planning Commission's designation of the balance of Vincentown as a center.



# **CENTER DESIGNATION APPLICATION FOR THE VILLAGE OF VINCENTOWN**

**Southampton Township  
Southampton, New Jersey**

Prepared by

**Thomas J. Scangarello & Associates, P.A.**  
Professional Planners

July 1998  
Revised: July 1999





## TABLE OF CONTENTS

	<u>Page #</u>
Introduction	1
Regional Context	2
Vincentown the Village	5
Basis for Designation	9
Town Center Criteria	9
Center's Relationship to Rural Planning	
Area Objectives	12
Population and Employment	19
Resource Capacities and Inventories	20
Natural Resource Inventory	20
Capacity Analysis	21
Sewer	21
Water Supply	21
Land	21
Affordable Housing	22
Schools	22
Public Safety and Administration	22
Parks and Recreation	23
Transportation	24
Center Design Guidelines	25
Growth Management Mechanisms	26
Master Plan Build-out (Table 2)	27
Environs Build-out (Table 6)	28
Planning and Implementation Agenda	30



## INTRODUCTION

This petition to designate Vincentown as an *existing village* in the State Development and Redevelopment Plan (SDRP) was prepared at the request of the Southampton Township Committee. Southampton Township's Master Plan and policies emphasize the importance of preserving Vincentown as a village center and increase it's impact as a bridge linking the surrounding agricultural land uses with residential and commercial uses. The Village of Vincentown and the surrounding agricultural greenbelt together represent a classic and diminishing example of the historical agrarian system that was once widely evident throughout southern New Jersey.







## REGIONAL CONTEXT

Vincentown is located approximately 22 miles east of the City of Philadelphia in the central portion of Burlington County, New Jersey. The New Jersey State Resource Planning and Management Map depicts Burlington County as a county comprised of 40 municipalities which range from Planning Area 1, Area 2, Area 3 in its southwestern region to Planning Area 4 in its northwestern region. Approximately three-fifths of Burlington County lies within the Pinelands Commission jurisdiction.

Burlington County, which has experienced a 10% increase in population from 1980 to 1990, has a current total population of 400,000. Burlington County also stands as the largest County geographically in the State.

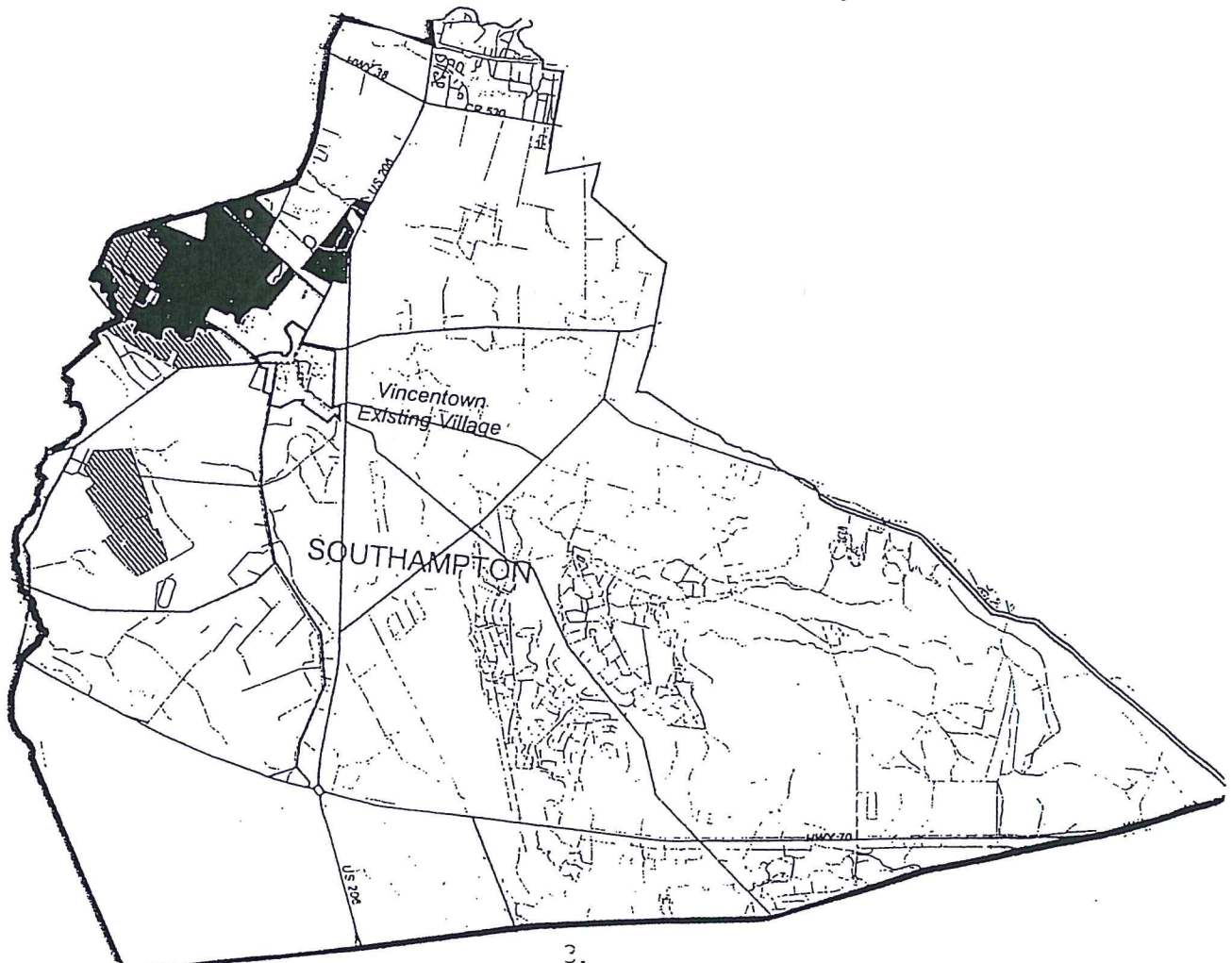
Suburban communities which absorbed most of the 1980's and 90's growth such as Mt. Laurel, Evesham, are approaching buildout. This development pressure of the next 20 years will be directed to the rural fringe area which includes such townships as Burlington, Bordentown, Medford, Lumberton, and Southampton.





Southampton Township is located at the eastern most point within the State Planning Area in Burlington County. The entirety of the township is in Planning Area 4 and serves as a transition from vast rural Pinelands to the increasingly suburban areas of Lumberton and Medford. Southampton enjoys the visual amenities associated with being within a rural planning area and the convenience of good accessibility to the expanded goods and services of the suburban planning areas. A large portion of Southampton Township is within the Pinelands Commission jurisdiction which provides a stable, rural land base consistent with the agricultural lands of the non-Pinelands portion of the Township. Agricultural preservation is a necessity within the township which must compact and direct economic growth to its existing center.

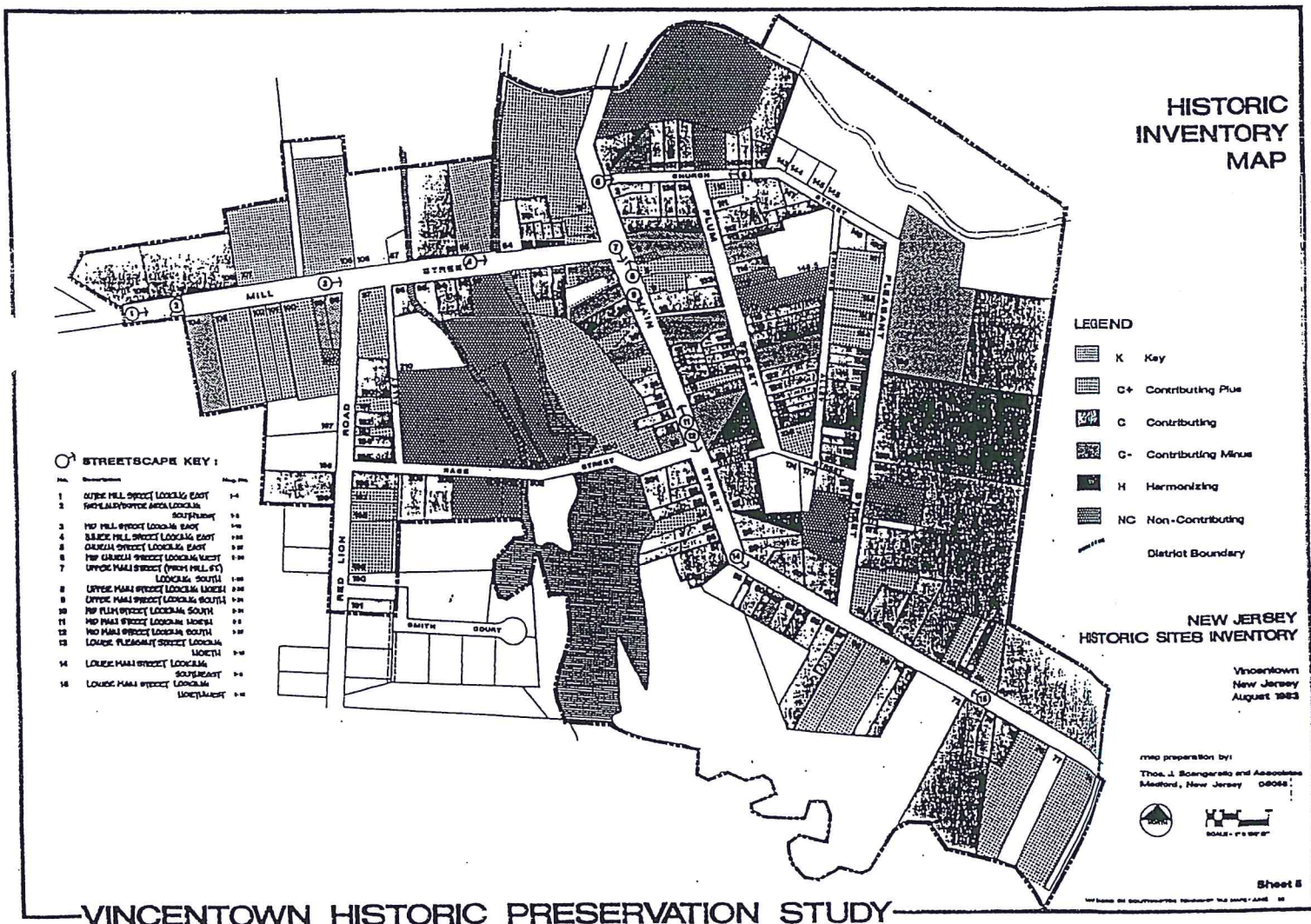
Vincetown is on the boundary between Planning Area 4 and the Pinelands and is recognized in the SDRP as an existing village. Changing transportation and land use economics have caused a departure from the Township's historic farm/village settlement pattern. Given the availability and speed of modern transportation services and facilities, the remaining farms are no longer bound to Vincetown for services, and the agricultural service economy of the town is nearly gone. The development of Leisuretown, a retirement community of over 1,500 units begun in the 1970's is located to the southeast of Vincetown in Southampton Township within the Pinelands. The implementation of this project resulted in the development of a non-agricultural community five times larger than the traditional village center at Vincetown. By strengthening the economic vitality of Vincetown, the township can minimize the negative impacts of future random growth on the viable agricultural industry.







Vincentown may lie within a rural planning area, but it's relationship to other existing Centers as defined in the SDRP still affect policy decisions within the township. Mount Holly is defined as a Regional Center and Pemberton is defined as an existing town. Both centers are within a few miles and present economic and developmental impacts that may force the townships to look to regional solutions to neighborhood problems such as agriculture and open space preservation; viable transportation services, and watershed management issues. Southampton Township is aware of these problems, particularly those related to commercial and residential housing needs, and realize that regional cooperation is essential.





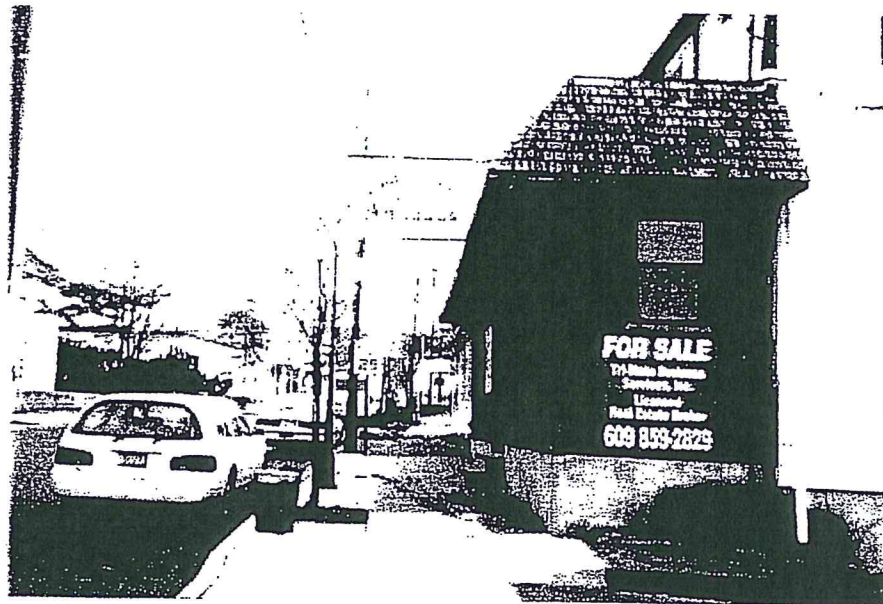


## VINCENTOWN THE VILLAGE

Vincentown is an existing village of approximately 500 residents located in the central portion of Burlington County. Vincentown developed as a service center for the surrounding agrarian environs of Southampton Township. The origins of Vincentown date back some 240 years. Although this agrarian economy reached its peak more than a century ago and is continually challenged by modern development pressures, many of the farms which were originally served by the village continue to operate. Others, however, have been subdivided or held for eventual development.

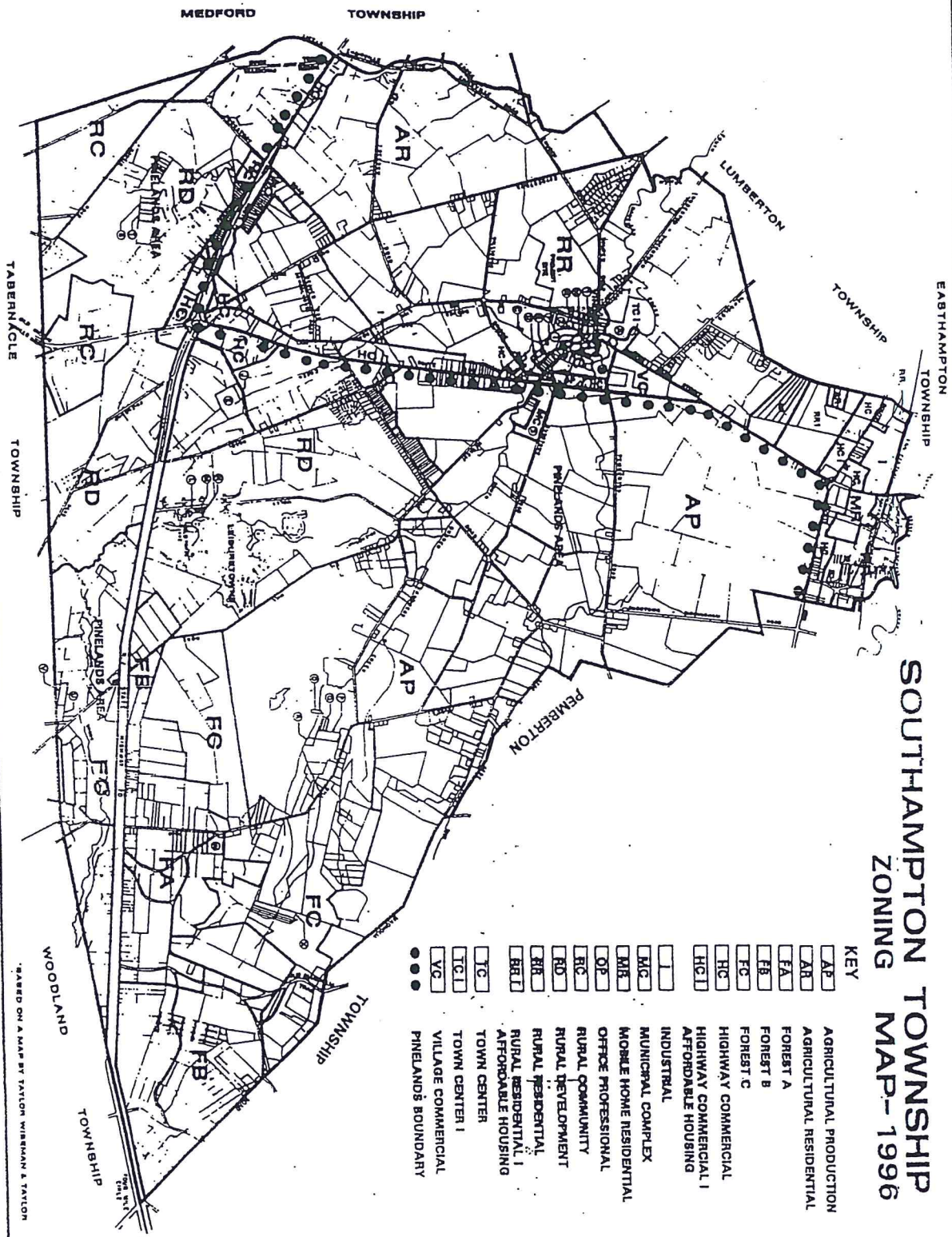
Historically, commercial and industrial uses have occupied a number of buildings within Vincentown. Over the years these activities have moved out or are operating at a marginal capacity. This has been due to a variety of factors, ranging from changing transportation habits to competition of highway strip malls and major shopping centers.

Southampton's Master Plan recognizes the need to recapture this community life of the past by encouraging appropriate types of commercial uses. Appropriate design standards to improve and preserve the historical character of the Village of Vincentown are also proposed for viable economic development within the village by rejuvenating the central business district. Presently, the township is in the process of rewriting its Land Development Ordinance and is concentrating on new regulations for the Town Center that will promote and encourage commercial and mixed use development.









**Thomas J. Scangarello and Associates**  
at The Farm House  
VILLAGE GREENE, HINCKLEY ROAD  
MEDFORD, NEW JERSEY 08055  
Telephone: 609-654-1190

Professional Planners • Landscape Architects • Engineers • Constructors

**Thomas J. Scangarello**  
Professional Planner, N.J. Lic. No. 187

Date: \_\_\_\_\_

**SCANGARELLO AND ASSOCIATES**  
1000 N. 1ST ST.  
ADOPTEE: SEPTEMBER 11, 1996

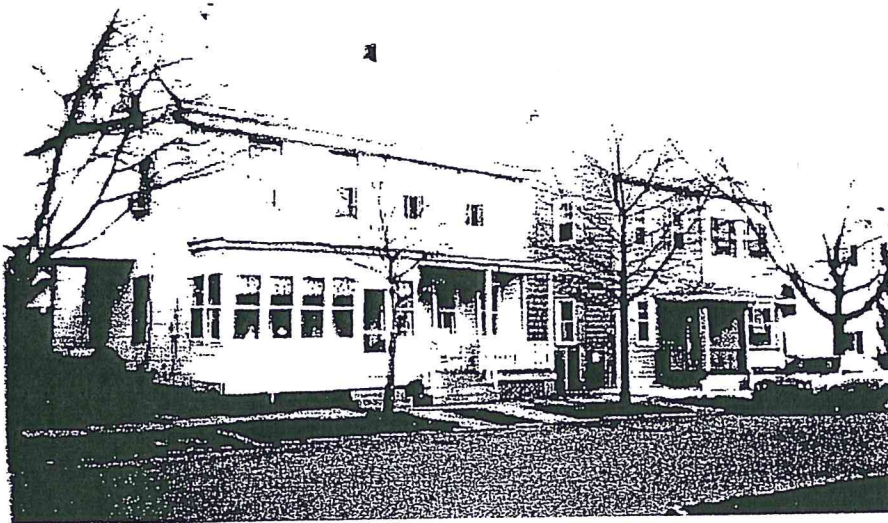
SCALE: 1" = 1000'

BOULEVARD 1998



Vincentown can be thought of as a single large scale architectural work made up of roughly 200 structures. One notable and unique aspect Vincentown portrays is that of the large continual family ownership of businesses and dwellings within the village. Many of the original structures and uses are evident today including: the pond in town which was created to supply sawmill operations, a tavern, a variety of social and religious activities, a general store and the local fire company. The town's architectural heritage remains largely intact, but as the buildings continue to be used by descendants of many of the people who built them, there are pressing issues including structural maintenance, re-use and rehabilitation.

The Village is small, approximately 0.25 square miles in size and is compactly developed with a relatively dense, mixed core within the center and becoming a less dense residential environment with movement away from the center. The Village is bordered to the east by Route 206 and to the west, north and south by farmland and low density residential development. The location of Vincentown in relation to a state highway, Rt. 206 supports an economic impetus for revitalization. Businesses can draw on the through traffic generated from this major road.







The 1996 update of the Land Use Element of Southampton Township's Master Plan emphasized the need to encourage low density residential development within the surrounding environs of Vincentown in recognition of the Township's predominantly agricultural nature and its high proportion of environmentally sensitive land. By limiting public sewerage only to the Village of Vincentown, low density development will occur in the surrounding environs of the village and a more concentrated development effort can be focused in the TC and TC1 zones of the village. Careful planning of infrastructure is a priority and essential in order to maintain the character of this agrarian village.

The Township recently received Green Acres approval to preserve 180 acres immediately adjacent to the Village. To date, approximately 683 acres of farmland has been preserved with an additional 536 acres on the Acquisition Targeting List. The majority of this land is located in the immediate vicinity of the Village.

The shape of Southampton Township in relation to Vincentown's location reflects the boundaries that were created as a result of the historic service distribution trends. This location of Vincentown lends itself as a potential to become a revitalized hub of activity within Southampton Township. One of the most significant characteristics of a rural agricultural town like Vincentown is its well wooded wetland which surrounds it. A major loss of historic integrity will result if this crisp delineation between town and farm is obscured by the juxtaposition of suburban development. This inherent relationship between Vincentown and Southampton Township warrants sound land use practices within the surrounding environs of the village.





## **BASIS FOR DESIGNATION**

The criteria for designation as a village, as shown below, provide a basis for what constitutes a village as opposed to a town. A village is primarily a compact residential community that offers basic consumer needs to its community and relies on larger regional centers and towns for a more extensive array of goods and services. Vincentown has been operating as a rural farming village for over 200 years and possesses the qualities of a typical village. It is appropriate for the New Jersey State Planning Commission to recognize Vincentown as an existing village.

### **Town Center Criteria**

- 1. It is primarily a mixed-residential community with a compact core of mixed uses (e.g., commercial, resource-based industrial, office, cultural) offering employment, basic personal and shopping services and community activities for residents of the Village and its Environs.**

Although the partial exodus of commercial and institutional activities has lessened Vincentown's function as a central place, it still serves as a focal point of many activities. According to an informal survey performed in 1999, Vincentown Village contains the following commercial uses: two antique shops, bank, restaurant, funeral home, gun supply shop, hair salon and professional offices.

The Village serves the Township with a variety of governmental, economic and community functions including an elementary school, public library, assembly/meeting facilities, municipal parks and emergency fire services. All three churches remain active with a large membership served. The residential buildings within Vincentown demonstrate a high degree of integrity with respect to the preservation of important historic architectural elements. These historic resources are unique and are of considerable significance. The town is composed mainly of simple traditional structures which are harmoniously arranged along seven streets.





**2. It is partially developed with water and wastewater systems serving only core Village activities.**

Vincetown, as delineated by the Community Development Boundary, is partially developed and includes approximately 39 acres of vacant land. The developed area of the Village is served by public water and sewer. The public-sewerage system was recently implemented within the Village. Southampton Township has amended the Wastewater Management Plan to include the TC1 zone as a future area to be served by the sewer system. The environs of Vincetown and the majority of Southampton Township are served by on-site septic systems. The Township is dedicated to preserving the vital farmland and existing rural character by deterring any sewer extension into the surrounding areas of Vincetown.

**3. The existing and 2010-allocated population should not exceed 4,500 people.**

The existing population for Vincetown is 517 and based on past trends, it is estimated that the number of village residents will increase to 620 by the year 2010. Southampton Township had 10,202 residents in 1990 and expects an increase to 11,476 by the year 2010. The estimated population for the Township in 1998 was 10,484, which represents a 2.8% increase from 1990.

**4. It has an existing net housing density within the developed area of at least 3 dwelling units per acre.**

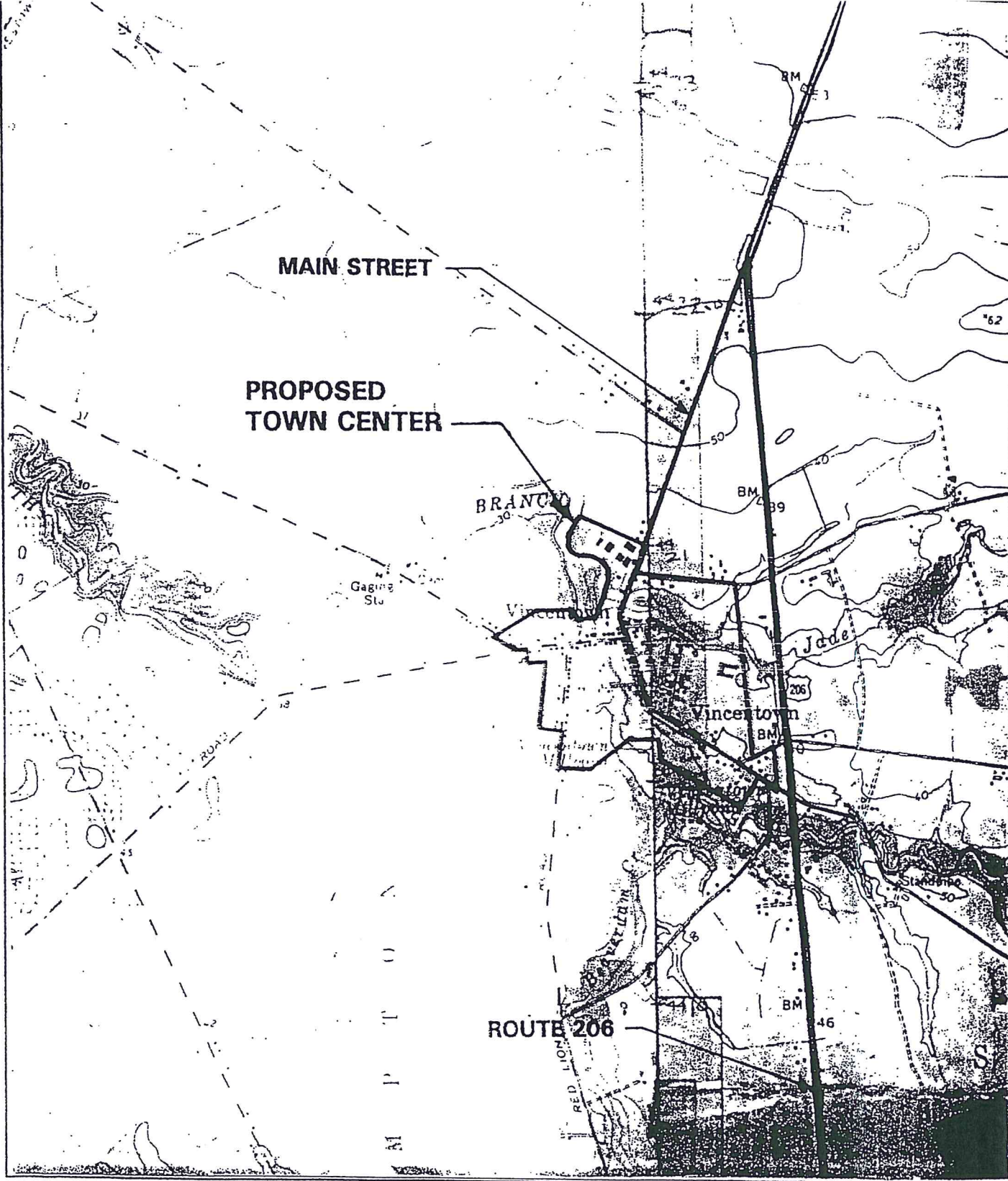
The net developed area of Vincetown is approximately 64 acres, excluding public and quasi-public uses and vacant land. The Village contains approximately 200 dwelling units, resulting in a net density of approximately 3.12 dwelling units per acre.

**5. It has reasonable proximity to an arterial highway and is served by a secondary street system.**

Vincetown is located adjacent to N.J. Route 206, a regional highway that traverses the center of the state in a north-south direction. Route 38 is located north of Vincetown and provides east west interstate access. Vincetown is built along Main Street, a secondary access road that provides good local access. Other secondary access streets are Red Lion Road and Lumberton - Vincetown Road.

	Village	Vincetown Existing	Vincetown Proposed
Area	<1 sq. mi.	.25 square miles	.25 square miles
Population	<4,500	517	742
Employment	50 - 1,000	162	183
Dwelling Units	75 - 2,000	207	404
Jobs:Dwelling Unit	0.5:1 - 2:1	0.78:1	0.74:1
Dwelling Units/Acre	3+ net	3.12	6.12





**Thos. J. SCANGARELLO  
AND ASSOCIATES**

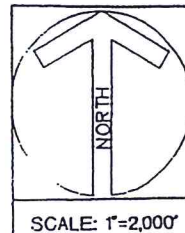
at the Farm House  
VILLAGE GREENE, HIMMELEIN ROAD  
MEDFORD, NJ 08055  
Telephone: 609-854-1120

Environmental Consultants • Landscape Architects • Civil Engineers • Professional Planners

## TOWN CENTER DESIGNATION

### VINCENTOWN

SOUTHAMPTON TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY



SCALE: 1"=2,000'





## THE CENTER'S RELATIONSHIP TO THE RURAL PLANNING AREA OBJECTIVES

Vincentown is located in the Rural Planning Area (PA4) and borders on the New Jersey Pinelands. The Southampton Township Master Plan was updated in 1996. Southampton Township received substantive certification of the Affordable Housing and Fair Share Plan in July of 1998. The Wastewater Management Plan was amended in May 1998 and is pending approval from NJDEP. In addition to this work, Southampton Township is in the process of preparing a complete revision to the Township's land development ordinances, which is intended to coincide the long term vision of the future of Vincentown and Southampton Township with the vision, policies and strategies of the Rural Planning Area as described in the State Plan. The Township has had a long commitment to the preservation of significant farmland. This on going process conforms with one of the goals within the State Plan which encourages the continued preservation of large agricultural tracts. Designation of Vincentown as an Existing Village can result in a strategic partnership with state agencies with appropriate state investments and expedited permitting with the goal of achievement of the policy objectives of the Rural Planning Area, as outlined below.

1. *Land Use: Guide development and redevelopment into compact Centers to ensure the agricultural viability and rural character of the Environs persists.*

The 1996 adoption of the Southampton Master Plan reinforces this objective by including agricultural preservation and village revitalization as priority goals. It was recommended in the Master Plan that the Township continue to participate in the Burlington County Farmland Preservation Program. To date, Burlington County has purchased the development rights of 683 acres of agricultural land within Southampton Township. Through this program, the development potential of this acreage has been permanently removed, leaving it available for continued agricultural use and production. The second related goal of the 1996 Master Plan is that of the continued support in the economic and physical revitalization of Vincentown. The main objective in achieving this goal was to provide a town extension district and revised land use ordinances that supported this effort. The village extension area will provide for contiguous expansion of the existing Village of Vincentown that is similar in land form and street pattern to the existing community. The supporting ordinances are currently before the Planning Board and public for discussion. Recommendation of the ordinances is targeted for January 2000. Designation of the Village center will help facilitate and coordinate these particular goals recommended in the Master Plan, including Farmland Preservation of properties located along the edge of the Village, historic preservation efforts and streetscape improvements.



2. ***Housing: Encourage the production of reasonably priced housing for all segments of the population within Centers, recognizing the special locational needs of agricultural employees.***

The recent availability of sewer and the consideration for center designation of Vincentown allowed the Township to consider sites within Vincnetown as potential areas for low and moderate income housing. As indicated previously, the Township received Substantive Certification in July of 1998. The Affordable Housing Plan calls for inclusionary zoning on two parcels, totaling 23.3 acres, within the Town Center. This area will yield 186 dwelling units including 37 low and moderate income units.

3. ***Economic Development: Promote economic activities within Centers that complement and support the rural agricultural communities and that provide diversity in the rural economy and opportunities for off-farm income and employment.***

A specific goal of the 1996 Master Plan is to encourage rejuvenation and maintenance of the historic character of Vincentown. The Village is a certified local historic district with a Historic Preservation Committee that reviews all development applications in accordance with comprehensive development standards. The upgrade of the public streetscape is one important part of an overall economic redevelopment plan. Vincentown has recently made efforts toward this end with the implementation of new street lighting. Additional recommendations to enhance the Village historic ambience are to improve and upgrade sidewalks, provide for new benches, planters, and signs. The Township has researched the possibility of applying to the Main Street program. Main Street New Jersey assists communities in improving the economy, appearance and image of their traditional downtown business districts. The application process is very competitive and Southampton Township was not completely prepared by the application deadline date and did not feel comfortable submitting in 1999.





4. ***Transportation: Maintain a transportation system that provides appropriate access of agricultural products to markets and accommodates the weight of modern agricultural equipment.***



The Village is bordered by Route 206 to the east and to the west, north and south by farmland and low density residential development with small local feeder roads providing access to agricultural business and residential dwellings. The location of Vincentown with regards to its closeness to Route 206, a county arterial highway, provides for a convenient and efficient means of transportation for local agricultural business.

To ensure the preservation of the historic elements of the Village, alternate modes of transportation are warranted such as pedestrian and bicycle paths. The upgrading of sidewalks and the provision for bicycle paths will provide an important link between the Village's central business district and the surrounding residential community. Designation will increase the priority for alternative internal transportation links, such as improved sidewalks and proposed bicycle pathways, which were suggested in the 1996 Master Plan.



5. ***Natural Resource Conservation: Minimize potential conflicts between agricultural practices and sensitive environmental resources.***

A main goal of the 1996 Master Plan was to safeguard the environmental quality of the Township's natural resources. The focus of this goal is to protect the head waters of the Rancocas Creek - Delaware Estuary by providing proper buffer controls from rural development, as well as agricultural practices. Additional language has been proposed to be included within the Land Use Ordinance that will provide for extensive buffers between the local and regional watersheds and agricultural practices. Southampton Township is also proposing new language within the Land Use Ordinance to require a Environmental Impact Statement for all major site plan and subdivision development proposals.

Southampton Township has the benefit of having a local environmental commission that coordinates with the Planning Board on environmental impacts of major development proposals. The Southampton Township Environmental Commission (STEC) has the overall goal to protect the stream corridors, associated wetlands and the farmlands of Southampton. In 1995, STEC commissioned a township wide environmental mapping inventory. The mapping has provided needed information to perform comprehensive planning. STEC has recently acquired hardware and valuable software that provides access to important information collected at the county and state level with geographical information systems. This information has been collected and updated to provide the Township with tools to better evaluate the use of the community's resources.





6. ***Agricultural and Farmland Preservation: Give priority to Rural Planning Area for farmland preservation funding and agricultural incentive programs.***

The Township has participated in the Burlington County Farmland Preservation Program whereby farmland is preserved by purchasing development easements or development rights from owners of productive farmland. This purchasing power ensures that the development potential of the property is permanently removed and allowing the area to be available for continued agricultural use and production. To date, the County has purchased the development rights for 683 acres of farmland in Southampton Township. An additional 536 acres are included on the Acquisition Targeting List. To date the Township has contributed \$ 588,571, made possible by bond referendum, toward the preservation of prime agricultural land within the Township.

The Township is also involved in another County Farmland Preservation Program known as "Eight Year FPP's" that allows for the preservation of farmland for a period of eight years. The landowner voluntarily prohibits non-agricultural development of a property for eight years, in exchange for a 50 percent cost sharing of soil and water conservation projects on the property.



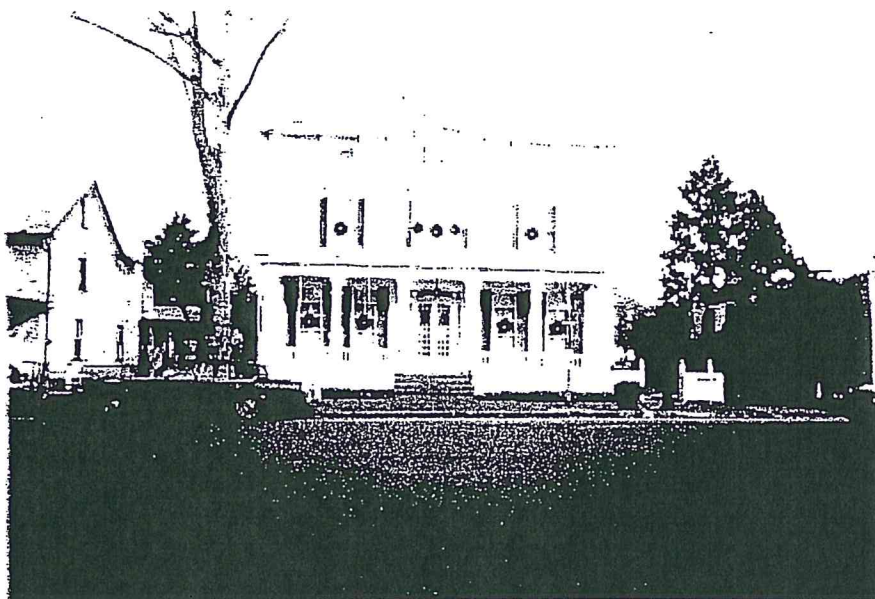


**7. Recreation: Provide active recreational opportunities through acquisition and development of parks in Centers and alternative recreational uses of farmland.**

The Township's Master Plan recognizes the need for expanded recreational opportunities. The Township is in the process of acquiring a large farm with Green Acres funding immediately adjacent to the Village boundary with the hopes of providing active recreational opportunities. The Township has also adopted a recreation trust fund for contributions in lieu of providing required recreational sites by developers to provide for needed expansion of municipal recreation facilities. Designation of Vincentown as an existing village will increase the ability to receive funding and technical assistance to coordinate local planning, design and development of recreational facilities with existing State park programs and other State and local capital improvement programs.

**8. Historic Preservation: Outside centers, coordinate historic preservation needs with farmland preservation efforts, and within center, incorporate historic sites and structures as assets in development and redevelopment efforts.**

Preservation of the historic character of Vincentown and the identification of historic sites outside the local historic district were primary goals of the 1996 Master Plan. Ordinances that specified design standards were adopted to ensure that new development and redevelopment is consistent with the scale and character of the historic Village. Designation as a center will enable a deliberate and conscientious preservation of the significant historic resources within Vincentown Village.







9. ***Public Facilities and Services: Support appropriate infrastructure development by establishing adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands, to protect past public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms.***

The Township's Master Plan recognizes that the need for public infrastructure improvements such as public water, sewer and roadway improvements must be carefully weighed against their potential impact on future land use patterns within the municipality. Vincentown has recently been included in the Wastewater Management Plan as a community having sewer service. Formal designation as a center will help coordinate existing local infrastructure needs assessments and short-range capital improvement programs with State and County agency programs and funding, and should target available resources to the Village of Vincentown.

10. ***Intergovernmental Coordination: Coordinate efforts of various State agencies, county and municipal governments to ensure that State and local policies and programs support agriculture by examining the affects of financial institution lending, governmental regulation, taxation and other governmental policies and programs.***

Southampton Township is working closely with various State and County agencies to ensure a regional coordination in planning decisions to protect viable farmland. The majority of Southampton Township is situated in the Pinelands and is regulated by the Pinelands Comprehensive Management Plan which has a goal of preserving the natural resources and important farmlands of the Pinelands. This relationship provides regional cooperation in planning policy and implementation especially as it relates to the preservation of open space and important farmlands.

The Township has an ongoing relationship with various departments within the State Department of Environmental Protection (DEP). There have been efforts to acquire open space lands immediately adjacent to Vincentown with the help of the Green Acres program and available funding. The Township has also had a relationship with the Department in the approval process of their Wastewater Management Plan. Regional coordination of sewer facilities and the appropriate extension of these facilities are goals of both the DEP and the Township. As mentioned previously, the Township is very much involved with the Burlington County Farmland Preservation Program and hopes to continue this relationship to encourage the future preservation of important farmlands.



## POPULATION AND EMPLOYMENT

### Population

Census data indicates that Southampton Township had 10,202 residents in 1990, representing an increase of 16% over the previous decade. This significant increase, however, was primarily due to the completion of the Leisuretown retirement community. The Delaware Valley Regional Planning Commission forecasts a population increase of 12% (to 11,476) between 1990 and 2010. The estimated population in 1998 was 10,484, which represents a 2.8% increase since 1990. In contrast, the population of Burlington County is expected to increase by 15% during this same time period, from 395,000 to over 455,000 people. Southampton Township records indicate that 517 of the Township's residents lived in the Village of Vincentown in 1990. Population growth is based on build-out of the developable vacant land within the Village boundary, plus infill development and limited residential conversions. It is estimated that the number of village residents will increase to 620 by the year 2010. This estimate is approximate and does not take into account market conditions and recent changes in zoning within Vincentown. The land surrounding the Village is zoned for very low density residential development (minimum lot sizes of 3.2 acres) and is currently being used for agricultural purposes. Additional development is not anticipated in this area because the success of the farmland preservation program and low density zoning are effective for smart growth.

	Burlington County Total	Southampton Total	Vincentown Village	% of Municipality
1990 Population	395,066	10,202	517	5.1
2010 Population	455,112	11,476	620	5.4
Net Increase	60,046	1,274	93	.3

### Employment

The 1990 census counted a total employment in the Township of 2,827; of these employees, an estimated 162 worked in Vincentown. Employment in Southampton Township is expected to grow by 19% between 1990 and 2010, to 3,367. It is estimated that Vincentown's employment will increase by 21 to 183. The majority of the anticipated growth for the Township will occur within the HC zone on Route 206 and 70. New nonresidential development within Vincentown Village will be evident in commercial conversion of existing dwelling units and the reuse of some underutilized commercial buildings within the central business district. The parcels within the Town Center Extension Zone set aside for low and moderate income housing also includes a commercial component which may include an additional 87,000 square foot of commercial activity. Increased home occupation businesses are expected to contribute to the overall employment figure as well.





	Burlington County Total	Southampton Total	Vincentown Village	% of Municipality
1990 Employment	161,700	2,827	162	5.7
2010 Employment	238,103	3,367	183	5.4
Net Increase	76,403	540	19	-0.7

## RESOURCE CAPACITIES AND INVENTORIES

The rationale behind the Village of Vincentown's center boundary is based on the resource capacity available. Specifically, Southampton Township has looked at the environmental, infrastructure and economic capacity elements that act as limiting factors in the size and character of the Village.

### Natural Resource Inventory

In 1995, a series of twelve (12) Natural Resource Inventory Maps were produced under the direction of the Southampton Township Environmental Commission. These maps provide a comprehensive environmental inventory of Southampton Township. The categories covered in the inventory were wetlands, soil limitations for septic systems, flood-prone areas, hydrology, slopes, farmland preservation land and forest cover. The maps provide invaluable information and are used on regular basis to provide development applicants and township officials with a solid environmental perspective to base land use planning decisions.



## **Capacity Analysis**

### **Sewer**

Southampton Township is serviced by on-site septic systems, with the exception of the Village of Vincentown. A public sewerage system was recently installed within the Village. The existing Southampton Township Sewage Treatment Plant has a design capacity approval of .5 million gallons per day (mgd). This plant was designed to accommodate the original full build-out of LeisureTowne, a retirement community within the Pinelands section of Southampton Township. Pinelands restrictions and wetland areas has constrained the full build out potential for LeisureTowne. Currently LeisureTowne is built to only 30% of the original plan with any significant expansion unlikely. As a result, adequate capacity exists at the Sewage Treatment Plant to accept flows from Vincentown which is estimated at .13 mgd for the year 2014. The total average annual wastewater flow for the year 2014 from Southampton Township is estimated to be .49 mgd.

### **Water Supply**

The Village of Vincentown is serviced by Mt. Holly Water Company. The system is well maintained and capable of handling an increased demand.

### **Land**

It is indicated in Table 2 that there are approximately 39 acres of vacant land within the Town Center zoning district. A recent indepth survey of this vacant land has shown that only 4 acres consisting of small parcels are developable due to environmental constraints such as floodplain and wetland areas.

There is a parcel within the village center boundary that is vacant but is not within the designated sewer service district in the Wastewater Management Plan. The sewer system is within a few hundred feet of this parcel and easily accessible. The parcel is approximately 23 acres and is within the Town Center 1 zoning district and has been zoned for affordable housing. The Wastewater Management Plan has been amended to reflect the proposed change in the sewer service area for the Village of Vincentown.





## **Affordable Housing**

Southampton Township received substantive certification of the Housing Element and Fair Share Plan in July 1998 from the Council on Affordable Housing. A portion of the allocated need will be addressed through a zone that was incorporated into the 1996 revision of the master plan. The Town Center 1 (TC1) zone was added to the revised zoning map to provide for an extension of the original town center. The TC1 district has also been zoned to provide the opportunity for affordable housing. Two parcels are located within this zone. The first tract is Block 903, Lot 21 and is 21.09 acres. The other tract is Block 903, Lot 20 and is 2.21 acres. The TC1 zoning district is 23.3 acres and will yield 186 units with 37 units as the affordable housing setaside at a density of 8 units/acre with a 20% setaside for affordable housing.

The second area designated for inclusionary housing is the Rural Residential (RR1) zone, which is located off Route 206 near the intersection of Route 38 within the environs of Southampton Township. This area contains 169 acres, of which approximately 56 acres are developable. The density for this zone is 6 units/acre, which results in a yield of 340 units including 68 low and moderate units. It should be noted that this site was previously certified by COAH in the first round of certification. Since the first approval, COAH has adopted a rule that states "any inclusionary site within Planning Area 4 or 5 on the SDRP must be within a designated center". Recognizing the prior certification of the RR1 inclusionary zoning, COAH granted a waiver of this rule to allow the continuation of the present zoning. Although the area is not within a center, the surrounding land may be considered a secondary node within the Township. The intersection of Route 38 and Route 206 exhibits limited commercial activity, including a restaurant, strip-shopping center, gas station, and a convenience store. Two mobile home parks are also located within close proximity of the inclusionary site.

## **Schools**

The Township elementary school is located within the Village of Vincentown and has presently an enrollment of approximately 903 students. The school system is divided into three separate schools. School #1 which contains grades K-2 services 290 students, School #2 which contains grades 3-5 services 315 students and School #3 which contains grades 6-8 services 305 students. The elementary school constructed a new building for School #3 in 1996 and is presently able to meet the current projected enrollment capacity.

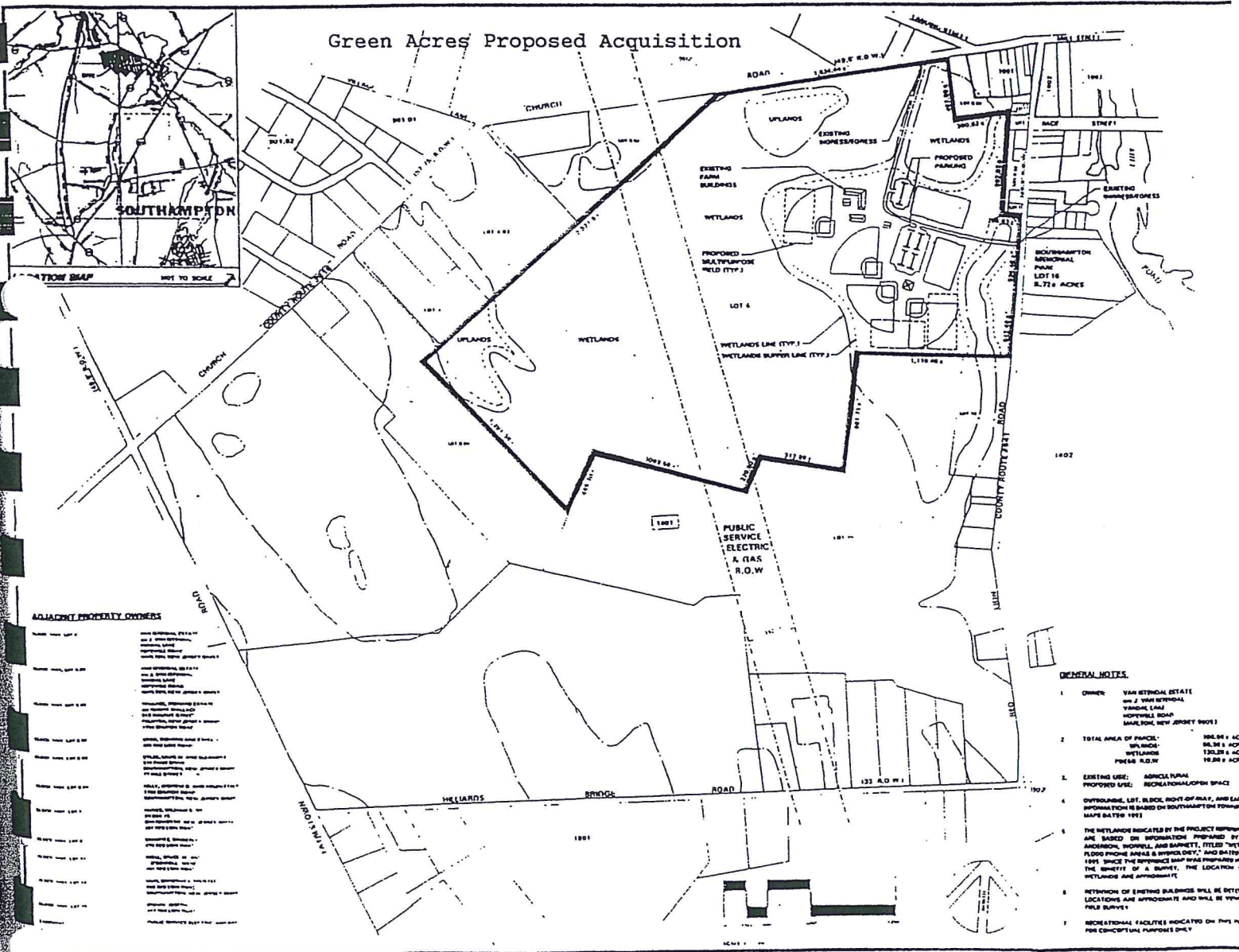
## **Public Safety and Administration**

The Village of Vincentown has its own volunteer fire department. The Southampton Township municipal building was recently relocated from the Village of Vincentown to the intersection of New Jersey State Highway Route 206 and Main Street. The Village of Vincentown and Southampton Township rely upon the New Jersey State Police for police services.



## Parks and Recreation

Southampton Township contains approximately 200 acres of open space, parks, and recreation areas composed of dedicated parkland, open space, school facilities and private recreational facilities. The Township is currently in the process of acquiring approximately 185 acres of additional open space through the Green Acres Trust Fund. The proposed site is directly adjacent to the Village of Vincentown and will act as a permanent green belt that will surround approximately 1/4 of the Village. The majority of the site is wetlands with the exception of approximately 58 acres of uplands that are being proposed to be developed as active recreation uses such as baseball fields. The revised land development ordinances will contain a provision that requires the construction of recreational facilities or the contribution towards a recreational trust fund for the approval of all major residential subdivision.







## **Transportation**

Currently, Vincentown does not have access to public transit transportation. Southampton Township has hopes of forming a dialogue between some of the regional bus companies with the increased economic revitalization of Vincentown. The Township also believes in offering alternate modes of transport for the residents of Vincentown and the surrounding environs. Recently, a survey was completed that analyzed the compatibility of roads within Southampton to accommodate bicycle and pedestrian facilities such as bike paths and extensions of sidewalks. The designation of Vincentown will improve the funding capabilities for implementation of such facilities.

The Township recently implemented a parking trust fund for the provision of visitor parking lots within the Village of Vincentown. The parking trust funds come from the Village business not able to provide all of the required off-street parking needed for their business. The business will contribute a determined amount of money per parking space not being provided at the place of business.



## CENTER DESIGN GUIDELINES

The 1996 master plan update focused on the improvements needed within the village of Vincentown and recognized that the historic character constitutes an important aesthetic and community oriented amenity within Southampton Township. Southampton Township is in the process of reviewing proposed amendments to the Land Development Ordinance that will provide for strong design standards to ensure preservation of the historical elements present within the Village of Vincentown. The full document is being rewritten with much emphasis placed on the additional design standards for the Town Center and Town Center 1 zoning districts. The intent of the design standards is to provide guidelines for the development of the existing village center and extension zone. The guidelines will promote a compact, mixed use core that focuses on encouraging commercial rejuvenation within the village.

Both districts will provide a combination of residential uses with diversified housing types, sizes, and costs and a mixed use/commercial central core. The goal is to direct development in a pattern that will promote more efficient use of the land and public services and provide the opportunity for affordable housing, health care facilities, and practical retail items for everyday consumption to residents of the township.

In 1983 Southampton Township prepared the Vincentown Historic Preservation Study, the purpose of which was to define the historic resources of Vincentown and make recommendations for protection and maintenance of the unique character of the place. The Historic Preservation Committee of Southampton Township coordinates with the Planning Board on all development applications within Vincentown by reviewing the proposal and providing comments relative to historic architectural guidelines established from the Historic Preservation Study. The following physical improvements are being or have been implemented:

- Proper design treatments of the individual buildings.
- Maintenance and upgrade of the curbs and sidewalks.
- Maintenance and provision of street trees along the curb.
- Placement of utility wires underground.
- The use of low level street light standards.





Southampton Township has recently installed low level street lights within the village and is researching additional funding sources to upgrade the sidewalks. The proposed design guidelines are intended to encourage quality design and recapture historic aspects that once were widely evident within the Village of Vincentown.



#### **GROWTH MANAGEMENT MECHANISMS**

Vincentown has a limited amount of buildable vacant land. The majority of growth within the village will be in the form of infill development, adaptive re-use and redevelopment with the exception of the village extension district (TC1). The emphasis of the land use policies within Southampton Township are focused on the preservation of the character and scale of the community within the center and in the environs. Southampton Township is a rural community that has a goal of preserving this special character. The growth within the designated center is anticipated to increase by approximately 51%. As previously indicated the existing center is bounded by extensive wetlands. Extensions of the center are obviously hindered by these environmental constraints. The TC1 zone has a density of 8 units/acre and will have strong design standards that will encourage appropriate and architecturally compatible design statements. The provision of vacant land at higher densities and available infrastructure within the center will promote sensible and land efficient development.

The population in 2010 is estimated to be 11,476 which represents a 12% increase from 1990. However, recent data from the Census Bureau indicates only a 2% increase over the past eight years. Following this same trend into the millennium would indicate a total increase in population by 5% or 10,766. The environs are characterized by existing large lot residential and agricultural operations. The preservation of this character is essential in protecting the future vision for Southampton Township. The combination of large lot zoning and extensive farmland preservation efforts will help the Township achieve this goal.



TABLE 2  
MASTER PLAN BUILD-OUT  
Vincentown Village, Southampton Township, Burlington County

ZONE	VACANT LAND (Acres)	DENSITY	MIN. SQ. FTG.	BUILD-OUT (Square Ftg.) Existing and Potential	
				Residential (Dwellings)	Non- Residential Sq. Ftg.
VINCENTOWN VILLAGE					
Town Center	39.52	.75DU/acre	43,560	236	40,000+
Town Center I <sub>2</sub>	23.3	8DU/acre		186	87,000
SOUTHAMPTON TOWNSHIP					
Agriculture Residential	1231	.3DU/acre <sub>1</sub>		384	
Rural Residential	1894	1DU/acre		1894	
Rural Residential I	169	6DU/acre		340 <sub>2</sub>	
Mobile Home Residential	4.58	7DU/acre		32	
Highway Commercial	273		87,120 <sub>3</sub>		1,189,188
Village Commercial	93		653,400 <sub>4</sub>		607,662
Industrial	460		87,120 <sub>3</sub>		2,003,760
Office Professional	0		87,120		
TOTAL	4185			2847	4,109,973

- 1 PROPOSED ZONING DENSITY
- 2 BASED ON 56 DEVELOPABLE ACRES
- 3 BASED ON .10 FAR
- 4 BASED ON .15 FAR





**Table 6  
Environs Build-Out**

Zone	Residential			Non-Residential		
	Existing Units	Potential New Units	Total Units	Existing Sq. Ft.	Potential Sq. Ft.	Total Sq. Ft.
Non-Pinelands Area						
Agr. Residential	113	384	497			
Rural Res.	495	1,894	2,389			
Rural Res. 1	1	340	341			
Mobile Home Residential	2	32	34			
Highway Comm				284,935	1,189,188	1,474,123
Village Comm.				119,128	607,662	726,790
Industrial				228,699	2,003,760	2,232,459
Office/Prof.				0	0	0
Total Non-Pinelands	611	2,650	3,261	632,762	3,800,610	4,433,372
Pinelands Area						
Agr. Production	294	35.3	329.3			
Forest A	112	60.8	172.8			
Forest B	23	85	108			
Forest C	192	22.7	214.7			
Highway Comm				53,790	871,200	924,990
Municipal Com.						
Rural Comm.	178	152.5	330.5			
Rural Dev.	2561	522	3083			
Total Pinelands	3360	878.3	4238.3	53,790	871,200	924,990
Southampton Total	3,971	3,528.3	7,499.3	686,552	4,671,810	5,358,362

Although the build out analysis depicts a potential large increase in the number of dwellings units, the build out analysis does not take into consideration the physical and environmental constraints on development which significantly limit the development potential for the majority of the area. Much of Southampton Township, especially the Rural Residential and Agricultural Residential zoning districts have limiting soil suitability characteristics for the use of septic systems. The presence of significant wetlands in portions of the Township also reduces the potential for vast development. Any residential development that does occur within the Township is encouraged to use clustering techniques to promote compact development in smaller nodes and to preserve the majority of the surrounding farmland.





The projected development in the Highway Commercial and Industrial zones is not expected to be as prevalent as indicated in the build out analysis for the same reasons stated above. Specifically, the majority of the properties within these zones are severely constrained by wetlands and the lack of sewer. The permitted floor area ratio allowed for these districts, which is .10, also limits the potential for significant commercial and industrial development.

The surrounding environs of Vincentown must be protected from suburban sprawl and inefficient uses of land. Key mechanisms that promote growth within the center and preserve open land within the environs that Southampton Township has implemented include:

1. Preservation of agricultural land through municipal participation in county agricultural preservation programs.
  - Southampton Township currently participates in the Burlington County Farmland Preservation Program, whereby farmland is preserved by purchasing development easements or development rights from owners of productive farmland. Burlington County has thus far purchased the development rights to 683 acres of farmland within the Township. Presently, there are four (4) farms totaling 536 acres that are eligible to apply for preservation under the 1998-1999 Farmland Preservation program funding cycle.
2. Appropriate land development and zoning ordinances.
  - Southampton Township has encouraged the preservation of large tracts of agricultural land by zoning them at lower densities as Agricultural Residential (AR) district. The district standards ensure development appropriate to the nature of agricultural land uses.
3. Preservation of open space is surrounding the center.
  - Southampton Township is in the process of acquiring approximately 186 acres of land directly adjacent to the center through the active participation in the Green Acres Trust Program.
4. Preservation of natural resources.
  - Southampton Township has established an Environmental Commission which provides development application review and comment services to the Planning Board and Zoning Board of Adjustment. The Environmental Commission evaluates the environmental impacts of all proposed major development applications.





## PLANNING AND IMPLEMENTATION AGENDA

ACTIVITY	LOCAL EFFORT	STATE/COUNTY ASSISTANCE	TIME FRAME
<b>Land Use</b>			
Provide zoning mechanisms for low density development within the surrounding environs	* Implementation of revised lot requirements within the AR and RR zones	Technical assistance from DCA and OSP	January 2000
Encourage mixed use development and higher density development within the center boundary	* Implementation of revised lot requirements for the TC and TC1 zones	Technical assistance from DCA and OSP	January 2000
<b>Natural Resource Conservation</b>			
Protect Stream corridors and associated wetlands	<ul style="list-style-type: none"> <li>* Increased mapping ability of the Township's natural resources</li> <li>* Implementation of a specific Environmental Impact Statement Ordinance</li> </ul>	Technical and financial assistance from DEP	<ul style="list-style-type: none"> <li>* Continuous</li> <li>* January 2000</li> </ul>
<b>Agriculture</b>			
Preserve important farmlands	<ul style="list-style-type: none"> <li>* Participation in the Burlington County Farmland Preservation Program</li> <li>* Maintain and enhance agricultural zoning regulations</li> </ul>	Technical and financial assistance from the County and State Agriculture Development Boards	<ul style="list-style-type: none"> <li>* Continuous</li> <li>* January 2000</li> </ul>
<b>Historic Preservation</b>			
Rehabilitate historic homes as needed	* Coordinate housing rehabilitation program	Technical and financial assistance from the Historic Preservation Office of DEP	* January 2000
Maintain the necessary agricultural greenbelt surrounding the center	* Implementation of zoning language that maintains agricultural buffers	Technical assistance from DCA and OSP	* January 2000



<b>Life/Quality</b>			
Expand wastewater collection system to unserved portion of Vincentown	* Amendment to the Wastewater Management Program	Technical assistance from the DEP	* Submitted - Pending
<b>Parks and Recreation</b>			
Land acquisition for additional public open space	* Identify potential lands in the Village center and its environs	Technical and financial assistance from the DEP Green Acres program	* Continuous (Target: January 2000)
<b>Transportation</b>			
Streetscape improvements	* Implementation of guidelines and target funding sources	Technical and financial assistance from DCA	* Continuous
Increased access to public transportation	* Research the possibility of regional bus service access	Technical assistance from DCA	* Next three (3) years
Increased bicycle and pedestrian facilities	* Target funding sources	Technical and financial assistance from DCA	* 2000 - 2001
<b>Economic Development</b>			
Encourage commercial development within the Village	* Public amenity improvements * Main Street Program participation * Community events	Technical and financial assistance from DCA	* 2000 - 2001
<b>Housing</b>			
Encourage low and moderate income housing	* Implementation of inclusionary zoning * Substantive certification from COAH * Expand uses to include assisted living facilities and rental capabilities	Technical assistance from COAH and DCA	* COAH Substantive Certification granted July 1998







State of New Jersey

DEPARTMENT OF THE TREASURY

OFFICE OF STATE PLANNING

CN-204

TRENTON NJ 08625-204

CHRISTINE TODD WHITMAN  
Governor

BRIAN W. CLYMER  
State Treasurer

March 18, 1997

Thomas J. Scangarello  
Thomas J. Scangarello and Associates, P.A.  
150 Himmelein Road  
Medford, NJ 08055

**Re: Draft Vincentown Center Designation Petition**

Dear Mr. Scangarello:

I have reviewed your initial draft of the center designation petition for the Village of Vincentown, Southampton Township. Southampton is to be commended for its desire to seek an official State Planning Commission designation for Vincentown. As this is just a first draft of the Vincentown petition, it needs to be enhanced before it can be forwarded to the State Planning Commission's Plan Implementation Committee (PIC). My comments in this letter are designed to assist you in preparing a designation petition that will achieve the endorsement of the State Planning Commission.

**Introduction to Petition**

The petition's introduction should introduce Vincentown to the reader. You have much of the needed introductory language placed in the "Basis for Designation" section. You should move it to the petition's "Introduction." The Introduction should describe Vincentown in its regional context, that is, where it lies within Southampton Township, Burlington County and the Philadelphia metropolitan region. Language regarding Vincentown's location with regard to the Rural Planning Area (PA 4) and the Pinelands should also be included in the Introduction. A regional context map should be included with the Introduction.

**Basis for Designation**

• **Village Planning Guidelines**

A major purpose for the "Basis for Designation" section of the petition is to describe how a proposed center meets the State Plan's guidelines for the most appropriate scale of center. The State Plan, on page 98, provides some basic village guidelines for you to follow. Please describe how Vincentown meets each of these guidelines. Additionally, in Appendix 5 of The Centers Designation Process (Document #99) you will find a more detailed list of center planning guidelines for villages. Please summarize in a table, like the one shown below, how Vincentown compares with each of these guidelines.

RECEIVED  
MAR 19 1997

Committee  
Adm. Services  
Planning & Bd.  
12



### SAMPLE SUMMARY OF VILLAGE GUIDELINES

	Village	Vincentown Existing	Vincentown Proposed
Area	< 1 square mile	?	?
Population	< 4,500	517	620
Employment	50 - 1,000	162	183
Dwelling Units*	75 - 2,000	207	248
Jobs:Dwelling Unit	0.5:1 - 2:1	0.78:1	0.74:1
Dwelling Units/Acre	3+ net	?	?

\* Dwelling units estimated at 2.5 persons per d.u.

#### • Policy Objectives

The "Basis for Designation" section is also your opportunity to describe how the designation of Vincentown as a Village Center will advance the achievement of the State Plan's policy objectives for the Rural Planning Area. Your draft petition is structured to do this, however it lacks detail on what Southampton Township is doing to achieve the policy objectives. For the housing objective, you will need to describe what the Township is doing to meet its Mount Laurel obligation. Please move that discussion from the "Resources Inventories and Capacities" section to here.

As you revise this section of the petition, it would be helpful to re-state each PA 4 policy objective before describing the Township's planning efforts for each one. This will make it easier for the reader to follow the discussion.

#### *Population and Employment*

Your population and employment discussion should include a summary table so that it is clear to the reader how much of Southampton's growth will occur in Vincentown, and how much will occur elsewhere in the Township and Burlington County. Your petition does not include employment figures for Burlington County. A sample table is presented below.

	Burlington County Total	Southampton Total	Vincentown Village	% Muni. Total	Vincentown Environs	% Muni. Total
1990 Population	395,066	10,202	517	5.1	9,685	94.9
2010 Population	455,112	11,476	620	5.4	10,856	94.6
Net Increase	60,046	1,274	93	7.3	1,181	92.7





	Burlington County Total	Southampton Total	Vincetown Village	% Muni. Total	Vincetown Environs	% Muni. Total
<b>1990 Employment</b>	161,700	2,827	162	5.7	2,665	94.3
<b>2010 Employment</b>	238,103	3,367	183	5.4	3,184	94.6
<b>Net Increase</b>	76,403	540	19	3.5	521	96.5

### ***Resource Capacities and Inventories***

The petition states that Vincetown has been recently served by a public sewerage system. Please provide details on the capacity of the sewage treatment plant, type of discharge, current demand, and future demand.

A land availability analysis should also be performed to determine the amount of developable land that is available for development, by land use category, within the Village and in the environs. Beyond sewer service and land use, there should be detailed discussions on water supply, schools, roads, fiscal impact, and police and fire protection.

### ***Center Design Guidelines***

The petition states that the 1983 *Vincetown Historic Preservation Study* recommended that the Township not establish a design review board nor establish mandatory guidelines for the Village. The study further recommended that the Planning Board use discretionary judgment in reviewing development plans in the Village. No mention is made as to whether the guidelines within the Master Plan and Land Development Ordinance are compatible with the existing village-scale development in Vincetown. Please elaborate.

### ***Growth Management Mechanisms***

The "Growth Management Mechanisms" section provides you with an opportunity to differentiate Vincetown from its environs. Here, you should compare the development densities of the Village with its environs, providing a detailed discussion on current and proposed land use practices inside and outside of the center. The "Growth Management" section should include discussions on topics such as farmland preservation, open space acquisition, zoning techniques, density transfers, the use of sewers and water, historic preservation efforts, redevelopment, and any other tools that are appropriate. Also, describe what Southampton Township is doing to streamline development approvals within the Village, if anything. Since Vincetown proper is small and has a limited ability to accommodate additional development, you need to explain where and how the Township is going to accommodate its expected growth (1,274 persons and 540 jobs).

### ***Planning and Implementation Agenda***

The State Development and Redevelopment Plan (SDRP) relies on municipalities to articulate their own vision for a center and to develop a planning agenda necessary to achieve that vision. The agenda should summarize the activities and initiatives necessary to achieve the goals and strategies outlined in this petition, and in the master plans, capital improvement programs, and implementing ordinances of the participating municipalities,





that will require some level of State or county assistance. Elements of a PIA for the Village Center are scattered throughout the petition. They need to be articulated clearly in their own section of the petition. The PIA should list the planning or implementation activity, the local effort to be undertaken, and whatever State or county assistance is needed to complete the activity. Target completion dates are desirable, but not necessary. *The sample PIA table shown below is for illustrative purposes only.*

**SAMPLE  
 Planning and Implementation Agenda  
 Vincentown Village Center**

Activity	Local Effort	State/County Assistance	Anticipated Completion Date
<i>Transportation</i>			
Streetscape improvements.	Develop guidelines. Target available funding sources.	Technical assistance from OSP. NJDOT Local Aid for Centers program.	March 1998
<i>Farmland Preservation</i>			
Increase acreage in farmland preservation programs.	Identify candidate farms in the environs of the center, contact local property owners, conduct meetings to discuss plans and programs available.	Financial and technical assistance from the SADC and Burlington County.	September 1997
<i>Infrastructure</i>			
Expand wastewater collection system to unserved portions of the Village.	Prepare engineering plans and install sewer pipes.	Technical and financial assistance from NJDEP. Financial assistance from private developers.	July 1998
<i>Parks and Recreation</i>			
Land acquisition for additional public open space.	Identify potential lands in the Village Center and its environs.	Technical and financial assistance from Burlington County and the NJDEP Green Acres Program.	October 1997
<i>Land Use</i>			
Guidelines for infill development.	Prepare and adopt local ordinances.	Technical assistance from OSP and NJDCA.	February 1998
Encourage small-lot development as the edge of the Village.	Adopt ordinance with strong incentives for lot averaging at the Village edge.	Technical assistance from OSP.	December 1998





<i>Economic Development</i>			
Maintain the viability of the commercial core of the Village.	Amend local ordinance with limited neighborhood retail and service uses permitted inside of the Village.		December 1997
<i>Housing</i>			
Construct low and moderate income housing.	Identify available sites; assemble and clear sites; select developer(s); upgrade municipal infrastructure as needed.	Technical and financial assistance from NJDCA and HMFA.	July 1998
Housing rehabilitation program	Coordinate with housing code enforcement; coordinate with banks; process applicants and administer program.	Technical and financial assistance from NJDCA and HMFA.	March 1998
<i>Historic Preservation</i>			
Rehabilitate historic homes as needed.	Coordinate housing rehabilitation program.	Technical and financial assistance from the Historic Preservation Office at NJDEP. Financial assistance from Community Development funds.	Ongoing.

### *General Comments*

- **Intergovernmental Coordination**

Your petition is not clear on the extent of intergovernmental coordination Southampton has undertaken with regard to the Vincentown center designation and other planning efforts, such as farmland preservation and wastewater planning. What has been the extent of the Township's cooperation with other government bodies and agencies, such as the Burlington County Office of Land Use Planning, Medford Township, Lumberton Township, the Delaware Valley Regional Planning Commission, Tri-County Water Quality Management, and the Pinelands Commission. Although it is not required, a resolution from the Burlington County Planning Board supporting the Vincentown center designation is helpful.

- **Public Participation**

As with any other planning exercise, public participation is critical to the ultimate success of the Vincentown Village Center. Your petition should provide details on the extent of public participation in the center planning process. As such, the petition should enumerate all public meetings held regarding the Village Center.



- **Need for Maps**

Understanding that this is the first draft of the center designation petition, it would be helpful for our analysis if you could include more legible maps in subsequent drafts, particularly the map of the community development boundary (CDB). A map of the CDB on clean drafting film at the 1:24,000 scale (U.S.G.S. Topoquad) is required for the official submission to the State Planning Commission. In addition to a map of the CDB, it would be helpful to have maps depicting, local zoning, land uses, the sewer service areas, farmland preservation efforts, public open space acquisitions (current and planned), conservation easements, environmentally sensitive areas, historic districts, and the Pinelands. That way we can see how all of these features relate to the Village Center's boundary. You will also need a map that depicts Vincentown within the Burlington County region. This map will be necessary for the petition's introduction.

- **Photographs**

Eventually, you will present the center designation petition to the PIC at one of its regularly-scheduled meetings. It will be helpful to incorporate a slide show into your presentation so that you can illustrate key features of Vincentown, its environs, and anything else the PIC members could use in the evaluation of your petition.

- **Township Master Plan**

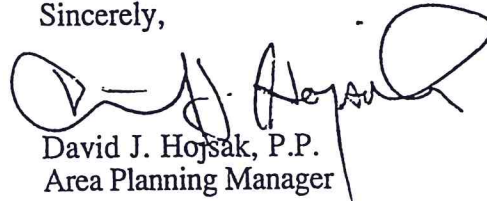
To aid the Office of State Planning in its review of subsequent drafts of your center designation petition, we will need a copy of the current Southampton Township Master Plan and pertinent land development ordinances. That will give us a better feel for how the Vincentown center designation fits into the Township's overall planning agenda.

- **Sample Petitions**

I am enclosing center designation petitions for Cranbury and Metuchen that you can refer to when re-writing the Vincentown petition. The Cranbury petition has a particularly good discussion on growth management techniques.

I would like to meet with you as soon as possible to discuss the above issues. Should you have any questions or comments, feel free to contact me at (609) 292-5258.

Sincerely,



David J. Hojsak, P.P.  
Area Planning Manager

Attachments  
DJH:sag

- c. Herbert Simmens, Director  
David Maski, Manager, LPAU  
Hon. James F. Young, Sr., Mayor, Southampton Township  
Susan Craft, Coordinator, Burlington County Office of Land Use Planning  
Receptionist/Chron.







PLEASE REPLY TO: ☒ at the Village Greene  
150 HIMMELEIN ROAD  
MEDFORD, NEW JERSEY 08055

609/654-1120  
Fax 609/654-1265

☐ at the Shore  
8108 BAY TERRACE  
HARVEY CEDARS, NJ 08008

609/494-1404

• Professional Planners • Civil Engineers • Landscape Architects • Environmental Consultants

December 2, 1996

Thomas J. Scangarello, P.P.  
George R. Everland, P.E., P.L.S.  
Joseph M. Petrongolo, C.L.A., P.P.

Planning Board Members  
Township of Southampton  
5 Retreat Road  
Southampton, NJ 08088

RE: VINCENTOWN TOWN CENTER DESIGNATION

Dear Members,

Enclosed please find the draft of the application for Town Center Designation - Vincentown which was prepared by our office at your direction.

The following items are still outstanding:

1. A resolution of the Governing Body authorizing submission of the petition.
2. Proof that notification requirements have been met.
3. Endorsement (Burlington County)
4. Southampton Township Natural Resource Inventory Maps

Please review this information. Should you have any questions please call.

Thank you.

Very truly yours,

THOMAS J. SCANGARELLO & ASSOCIATES, P.A

Thomas J. Scangarello, P.P.

TJS:clm



## Introduction

The centers designation process is the procedure by which a center is incorporated into the New Jersey State Development and Redevelopment Plan (SDRP). The procedure for designating a center is governed by the State Planning Rules for amending the Resource Planning and Management Map of the SDRP. Mapped information illustrating the center's boundaries must be accompanied by a completed Center Worksheet (attached), a generalized location map, and a discussion of the following issue areas, in order to facilitate the State Planning Commission's review of the petition:

### Basis for center designation

- Population and employment
- Resource inventories and capacities analysis
- Center design guidelines
- Growth management mechanisms





1. Basis for Designation

This petition to designate Vincentown as an existing village in the State Development and Redevelopment Plan was prepared by Southampton Township, located in Burlington County. The public policy interests of the petitioner are to improve intergovernmental coordination and cooperation and to gain priority for funding and programming associated with the implementation of the New Jersey State Development and Redevelopment Plan.

Vincentown is an existing village of approximately 500 residents located in Southampton Township in Burlington County. The majority of Southampton Township lies within the Pinelands Commission jurisdiction, which borders the village to its east. Vincentown is identified in the New Jersey State Development and Redevelopment Plan as an existing village, and is located within PA4 (Rural Planning Area). The Village of Vincentown is a certified local historic district.

The origins of Vincentown, the traditional social and economic center of Southampton Township, date back more than 240 years. The heart of Vincentown is a well-preserved district of approximately 200 structures. The village developed as a service center for the surrounding agrarian environs in Southampton Township. Although this agrarian economy reached its peak more than a century ago and is continually challenged by modern development pressures, many of the farms which were originally served by the village continue to operate. Others, however, have been subdivided or held for eventual development.

Changing transportation and land use economics have caused a departure from the Township's historic farm/village settlement pattern. Given the availability and speed of modern transportation services and facilities, the remaining farms are no longer bound to Vincentown for services, and the agricultural service economy of the town is nearly gone. The development of Leisuretown, a retirement community of over 1,500 units begun in the 1970's and located to the southeast of Vincentown in Southampton Township, resulted in the development of a non-agricultural community five times larger than the traditional town center at Vincentown.

As a result of the development of Leisuretown and other new subdivisions, Southampton Township's population grew by 16% between 1980 and 1990, a significantly higher percentage growth than either Burlington County (8%) or the overall Philadelphia metropolitan region (3%). Two-thirds of the Township's housing stock was built during the 1970's; most of the units built before 1940 (approximately 400 units) can be found in and around the village of Vincentown.



The Southampton Township Master Plan was updated in 1996. The Township believes that designation of the historic town of Vincentown as an existing village will advance the goals, objectives and policies of the New Jersey State Development and Redevelopment Plan (NJSDRP) as well as those of the municipal master plan. Additionally, Burlington County is currently in the process of developing a county Master Plan. County officials have indicated that a goal of the county plan will be to coordinate with and support the intent of the NJSDRP, which includes its identification of Vincentown as an existing village.

Vincentown is part of the Rural Planning Area (PA4) and borders on the New Jersey Pinelands. Designation of Vincentown as an Existing Village prior to the triennial revision of the State Plan will expedite achievement of the following policy objectives of the Rural Planning Area:

**Land use:** The NJSDRP advocates enhancing and preserving agricultural viability by guiding development into centers. Formal designation of the village of Vincentown will reinforce the Township's intent to encourage infill and revitalization within the village and facilitate low-density rural residential development and agricultural preservation outside the Center.

**Housing:** The NJSDRP encourages the production of reasonably priced housing for all segments of the population within Centers. Vincentown has a diverse stock of historic housing with opportunities for infill development, redevelopment and revitalization.

**Economic Development:** Designation will result in the village receiving higher priority for participation in existing economic development programs, which will target public capital improvements and investments to Vincentown as opposed to the environs outside of the village.

**Transportation:** The Master Plan recognizes the need for streetscape improvements in Vincentown as an incentive for revitalization. Center designation will result in the targeting of available resources and funding for improvements to Vincentown.

**Natural Resource Conservation:** Designation as a village will reinforce the Township's commitment to minimize potential conflicts between development, agricultural activities and sensitive environmental resources. By reinforcing the Township's conservation efforts and increasing their priority for easement acquisition programs in the center environs and capital improvements and investments within the Village, center designation should encourage revitalization and infill within the village and reduce development pressure in the agricultural areas of the center environs in PA4.





**Agricultural and Farmland Preservation:** Center designation will reinforce Southampton Township's commitment to preserve agricultural land and minimize potential conflicts between agricultural and non-agricultural uses through the use of appropriate zoning and participation in county-sponsored agricultural preservation programs.

**Recreation:** The Township's Master Plan recognizes the need for expansion of its municipal recreational facilities. Designation of Vincentown as an existing village will increase priorities for funding and technical assistance to coordinate local planning, design and development of recreational facilities with existing State park programs and other State and local capital improvement programs.

**Historic Preservation:** The NJSDRP supports the coordination of historic preservation needs with farmland preservation efforts outside of Centers and the incorporation within Centers of historic sites and structures as assets in development and redevelopment efforts. Priority for participation in State historic preservation programs will enable Vincentown to continue in its efforts to enhance and preserve its historic resources through capital improvements and revitalization programs.

**Public Facilities and Services:** The Township's Master Plan recognizes that the need for public infrastructure improvements such as public water, sewer and roadway improvements must be carefully weighed against their potential impact on future land use patterns within the municipality. Formal designation as a center will help to coordinate existing local infrastructure needs assessments and short-range capital improvement programs with State and County agency programs and funding, and should target available resources to the Village of Vincentown.



## 2. Population and Employment:

Census data indicates that Southampton Township had 10,202 residents in 1990, representing an increase of 16% over the previous decade. This significant increase, however, was primarily due to the completion of the Leisuretown retirement community; the Delaware Valley Regional Planning Commission forecasts a population increase of 12% (to 11,476) between 1990 and 2010. In contrast, population of Burlington County is forecast to increase by 15% during this same time period, from 395,000 to over 455,000 people. Southampton's Township Clerk estimates that 517 of the Township's residents lived in the village of Vincentown in 1990; based on past trends, it is estimated that the number of village residents will increase to 620 by the year 2010.

The 1990 census counted a total employment in the Township of 2,827; of these employees, an estimated 162 worked in Vincentown. Employment in Southampton Township is expected to grow by 19% between 1990 and 2010, to 3,367; it is estimated that Vincentown's employment will increase by 21, to 183. Southampton Township's growth patterns and land use policies are compatible with its adjacent municipalities of Lumberton, Pemberton, Woodland, Tabernacle and Easthampton, whose lower growth areas adjoin the Township.





### 3. Resource Inventories and Capacities:

In 1995, a series of twelve (12) Natural Resource Inventory Maps was produced under the direction of Southampton Township's Environmental Commission. These maps provide a comprehensive environmental inventory of the Township. In addition to base maps, their categories include wetlands, soil limitations for septic systems, flood-prone areas, hydrology, slopes, farmland soils and forest types. Copies of these inventories are made available to applicants for development, who are then required by ordinance to submit an environmental impact statement (EIS) as a condition of preliminary approval. In conjunction with this EIS, developers are required to describe specific plans to alter, preserve, enhance, mitigate or minimize adverse impacts on the natural or manmade features of the land within the proposed plan.

Southampton Township's Master Plan recognizes the need to upgrade public features of the Village, including streetscape improvements, in order to enhance its historic character and encourage infill development. As the link between agricultural areas and residential development, careful planning of infrastructure is essential in order to maintain the character of both land uses.

The Village of Vincentown is a certified local historic district. *The Vincentown Historic Preservation Study*, prepared for the Township in 1983, details the origins of the community, inventories its historic resources, and makes recommendations for preserving and protecting it, including recommended township planning actions and guidelines for maintaining and treating historic structures.

Southampton Township is serviced by on-site septic systems, with the exception of the Village of Vincentown. Work was recently completed on a public sewerage system in Vincentown. The Township has no plans to extend sewer lines beyond the limits of the Village, ~~with the possible exceptions of extensions for a new addition to the public school or to permit the construction of affordable housing. An amendment to the water quality plan will reflect the direction of sewer service extensions to the zones which will accommodate affordable housing.~~

The Township's Housing Element and Fair Share Plan update, currently awaiting substantive certification by the Council on Affordable Housing (COAH), addresses the need to provide 49 units of affordable housing. The Township has requested a durational adjustment to its fair share obligation due to a lack of adequate infrastructure, ~~pending the extension of sewer service.~~



It is anticipated that in-fill and revitalization in the village will accommodate the expected increases in residents and employees through the year 2010. Limiting public sewerage to the Village is in keeping with the Township's commitment to encourage low-density rural residential development, and recognizes the lack of other types of public infrastructure, including public water and roadway improvements.





4. Center Design Guidelines:

In 1983 Southampton Township prepared the *Vincentown Historic Preservation Study*, the purpose of which was to define the historic resources of Vincentown and make recommendations for protecting and maintaining it. That study inventories the village's existing historic resources and provides guidelines for their preservation. Given the size of the district, the report recommended that the Township not establish a design review board or mandatory guidelines. Rather, it was recommended that incentives and technical assistance be provided to prospective developers and that the Township Planning Board use their discretionary judgement based on the information and guidelines provided in the report in reviewing plans. It is proposed that the Township's Planning Board continue to review development applications for appropriateness of design in the village core and the proposed project's compatibility with surrounding uses.

Flexibility of design of residential and non-residential developments in order to enhance the aesthetic and environmental qualities of development has been encouraged through the local site plan review process. The Master Plan also recommends that ordinance provisions for cluster development in both Pinelands and non-Pinelands areas of the Township be adopted, and that design guidelines for cluster development be specified within the Land Development Ordinance.



5. Growth Management Mechanisms:

The community development boundary was delineated based on the boundaries of the Township's existing Historic District, existing property lines and zoning designations. The NJSDRP advocates that growth be focused in designated Centers; that community infrastructure be targeted to Centers; and that the environs of Centers be protected from the impacts of Centers and maintained as open land. Key mechanisms for guiding growth within and around the Village of Vincentown include:

appropriate provisions within the municipal Master Plan and land development and zoning ordinances;

- preservation of agricultural lands in the Center's environs through municipal participation in county agricultural preservation programs;
- Planning Board review of applications for compatibility with surrounding uses, including the Village's historic resources;
- the limitation of sewer service provision to the village of Vincentown; and,
- collaboration between the Township's Environmental Commission and its Zoning and Planning Board in the review of development applications.

Apart from the need for inclusionary zoning to provide for its fair share of affordable housing, Southampton Township's current land use policies emphasize the retention of agricultural lands and the encouragement of low density residential development. The Township's Master Plan advocates residential clustering and lot averaging, as a means of allowing higher densities in appropriate locations and preserving sensitive areas as open spaces. The Township is currently in the process of updating their zoning ordinance and map. The village of Vincentown has been designated on Southampton's Zoning Map as a "Town Center" and "Town Center 1" (TC or TC1), and specific standards for these zones are currently being developed. Though no standards for this TC zone have yet been adopted, the township envisions the zone as allowing higher-density, mixed-use development typical in center development.

Southampton Township has encouraged the preservation of large tracts of agricultural land by zoning them as either AP (agricultural production) or AR (agricultural residential) zones, where district standards ensure development appropriate to the nature of agricultural land uses.





Southampton Township currently participates in the Burlington County Farmland Preservation Program, whereby farmland is preserved by purchasing development easements or development "rights" from owners of productive farmland. Burlington County has thus far purchased the development rights to 586 acres of land within the Township. The Township remains committed to preserving agricultural land in the center's environs and focusing growth in Vincentown, and will participate in Burlington County's "Eight-Year FFP's" Program, in which participants receive various benefits for agreeing not to develop their properties for at least eight years.

In order to encourage the protection of the Township's natural resources, Southampton Township has established an Environmental Commission pursuant to P.L. 1968, c. 245. The Environmental Commission collaborates with the Planning Board and the Zoning Board of Adjustment, and all applications are submitted to the Commission for review and comment.



## Appendices

### Authorization (Southampton Township)

- Endorsement (Burlington County)
- Southampton Township 1996 Master Plan Update
- Southampton Township Housing Element and Fair Share Plan Update
- Vincentown Historic Preservation Study
- Southampton Township Natural Resource Inventory Maps





<u>BLOCK/LOT</u>	<u>PROPERTY ADDRESS</u>	<u>USE:</u>
1001/8	493 Red Lion Road	empty/used to belong to Bell Telephone
1003/5	11 Mill Street	historic telephone building
1003/7	5 Mill Street	antique shop/residence
1003/8	52 Main Street	bank
1003/10	56 Main Street	former bar/antique sh./apts.
1003/12	60 Main Street	gun sh./insurance off./accountant's off.
1003/13	64-66 Main Street	luncheonette(closed)/residence
1003/16	76 Main Street	Junior Mechanics assembly/meeting place
1003/19	94A Main Street	children's library/former firehouse
1003/20	94 Main Street	library
1003/22	4 Race Street	old schoolhouse/park lot
1003/25	16 Race Street	firehouse
1004/9	18 Mill Street	church
1004/10	20 Mill Street	garage/apt.
1005/1	37 Main Street	church
1005/15	26 Pleasant Street	school
1006/1	41 Main Street	funeral home
1006/7	61 Main Street	pizza shop/restaurant
1006/11	69 Main Street	offices/parachute co/apts
1007/7	23 Plum Street	former Town Hall
1007/10	33 Plum Street	hairdressers
1009/1	75 Main Street	former bar/apts.
1009/12	95 Main Street	church
1010/1	115 Main Street	Grange Hall
1010/6	121 Main Street	antique/craft shops(closed)
1101/14	15 Race Street	emergency squad bldg.





# TOWNSHIP OF SOUTHAMPTON

5 Retreat Road

Southampton Township, New Jersey 08088 - 3591

TOWNSHIP CLERK  
609-859-2736

Fax # 859-1465

## FAX TRANSMITAL SHEET

FROM Betty DATE 4/28/97

TO Kendra FIRM Scangarello's off.

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET 2

\*\*\*\*\*

## MESSAGE

hope this is helpful.

