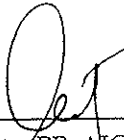


2002 MASTER PLAN AMENDMENT

Adopted by the Springfield Township Planning Board
September 17, 2002

Prepared By:



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*Planning Architecture Landscape Architecture Environmental Analysis
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TOWNSHIP OF SPRINGFIELD
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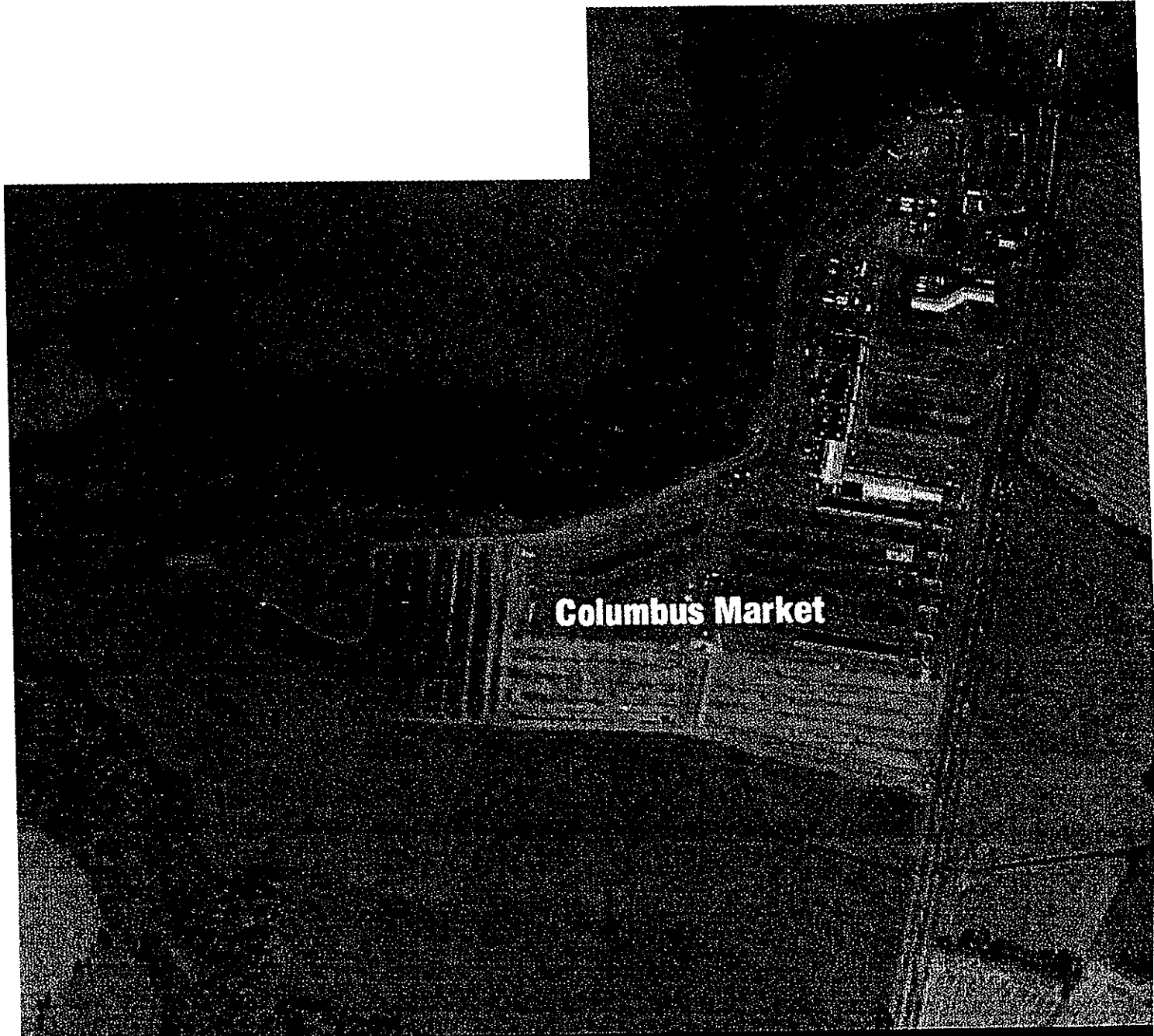
**MASTER PLAN AMENDMENT TO SPRINGFIELD TOWNSHIP
LAND USE PLAN ELEMENT**

The Re-Examination Report of the Springfield Township's Planning Board recommended a change to the Land Use Plan Element for the Columbus Farmer's Market. Shown on the attached map, this area had been developed as a farmer's market for over 60 years. This site is essentially completely developed with buildings, driveways, parking lots, and open-air sales stalls occupying some of the parking lots. The site is located in the northern end of the Township and is accessed by Route 206.

The Columbus Farmer's Market should be treated as a separate commercial zone. The site, while it is "built-out" in terms of coverage and uses, does represent a unique area of the Township. A new Farmers Market /Community Commercial (FM/CC) zone is recommended in order to retain the market as it has historically operated.

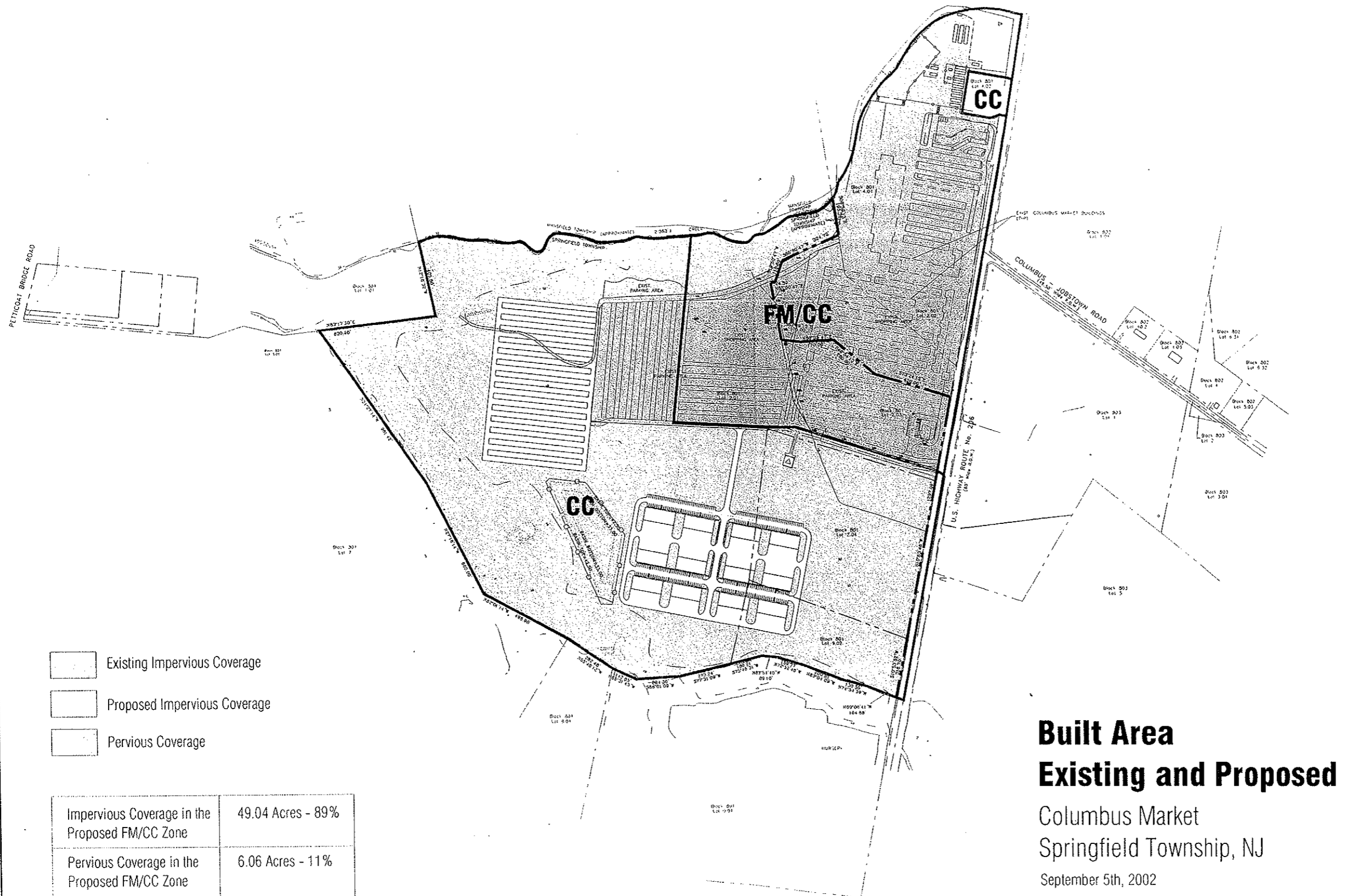
Just south of the market, the Community Commercial zone should be extended to Block 801 and Lots 9.02 and 2.04 and a portion of 2.01 to accommodate the potential for transfer of development credits from highway to viewshed properties. (See satellite aerial photo)




The floor area ratio proposed for the FM/CC zone is 0.12 and the impervious surface ratio is 0.75.



Satellite Aerial Photo: MapQuest Globe Explorer 2002

No public sewer or public water serves the properties, so new development includes Lots 2.04 and 9.02. Block 801, and a portion of 2.01, Block 801 should be restricted to low intensity uses in order to minimize the impact for on-site well and on-site septic. There are also wetlands and a major stream corridor nearby where there are reported to be pre-historic archeological remains. Future development should recognize these limitations. A floor area ratio of 0.18 and an impervious surface ratio of 0.65 is proposed which will allow for transfer of development credits, yet minimize impacts on-site and to surrounding areas. Proposed uses should relate to and support the farmer's market immediately adjacent to the north and east. (See map of proposed land uses and map entitled "Built Area – Existing and Proposed").



-  Existing Impervious Coverage
-  Proposed Impervious Coverage
-  Pervious Coverage

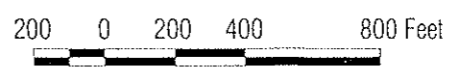
Impervious Coverage in the Proposed FM/CC Zone	49.04 Acres - 89%
Pervious Coverage in the Proposed FM/CC Zone	6.06 Acres - 11%

Impervious Coverage in the Proposed CC Zone	29.62 Acres - 28%
Pervious Coverage in the Proposed CC Zone	74.8 Acres - 72%

Built Area Existing and Proposed

Columbus Market
Springfield Township, NJ


September 5th, 2002



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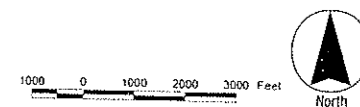


Legend

-  AR AGRICULTURAL RESIDENTIAL
-  NC NEIGHBORHOOD COMMERCIAL
-  CC COMMUNITY COMMERCIAL
-  FM/CC FARMERS MARKET/COMMUNITY COMMERCIAL
-  I-1 LIGHT INDUSTRIAL
-  FI FEDERAL INSTALLATION
-  AIRPORT HAZARD AREA
-  VIEWSHED CORRIDOR

Base Map Source: Burlington County GIS

Land Use Plan
 Springfield Township
 Burlington County, New Jersey
 September 17, 2002



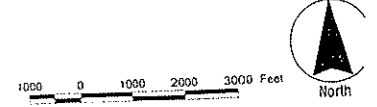
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Legend

- AR AGRICULTURAL RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- FM/CC FARMERS MARKET/COMMUNITY COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- FI FEDERAL INSTALLATION
- AIRPORT HAZARD AREA
- VIEWSHED CORRIDOR

Zoning
 Springfield Township
 Burlington County, New Jersey
 September 17, 2002



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B350 Map Source: Burlington County GIS