

FIRST AMENDMENT

to

THE 1996 LAND USE PLAN ELEMENT

OF THE

SPRINGFIELD TOWNSHIP

MASTER PLAN

APRIL 2000

BURLINGTON COUNTY

NEW JERSEY

THE ORIGINAL OF THIS REPORT WAS SIGNED AND SEALED
IN ACCORDANCE WITH N.J.S.A. 45:14A-12

BRUCE J. RYDEL, P.P. #3139

PREPARED BY: CME ASSOCIATES
PARLIN, NEW JERSEY

FIRST AMENDMENT TO THE
THE LAND USE PLAN ELEMENT

Township of Springfield

TABLE OF CONTENTS

INTRODUCTION 1

PROPOSED LAND USE PLAN MAP 2

LAND USE PLANNING DISTRICTS 2

 "AR-3" Agricultural Residential 2

 "PPE" Public, Park & Education 3

 "VN" Village Neighborhood 4

 "CC" Community Commercial 4

 "HC" Highway Commercial 5

 "LI-1" Light Industrial 5

 "LI-2" Light Industrial / Office / Research 6

 "PRD" Planned Residential Development 6

 "FMIA" Federal & Military Installation Area 6

 ADDITIONAL INFORMATION

 "ASZ" Airport Safety Zone 7

LIST OF PLATES

EXISTING ZONING MAPfollows page 7

LAND USE PLAN MAPfollows existing zoning map

First Amendment to the 1996 Land Use Plan Element
April 2000

Township of Springfield

Introduction

In December of 1996 the Springfield Township Planning Board adopted a revised land use plan element of the Township's Master Plan. In October of 1997 the land use plan element was further amended with the inclusion of what was called a "Mandatory Residential Density Transfer Program" in effect, a transfer of Development Rights (hereafter, "TDR") program.

The plan proposed three (3) "receiving areas" in and around the existing villages of Jacksonville, Jobstown and Juliustown. The plan also proposed "sending areas"; one, south of the county resource recovery facility and the Florence landfill; the second, on Route 206 between Hancock's Corner and Chamber's Corner; and the third near the ±1000 acre block of permanently preserved farmland on the outskirts of Juliustown.

The Municipal Land Use Law, specifically NJSA 40:55D-113 et seq., provides that before an implementing TDR Ordinance can be adopted, an "infrastructure study" must be performed to ascertain the feasibility of providing public sewer and public water to the proposed "receiving areas". Before those studies could be performed at a price the Township could afford, the makeup of both the governing body and the Planning Board changed. As a result, both the new governing body and the new planning board rejected the TDR concept and declined to adopt a TDR Ordinance. This left the land use plan element of the master plan at odds with the existing zoning ordinance. Therefore, to restore consistency between the master plan and the zoning ordinance, this latest revision to the land use plan element has been prepared.

It should be noted that this is not a Master Plan re-examination report as contemplated by NJSA 40:55D-89. Rather, this is a revision of the land use plan element as adopted by the planning board in December of 1996, and a reaffirmation of the planning board and governing body's retreat from the TDR concept. It is contemplated that a master plan re-examination report will be undertaken as required by law before the end of 2002.

In summary, the "Mandatory Residential Density Transfer Program" adopted in October of 1997 was repealed in its entirety by the Township Council on August 4, 1999. The December 1996 Land Use Plan Element, however, remains in full force and effect, except as modified by this document in the sections entitled "Proposed Land Use Plan Map", "Land Use Planning Districts" and the proposed "Land Use Plan Map" itself.

PROPOSED LAND USE PLAN MAP

As indicated on the "Land Use Plan Map", dated April 2000, it is recommended that the Township of Springfield be divided into nine (9) "Land Use Planning Districts" as follows:

LAND USE PLANNING DISTRICTS

AR-3 Agricultural Residential (3-acre minimum)
PPE Public, Park and Education
VN Village Neighborhood
CC Community Commercial
HC Highway Commercial
LI - 1 Light Industrial
LI - 2 Light Industrial / Office / Research
PRD Plan Residential District
FMIA Federal & Military Installation Area

ADDITIONAL INFORMATION

ASZ Airport Safety Zone

The recommended "Land Use Planning Districts" are proposed to accomplish the overall theme of the "Land Use Plan Element" of Springfield Township, which is to maintain the rural agricultural character which prevails throughout the Township.

LAND USE PLANNING DISTRICTS

"AR-3" Agricultural Residential

The "AR-3" Agricultural Residential District areas requiring a three (3) acre minimum lot size, have been designated primarily in recognition of the rural agricultural character of development prevailing throughout most of Springfield Township. All of the lands within the "AR-3" district areas are predominantly rural farmland interspersed with single-family homes. The principal land uses proposed to be permitted within the "AR-3" district areas are farms and single-family detached dwellings, with provisions for accessory apartments.

Virtually all of the lands within the "AR-3" district area are without existing or proposed services of public sewers or public water supplies; therefore, the physical attributes and constraints of the lands must be used as a benchmark for the residential densities which can appropriately and safely be provided.

In addition to supporting the farmers within Springfield Township and maintaining the prevailing rural agricultural character of the Township, the necessity of maintaining the environmental integrity of the Township is also a high priority of the "Land Use Plan Element". Therefore, the suggested minimum lot size for single-family detached dwelling is based upon a consideration of the capacity of the physical environment to support an on-site septic system and potable water well.

As indicated on the "Soil Limitations For Septic Tank Absorption Fields" map within the "Environmental Analysis" section of the Master Plan, most of the soils within Springfield Township have been identified by the Burlington County Soil Conservation Service to have "severe" limitations for the location of septic systems. Moreover, as indicated on the "Hydric Soils Map", the vast majority of the lands within the Township of Springfield are poorly drained and have a water table at a depth of less than one and one-half feet (1 ½') below the soil surface.

Also as indicated in the "Environmental Analysis" section of the Plan, the most important aquifers in Burlington County are the Raritan and Magothy Formations and the Englishtown Formation. The Raritan and Magothy Formations are almost non-existent within Springfield Township, and the Englishtown Formation is limited in extent to the northwestern portion of the Township in the vicinity of Jacksonville and the New Jersey Turnpike. The other aquifers in Springfield Township are either not considered major sources of potable water or are not considered water bearing in Burlington County.

Given the capacity limitations of the soils within Springfield Township to absorb and properly filter effluent, and given the relative limitations of the aquifers in the Township to provide ground water and related need to protect the quality of the water that is provided, it is recommended that the lot size for single-family detached dwelling in the "AR-3" Agricultural Residential District be continued at three (3) acres minimum.

Moreover, it is recommended that at least one (1) acre of a single-family detached dwelling lot be contiguous "non-critical" acreage (i.e., not 100-year flood plains, freshwater wetlands or slopes 15% or greater) and that the "non-critical" acreage be appropriately situated for the location and construction of the detached dwelling and its appurtenances, including the septic system and potable water well serving the lot.

"PPE" Public, Park & Education

A "PPE" Public, Park & Education district area is proposed. The proposed "PPE" district area consists of eight (8) properties, which, in aggregate, contain approximately 239 acres. The properties included within the proposed "PPE" district area are owned by either: Springfield Township (i.e., one [1] municipal park, one [1] neighborhood park, one [1] lot municipal owned land - unimproved except for a cell tower (109.55 acres), one (1) municipal lot at the Jobstown intersection, one (1) lot site of the former Kaufman Minter structure (4 acres), and the municipal complex (20.49 acres); the Springfield Township Board of Education (elementary school of three (3) tax lots = 15.6 acres); or the County's one (1) lot opposite Mansfield and north of the Turnpike (8.6 acres).

Currently, it is proposed that the principal land uses permitted within the "PPE" Public, Parks & Education" district include public parks, schools, municipal building, conservation areas, and other "Public Purpose Uses" authorized by the Township of Springfield.

"VN" Village Neighborhood

The "VN" Village Neighborhood district areas recognize the existence of the distinct and identifiable village neighborhoods of Jacksonville, Jobstown and Juliustown. The "VN" district concept reflects the "Hamlet" center concept designation of the adopted "New Jersey State Development and Redevelopment Plan".

As reflective of a "Hamlet", the principal permitted uses within the "VN" Village Neighborhood district are proposed to include single-family detached dwellings, schools and day care centers, churches and other quasi-public uses, parks and playgrounds, professional offices and limited commercial uses such as found in the Community Commercial District. Additionally, "Residential Flats" are proposed to be permitted above the permitted professional offices and commercial uses. The minimum lot size for all land uses in this zone district are proposed to be three acres in area. It is recommended that individual septic systems be the sole means of effluent disposal.

All of the non-residential uses proposed to be permitted within the "VN" Village Neighborhood district should be in buildings that compliment the residential character of the neighborhood and reflect the scale and design of the existing buildings within the neighborhood. No non-residential building should be larger than five thousand (5,000) square feet in area, and all buildings should have a gable, hip, gambrel, or mansard roof (or other dual pitched, single ridge roof) with no flat roofs permitted.

Where "Residential Flats" are provided, they should be located above the ground floor, which is to be occupied by a permitted professional office or commercial use, and no directly contiguous non-residential use should be permitted on the same floor as a "Residential Flat" or above a "Residential Flat".

"CC" Community Commercial

Two (2) proposed district areas have been designated to serve the everyday retail commercial and service needs of the residents within Springfield Township. Both are located along Route 206, at its intersection with County Routes 670 and 537.

In addition to the retail sales of goods and services, the principal permitted land uses in the "CC" Community Commercial District are proposed to include professional, business and medical offices, restaurants, delicatessens, banks, small animal clinics and child care centers. Service stations should be permitted as "conditional uses". The minimum lot size for an individual use is recommended to be three (3) acre and the maximum floor area ratio (F.A.R.) is proposed to be 0.20.

"HC" Highway Commercial

The five (5) designated "HC" Highway Commercial district areas are intended to provide locations within Springfield Township for the development of non-residential uses which depend upon their locations along a highway, visible to the travelling public and readily accessible to a relatively large geographic area. Two (2) of the designated "HC" district areas within Springfield Township straddle State Route 206; one between Hancock's Corner and Chambers Corner; and one immediately south of Chambers Corner. The three (3) other "HC" district areas are proposed in the eastern portion of Springfield Township; one at the northeast corner intersection of State Route 68 and County Route 537, a second at the southwest corner of Route 68 and County Route 537 above Springfield Meeting House Road, and the third remaining area along both sides of County Route 545 abutting Chesterfield and North Hanover Townships.

Because of their location and the physical attributes of the land areas, each of the locations afford the opportunity to provide a diverse mixture of commercial activities without substantial impact upon adjacent uses and areas.

It is recommended that the principal permitted uses in the "HC" district areas include all the principal permitted uses in the "CC" Community Commercial district as well as such additional uses as retail, supermarkets, automobile sales, garden centers, lumber yards and supply centers, hotels and motels, automobile repair garages and the existing open air merchandise market. The minimum lot size is recommended to be three (3) acres in area, and the maximum floor area ratio (F.A.R.) is recommended to be 0.20.

"LI - 1" Light Industrial

There is one (1) proposed "LI - 1" Light Industrial district area. This zone district is proposed for an area on the eastern side of the Township primarily consisting of lands in Springfield Township owned by the Borough of Wrightstown. Other smaller lot activities not on property owned by the Borough of Wrightstown but also within this LI - 1 Zone District, all have access to Saylor's Pond Road. The principal uses proposed to be permitted in the "LI - 1" Light Industrial district are intended to include warehousing and distribution, limited manufacturing activities, and agricultural support uses (e.g. feed and supply stores, granaries and brokerages).

In order to encourage site design flexibility, incentives for the development of "Light Industrial - 1" on tracts of land at least forty (40) acres in area should be provided within the Land Development Ordinance provisions implementing the Master Plan. Therefore, it is recommended that the minimum lot size for single lots not created or built upon as part of a "Light Industrial Park" be five (5) acres in area. However, the minimum lot size for lots created and built upon within an overall "Light Industrial Park" be reduced to three (3) acre in area.

Whether or not a lot is part of a "Light Industrial Park", the maximum floor area ratio (F.A.R.) for the development of any lot within the "LI - 1" district area is recommended to be 0.25.

"LI - 2" Light Industrial / Office / Research

There is one (1) proposed "LI - 2" Light Industrial / Office / Research district area. It is located along the Route 206 corridor in the vicinity of the Columbus Farmers Market. The principal uses proposed to be permitted in the "LI - 2" Light Industrial / Office / Research district are intended to include a wide spectrum of non-residential uses including research laboratories, offices, limited manufacturing activities, warehousing and distribution, and agricultural support uses (e.g. feed and supply stores, granaries and brokerages).

In order to encourage site design flexibility, incentives for the development of the "Light Industrial" on tracts of land at least fifty (50) acres in area should be provided within the Land Development Ordinance provisions implementing the Master Plan. Therefore, it is recommended that the minimum lot size for single lots not created or built upon as part of a "Light Industrial Park" be five (5) acres in area, while the minimum lot size for lots created and built upon within an overall "Light Industrial Park" tract be reduced to three (3) acres in area.

Whether or not a lot is part of a "Light Industrial Park", the maximum floor area ratio (F.A.R.) for the development of any lot within the "LI" district area is recommended to be 0.175.

"PRD" Planned Residential Development

The "PRD" Planned Residential Development area in the eastern portion of Springfield Township is the Townships attempt to address a portion of its current "Mt. Laurel II" "fair share" inclusionary affordable housing obligation as mandated by the New Jersey Council On Affordable Housing (COAH). The "PRD" area is zoned for relatively high density residential development at a gross density of five (5) dwelling units per acre in accordance with the "Substantive Certification" granted to Springfield Township by COAH.

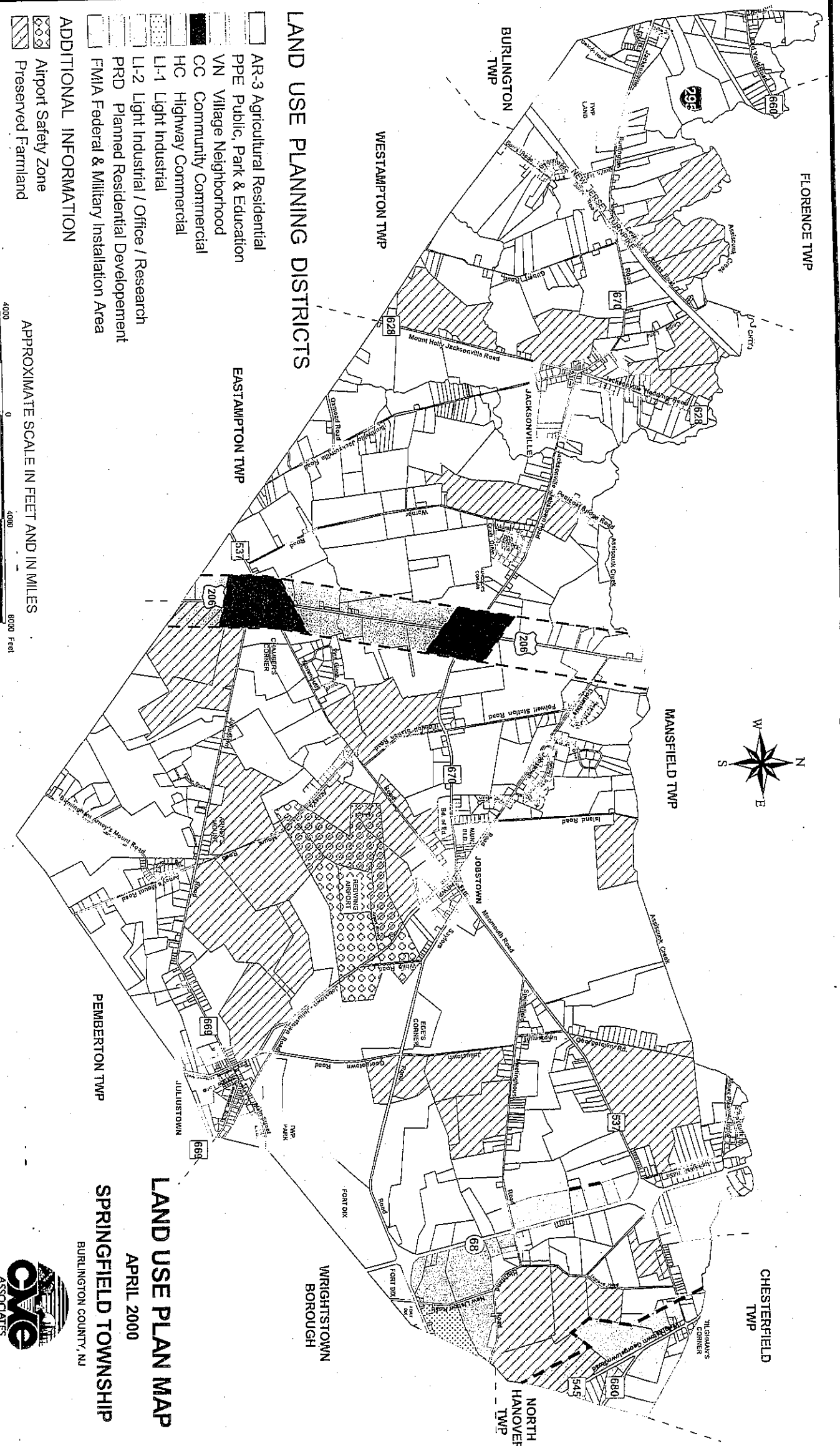
"FMIA" Federal and Military Installation Area

The "FMIA" Federal and Military Installation Area is a nomenclature similar to that represented by the Land Capability Map of the Pinelands Management Plan; the entire FMIA area is within the jurisdiction of the Pinelands Protection Act, N.J.S.A. 13: 18A-1 et.seq. This area encompasses four (4) tax lots at the eastern edge of Springfield Township. These lots comprise a total of 254.80 ± acres on which the northernmost portion of Fort Dix is situated.

ADDITIONAL INFORMATION

"ASZ" Airport Safety Zone

The "ASZ" Airport Safety Zone as shown on the accompanying Land Use Plan Map, is provided in accordance with the "Municipal Land Use Law" P.L. 1975, c.291(c.40:55D-28.b.(2)(c) which requires "showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983, "P.L. 1983, c.260 (c.6:1-80 et. seq.). The Redwing Airport located south of Jobstown is a Category (5) general aviation airport serving a "BU" or Basic Utility Role. Having two (2) turf runways, one at 1,800-foot length and the other at 2,064 foot length, the longer runway provides "by-arrangement" runway edge lights.



LAND USE PLANNING DISTRICTS

- AR-3 Agricultural Residential
 - PPE Public, Park & Education
 - VN Village Neighborhood
 - CC Community Commercial
 - HC Highway Commercial
 - LI-1 Light Industrial
 - LI-2 Light Industrial / Office / Research
 - PRD Planned Residential Development
 - FMIA Federal & Military Installation Area
- ADDITIONAL INFORMATION**
- Airport Safety Zone
 - Preserved Farmland

APPROXIMATE SCALE IN FEET AND IN MILES



LAND USE PLAN MAP
APRIL 2000
SPRINGFIELD TOWNSHIP
 BURLINGTON COUNTY, NJ



Partial Data used to produce this map provided by the Burlington County Planning Department GIS Section. Planning data obtained from the Board of Supervisors 1999 Land Use Department Recommendation and Official Report. Created by James M. Sca. Computer mapping by John Deane, 1999. All Rights Reserved. No part of this document may be reproduced without the written permission of the author.