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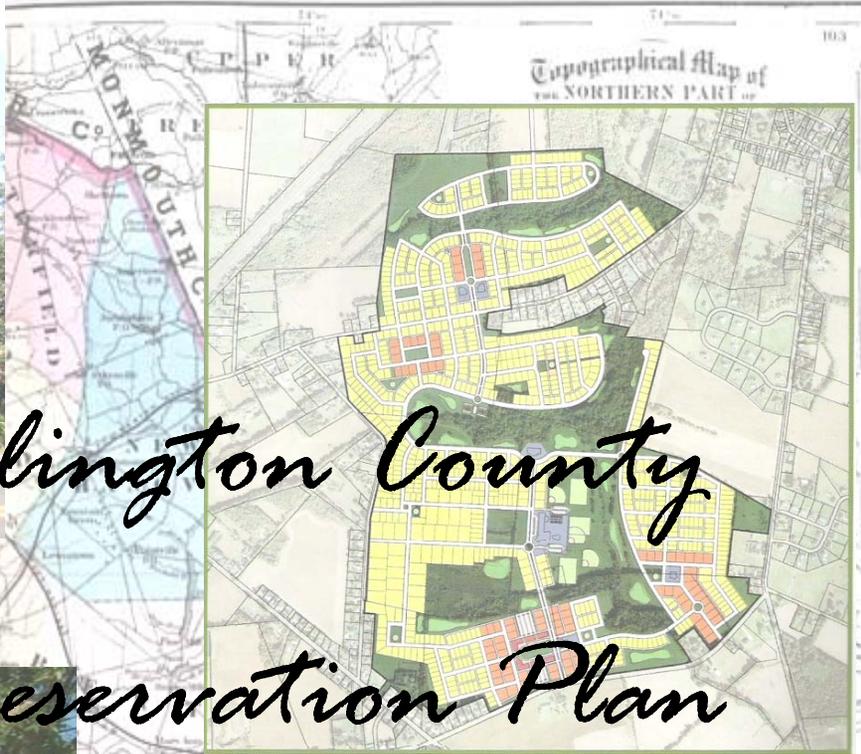
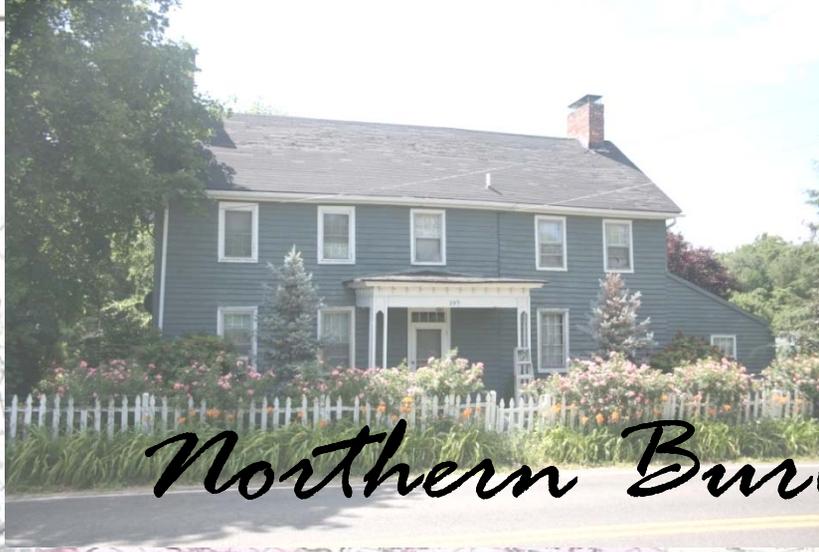
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**Northern Burlington County  
Growth & Preservation Plan  
Executive Summary, 2008-2010**

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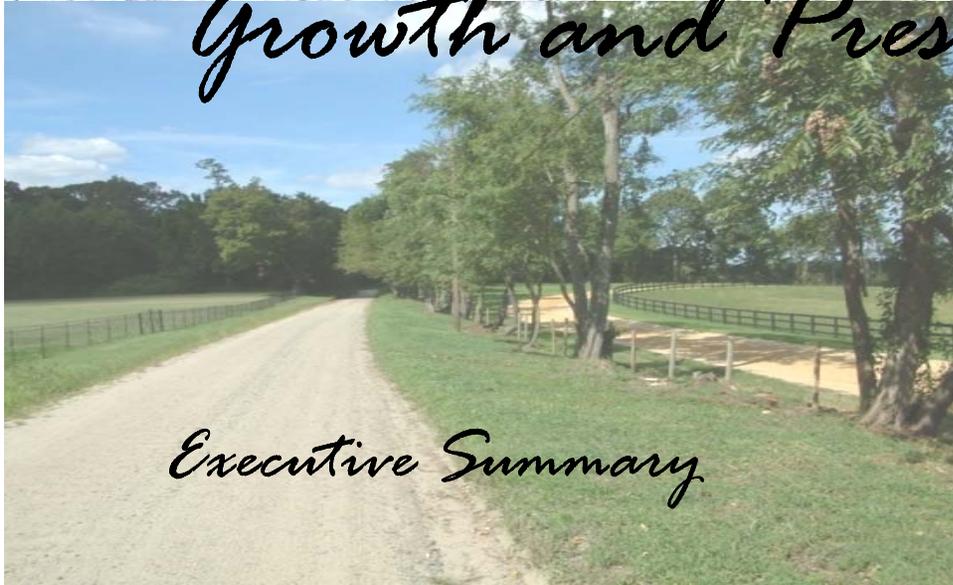
Pages 1-30: Original report, October 2008

Pages 31-40: Supplemental report, 2008-2010



*Northern Burlington County*

*Growth and Preservation Plan*



*Executive Summary*

**Burlington County  
Board of  
Chosen Freeholders  
October 2010**

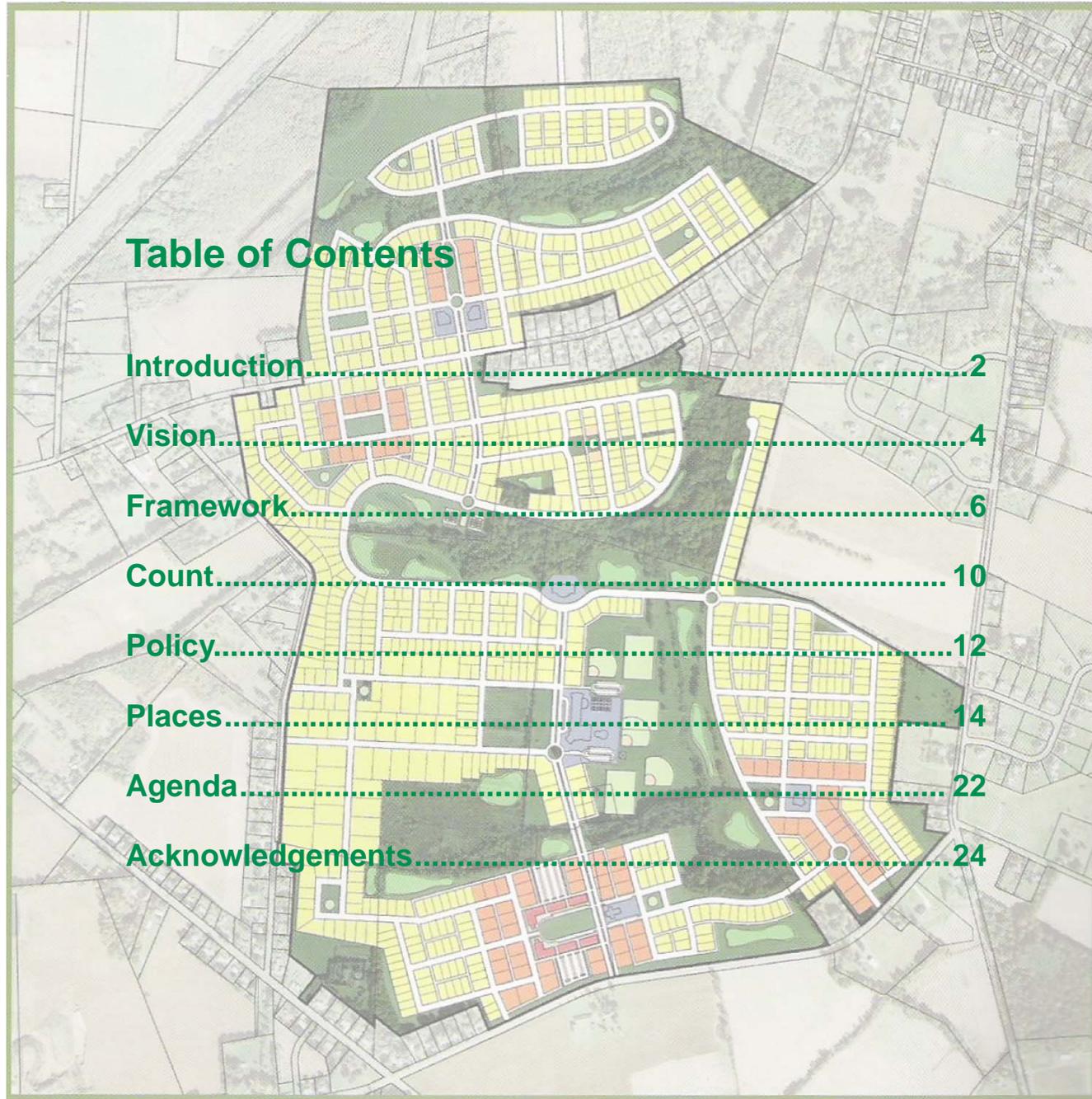




*Northern Burlington County  
Growth and Preservation Plan  
Executive Summary*

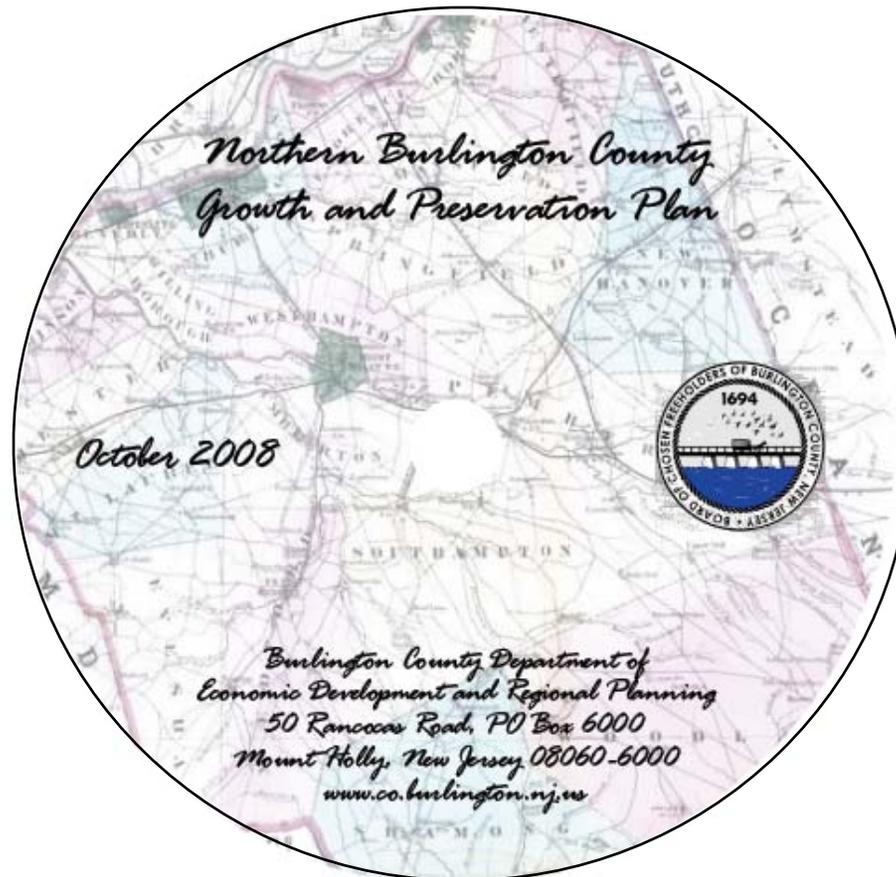
**Burlington County Board of Chosen Freeholders  
Mount Holly, New Jersey**

# Contents

An aerial photograph of a residential development, possibly a golf course community, with a table of contents overlaid. The map shows a grid of streets, green spaces, and buildings. The table of contents is positioned on the left side of the map, listing various sections and their corresponding page numbers. The text is in a green, sans-serif font, and the page numbers are in a larger, bold green font. The background of the map is a light beige color, and the text is overlaid on a semi-transparent green background.

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*Northern Burlington County Growth and Preservation Plan*



The entire *Northern Burlington County Growth and Preservation Plan* can be ordered on CD-ROM from the Burlington County Department of Economic Development and Regional Planning, PO Box 6000, Mount Holly, NJ 08060-6000. The Plan is also available for download at: [www.co.burlington.nj.us/economic](http://www.co.burlington.nj.us/economic).

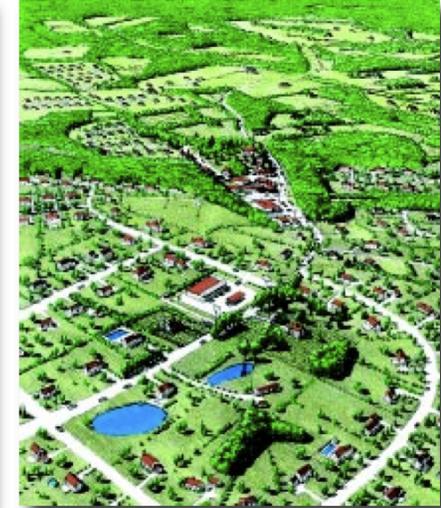
*Executive Summary*

## A Regional Challenge

The Northern Burlington County region is characterized by towns and villages separated by significant amounts of farmland and woodland and with limited areas of suburban development. More urbanized communities, with revitalization and redevelopment needs, exist in the northern most reaches of the region along U.S. Routes 130 and 206 and along the Delaware River. Pressures for residential development from both within and outside Burlington County are more substantial and immediate than any time in the region's history. The Northern Burlington County region is growing with new homes on large lots followed by stores, shops and offices located along highways and key road intersections. When growth and development occur in the region, highly productive farmland is consumed. By the end of 2007 the Burlington County Board of Chosen Freeholders along with municipalities and state agencies invested more than \$140 million dollars to preserve farmland in the region. With not enough money to preserve all of the farmland and open space in Northern Burlington County, municipalities in northern Burlington County need to coordinate their response with each other and with County and State agencies to



Existing Rural Condition



Suburbanization Trend

ensure that future development patterns will protect the region's rural character, quality of life, and agricultural industry, and not compromise a substantial public investment in preserved farmland.

## Consensus Planning Process

The Northern Burlington County Growth and Preservation Plan (GAPP) is the result of a six-year consensus-building process among residents, farmers and other businesses, property owners, community groups, thirteen municipalities, the County and various State agencies. The GAPP is a sensible and practical regional approach to land use planning—a balance of growth, development and preservation. Participating municipalities are encouraged to endorse the GAPP, along with the County, and then use the plan's strategies to achieve the regional vision, goals and objectives for Northern Burlington County. Local endorsement means County commitment to support municipal implementation of the GAPP.

### 13 PARTICIPATING MUNICIPALITIES

Bordentown City	North Hanover Township
Bordentown Township	Pemberton Borough
Chesterfield Township	Pemberton Township
Eastampton Township	Southampton Township
Fieldsboro Borough	Springfield Township
Mansfield Township	Wrightstown Borough
New Hanover Township	

## A REGIONAL STRATEGY

The Northern Burlington County Growth and Preservation Plan (GAPP) presents the regional strategy in a six-chapter document:

**VISION** describes what qualities local leadership and residents value most about the region, identifies the challenges to sustaining those qualities over time and outlines regional “quality of life” goals.

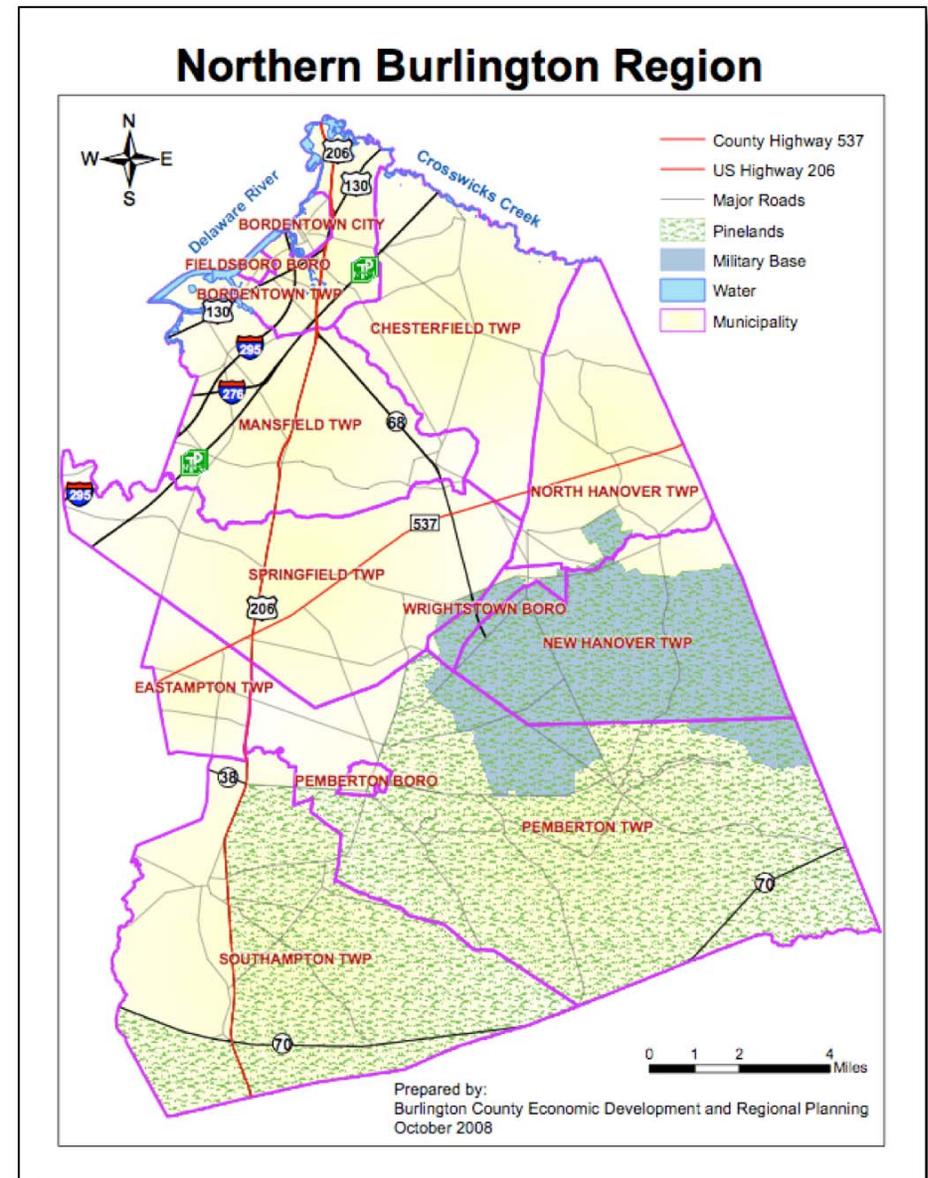
**FRAMEWORK** details how the GAPP was produced and how it correlates to the Pinelands Comprehensive Management Plan (CMP) and preliminary 2004 State Plan Policy Map.

**COUNT** describes the locations and types of Centers (Towns, Villages, Hamlets and Nodes) where most of the region’s future development will occur and then estimates the Centers’ capacities to absorb projected housing and job growth to year 2035.

**POLICIES** recommends a series of policies and objectives for eleven issues, ranging from housing to transportation to agriculture, based on delineated Pinelands and State Plan growth management areas.

**PLACES** merges the Pinelands and State Plan growth management areas into a set of five regional landscape and development patterns called Transects. It then provides general design guidelines municipalities can use in their land development regulations to ensure that future landscapes and buildings maintain the “character” of those Transects.

**AGENDA** provides the actions and steps, necessary for implementing the GAPP, based on the eleven policy issues.



## A Regional Vision

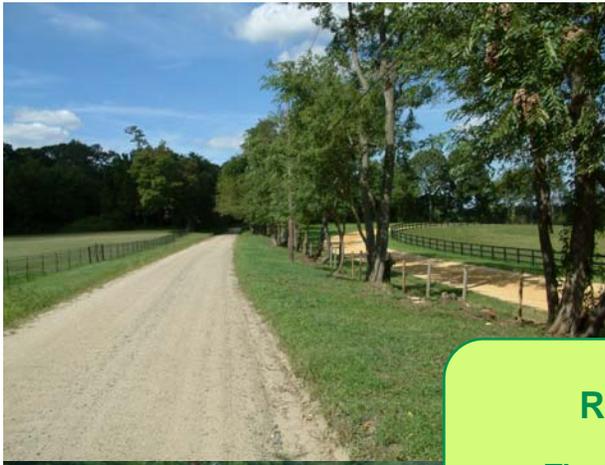
The GAPP envisions the region as a Balance of Town (places) and Country (landscapes). Growth, investment, change and preservation are welcomed where they involve:

- Preservation of farmland and open spaces;
- New development and redevelopment that occurs in the form of livable, lively hamlets, villages and towns, avoiding low-density rural and suburban sprawl that consume vast amounts of the countryside;
- Public utilities and services facilities provided in a predictable and cost-effective manner;
- Attractive housing stock accessible to households and individuals of diverse social backgrounds and economic means;
- Environmentally responsible development and usage of land that protects ecological systems;

### *A Balance of Town and Country*

- Attractive highway corridors that have open rural scenic vistas with development clustered at key intersections and along select sections of highway;
- Land use patterns that support multiple modes of transportation;
- Land use patterns that are compatible with the mission of Joint Base McGuire-Dix-Lakehurst;
- Viable and sustainable agricultural industry that maintains farmland as the highest and best “end use” of the land, and contributes toward the local economy; and
- Consistently applied and equitable policy approaches that recognize property owner equity, ecological value of land, and costs of providing public services and maintaining public facilities and infrastructure.





## REGIONAL QUALITY OF LIFE FACTORS

The GAPP recognizes that the public considers the following criteria when evaluating the region's quality of life:

- Economic competitiveness;
- Aesthetic and functional impacts of development;
- Public service delivery and fiscal impacts;
- Scenic rural landscapes;
- Historic and cultural resources;
- Biodiversity;
- Water quality and quantity;
- Viable agriculture; and
- Traffic congestion.



## How We Got Here

Northern Burlington County is a complex region with a diverse physical landscape and a dynamic local economy. Each of the thirteen municipalities has its own individual land use planning agenda to manage future development. The cumulative results of the thirteen municipalities' independent land use decisions

***Regional planning is not new to Northern Burlington County.***

greatly affect the region's quality of life. A consensus-based regional plan, which coordinates municipal planning agendas, is a more effective way to achieve the vision of "a balance of town and country."

Regional planning is not new to Northern Burlington County. The Pinelands Comprehensive Management

***The Pinelands Comprehensive Management Plan (CMP) has controlled growth in portions of Pemberton and Southampton townships for almost thirty years.***

Plan (CMP) has controlled growth in portions of Pemberton and Southampton townships for almost thirty years. The CMP regulates municipal planning agendas through mandatory land use and density standards and limits development in the Pinelands' agricultural and environmentally sensitive areas. This regional plan also channels the majority of housing and employment growth to existing suburban areas and town centers, such as Browns Mills, by limiting sewer



## ***Pinelands Comprehensive Management Plan and New Jersey State Development and Redevelopment Plan***

service to those areas. The 2001 New Jersey State Development and Redevelopment Plan (State Plan) proposes regional growth management policies for the majority of the Northern Burlington County region. The State Plan directs state policy, such as the sewer service area locations, but does not regulate municipal land use planning agendas. However, it does recommend that municipalities

consider these policies when developing their local and regional plans.

Like the CMP, the State Plan includes a Policy Map that delineates the boundaries of “planning areas”, “centers” and “environs”. Planning areas are large regions that

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**Since 1992, the New Jersey State Development and Redevelopment Plan (State Plan) has proposed regional growth management policies for the majority of the Northern Burlington County region.**

---

share common existing conditions and planned growth management policies, such as “suburban”, “rural” or “environmentally sensitive” planning areas. Centers are compact areas where most of the planning areas’ existing or planned housing and employment growth occurs. Environs are the portions of the planning areas just outside the centers protected from additional development. The Growth and Preservation Plan

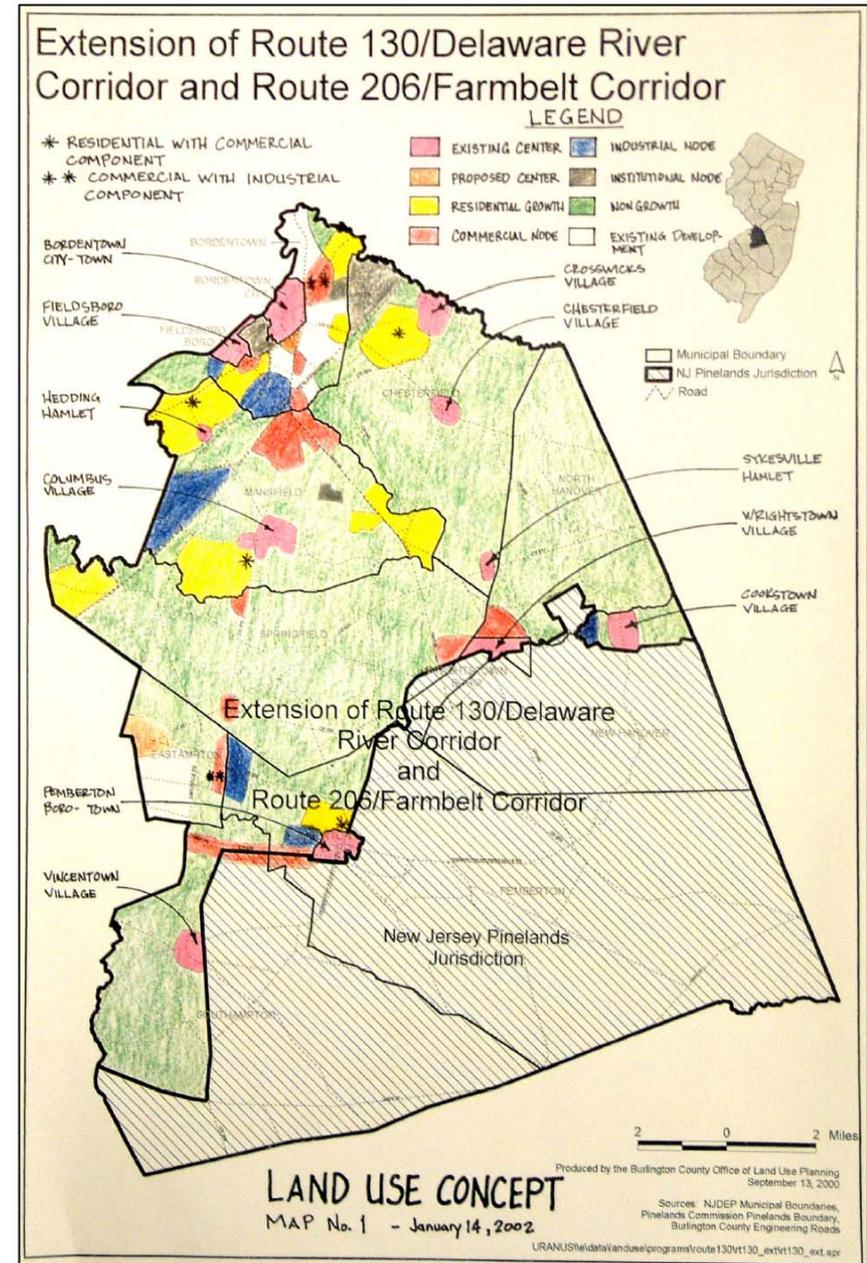
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**The steering committee’s first step was to prepare a Land Use Concept Map.**

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(GAPP) considers both plans’ goals, objectives and growth management policies.

In early 2002, the Burlington County Board of Chosen Freeholders formed a steering committee of municipal representatives to consider developing a consensus-based regional plan for municipalities along the US



**Original Land Use Concept, January 2002**

*Executive Summary*

Route 206 corridor and in the northern Farm Belt outside the Pinelands Area. This new effort grew out of the success of the regional plan for the twelve municipalities along the US Route 130 corridor. The steering committee's first step was to prepare a Land Use Concept Map that identified existing and potential future mixed-use centers; residential growth areas; commercial, industrial and institutional nodes; and non-growth areas, or environs, that should be protected for agriculture, open space and natural habitats.

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***The steering committee's second step was to develop a regional vision for the US Route 206 corridor that looked beyond municipal boundaries.***

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The steering committee's second step was to develop a regional vision for the US Route 206 corridor that looked beyond municipal boundaries. Consultants worked with the County's Department of Economic Development and Regional Planning to study and collect background information on the region's development and redevelopment opportunities and constraints. They prepared technical reports on environmental sensitive features, agricultural viability, existing suburban and rural development patterns, future trends and transportation issues. In July 2003, the steering committee held a "visioning" session, which developed a consensus about the preferred visual qualities and physical arrangements of the development patterns proposed in the Land Use Concept Map.

This visual preference workshop developed the basis framework to protect the region's "rural character" and achieve the regional vision of "a balance of town and



***Visual Preference Workshop, July 2003***

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***This visual preference workshop developed the Transect approach as the framework to protect the region's "rural character" and achieve the regional vision of "a balance of town and country."***

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country". This framework was the Transect approach, which organized the region into four different transects, or landscape types.

The State Planning Commission released the Preliminary 2004 New Jersey State Development and Redevelopment Plan in April 2004. This document proposed a number of amendments to the 2001 State Plan policies and the Policy Map, then established a "cross-acceptance" process for municipalities and counties to review, compare, negotiate policy and map changes. The Board of Chosen Freeholders responded by expanding the US Route 206 corridor and

## Northern Burlington County Transects

**T-1 Protected Natural Lands** landscapes of protected natural lands;

**T-2 Rural Reserve** landscapes of protected agricultural lands;

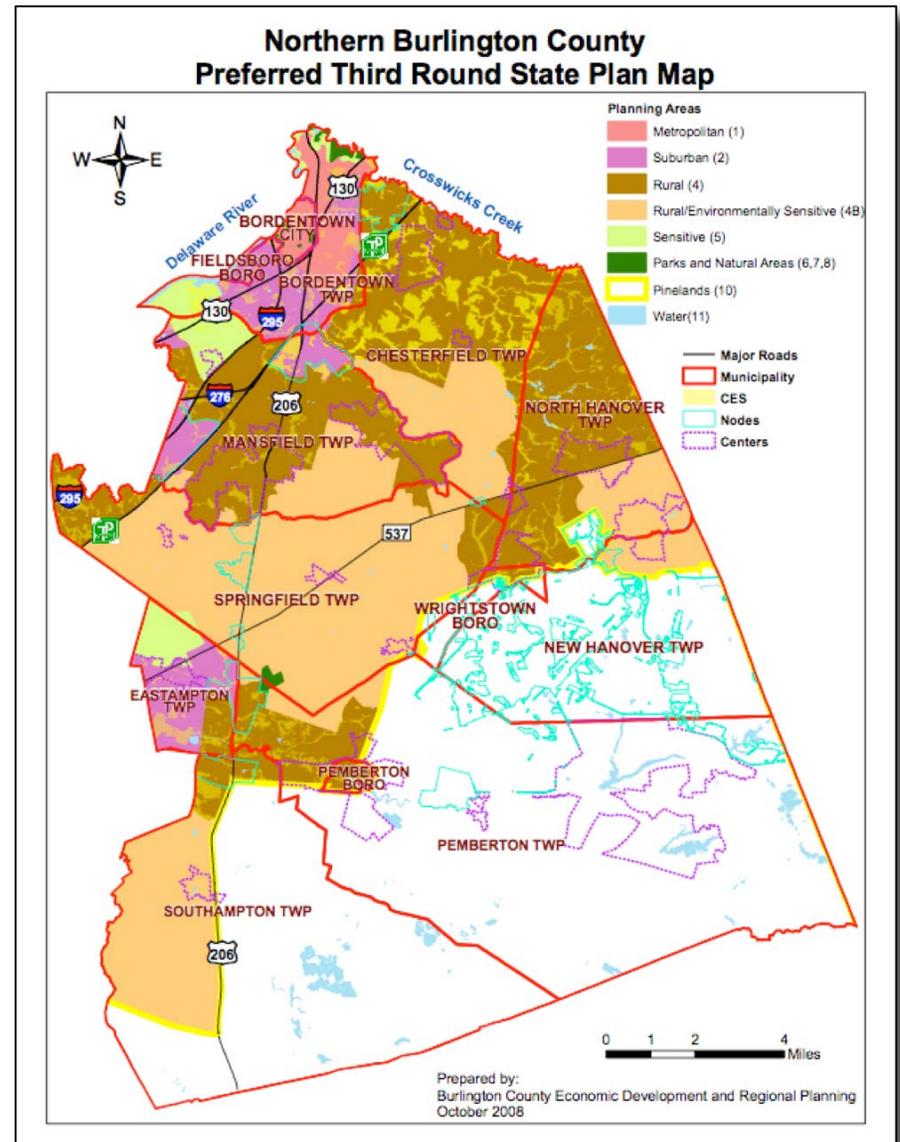
**T-3 Sub-urban** landscapes of automobile-oriented development on sewer service; and

**T-4 Village / Town** landscapes of compact mixed-use centers.

northern Farm Belt project area to include all of the land within the thirteen northern Burlington County municipalities. The County's Department of Economic Development and Regional Planning worked intensively with the thirteen municipalities to ensure that the proposed policy and map changes correlated with the proposed regional vision and rural development

***A number of mapping changes to the State Plan's planning areas and center delineations were required, which the County submitted to the State Planning Commission on the municipalities' behalf in 2007.***

patterns established thus far. This required a number of mapping changes to the State Plan's planning areas and center delineations, which the County submitted to the State Planning Commission on the municipalities' behalf in 2007.



***Recommended State Plan Map Changes, 2007***

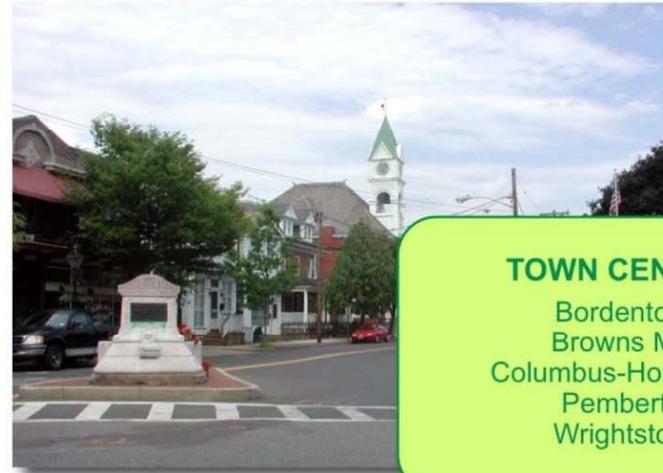
## How Much Growth by 2035

Municipal master plans in Northern Burlington County generally reflect the development, redevelopment and preservation strategies outlined in the New Jersey State Plan and the Pinelands Comprehensive Management Plan. The GAPP translates the municipal and state plans' growth management strategies into a regional vision – “a balance of town and country.”

This vision foresees most of the region's future housing and economic development directed to compact mixed-use centers, while areas outside those centers, or environs, are preserved for open space or agricultural uses. This Chapter identifies a range of proposed center types and forecasts how much housing and employment growth could occur in the centers and environs by 2035. It projects that the majority of future growth will occur in the 9% of the civilian land area identified as centers.

Center types include Towns, Villages, Hamlets and Nodes.

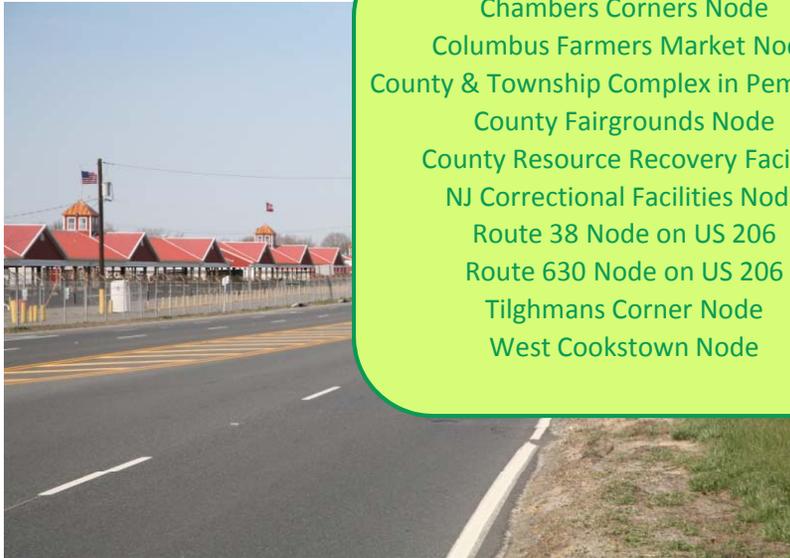
- *Towns*—traditional hubs of commerce and community facilities with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services.
- *Villages*—primarily residential places with a smaller core of consumer services and community activities.
- *Hamlets*—small-scale, compact residential settlements organized around a community focal point, such as a house of worship or a civic building.
- *Nodes*—strategically located concentrations of non-residential uses where additional residential development is discouraged.



**TOWN CENTERS**  
 Bordentown  
 Browns Mills  
 Columbus-Homestead  
 Pemberton  
 Wrightstown

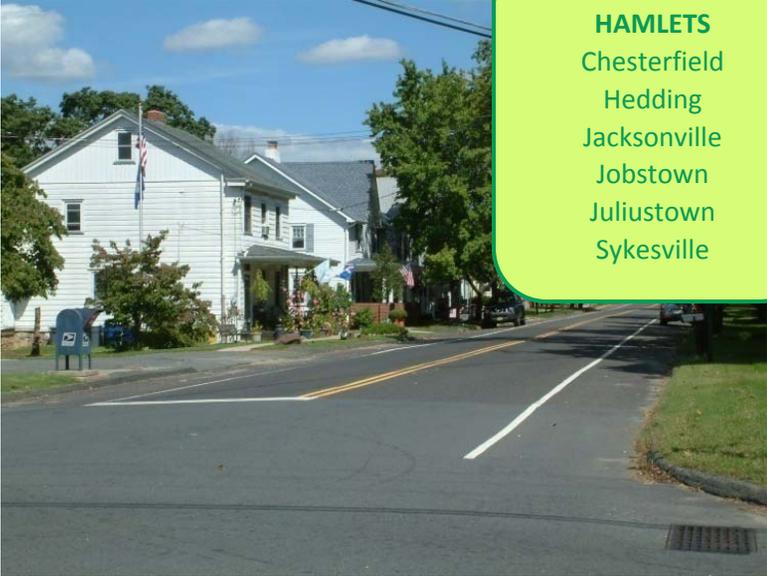


**VILLAGES**  
 Cookstown  
 Crosswicks  
 Eastampton  
 Fieldsboro  
 Georgetown-Mapleton  
 Jacobstown  
 Leisuretown  
 New Lisbon  
 Old York  
 Presidential Lakes  
 Vincentown  
 Waterfront Transit Village



**NODES**

- Chambers Corners Node
- Columbus Farmers Market Node
- County & Township Complex in Pemberton
- County Fairgrounds Node
- County Resource Recovery Facility
- NJ Correctional Facilities Node
- Route 38 Node on US 206
- Route 630 Node on US 206
- Tilghmans Corner Node
- West Cookstown Node



**HAMLETS**

- Chesterfield
- Hedding
- Jacksonville
- Jobstown
- Juliustown
- Sykesville

CIVILIAN AREAS		2005-2035 GROWTH	
		Housing	Jobs
	Acreage		
Countryside	125,252 (82%)	+521 (8%)	+212 (1%)
Hamlets, Villages, Towns, Nodes & Sub-Urban Areas	27,874 (18%)	+6,043 (92%)	+13,925 (99%)
Regional Total	153,126 (100%)	+6,564 (100%)	+14,137 (100%)

*Executive Summary*

## Growth Management Policies

The **Policy** chapter describes the strategies the public and private sectors will use to guide the type and character of future development in Northern Burlington County's "environs" - the landscapes that surround the "centers". Eight regional goals, based the GAPP's

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***The GAPP incorporates the 2001 State Plan's goals as its own.***

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vision statement, will guide growth management policies throughout the region.

The GAPP contains eleven separate issue categories, ranging from housing to agriculture to transportation, to guide public, private and non-profit stakeholder

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***Policy objectives on eleven separate issues should guide future regional development and investment.***

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### POLICY OBJECTIVES

Land Use  
 Housing  
 Economic Development  
 Transportation  
 Natural Resource Conservation  
 Agriculture  
 Recreation  
 Redevelopment  
 Historic Preservation  
 Infrastructure  
 Coordination

### REGIONAL GOALS

1. Revitalize Northern Burlington County's Hamlets, Villages and Towns.
2. Conserve Northern Burlington County's agricultural and natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of the county.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
8. Ensure sound and integrated planning and implementation throughout the Northern Burlington County region.

implementation. Policy responses to these issues depend upon which planning area a property or community is situated, the general intent or purpose of these planning areas and the Communities of Place (Places), i.e., Centers and Nodes located there.

### Regional Landscapes

The State Plan and the Pinelands Comprehensive Management Plan have mapped three general civilian policy areas, or landscapes, for the 240-square mile Northern Burlington County region. The GAPP identifies the basic public purposes the County and Municipalities wish to accomplish in those landscapes. This includes accommodating most of the future non-agricultural development in Centers, which vary in intensity from rural Hamlets and special-use Nodes to Villages and Towns. The following are the general public purposes for the three civilian landscapes. Underlined items are the distinguishing public purpose in that landscape.

## GENERAL POLICY AREAS

### **Public Parks, State Plan Environmentally Sensitive (PA 5) planning areas and Pinelands Preservation Area District (PAD) and Forest Area (FA):**

- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Burlington County and New Jersey;
- promote a viable rural lifestyle and the agricultural industry;
- revitalize the towns, villages and hamlets of Northern Burlington County;
- protect open spaces and environmental resources through the protection of large contiguous areas of land;
- accommodate growth in Centers and Nodes; and
- confine programmed sewers and public water services to Centers and Nodes.

### **State Plan Rural (PA 4) and Rural Environmentally Sensitive (PA 4B) planning areas and Pinelands Rural Development Area (RDA), Agricultural Production Area (APA) and Special Agricultural Production Area (SAPA):**

- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Burlington County and New Jersey;
- promote a viable rural lifestyle and the agricultural industry;
- revitalize towns, villages and hamlets of Northern Burlington County;
- maintain large contiguous areas of farmland and other supportive lands;
- accommodate growth in Centers and Nodes; and
- confine programmed sewers and public water services to Centers and Nodes.

### **State Plan Suburban (PA 2) and Metropolitan (PA 1) planning areas and Pinelands Regional Growth Area (RGA):**

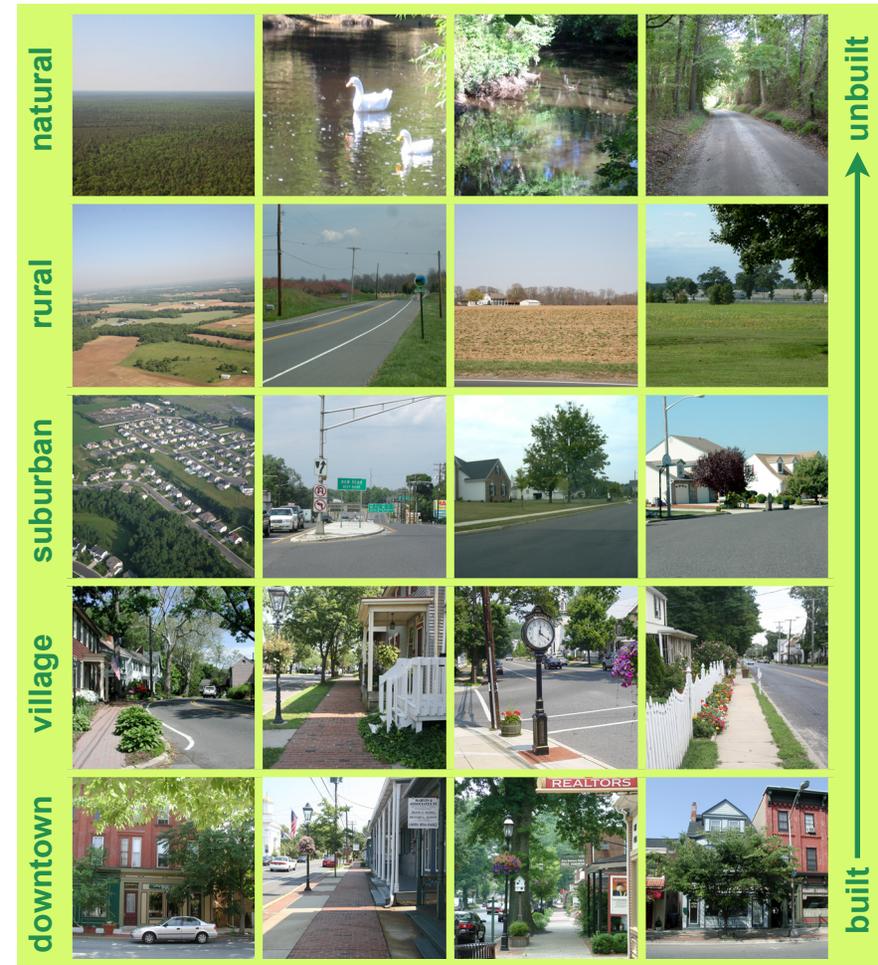
- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Northern Burlington County;
- promote a viable rural lifestyle and agricultural industry;
- revitalize cities and towns in Burlington County and New Jersey;
- provide for most of the Northern Burlington County's future residential and non-residential development in compact forms and mixed-use patterns; and
- redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

## Regional Character

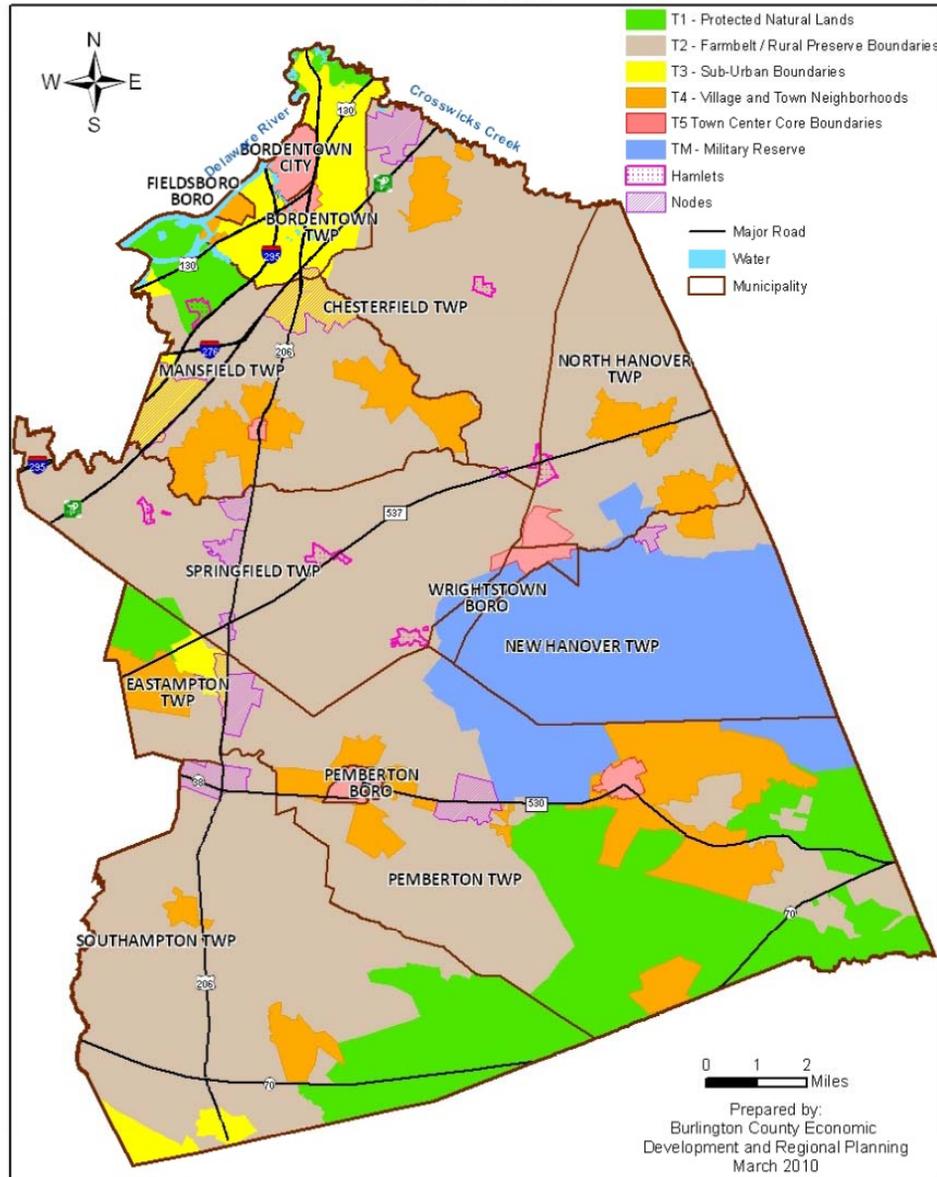
The GAPP identifies the range of “transects,” or regional landscapes and development patterns, which correspond to established State Planning Areas and Pinelands Management Areas and their respective “communities of place”— hamlets, villages, towns, and special district nodes. It recognizes that there are “places” outside centers and nodes, such as natural environments, farmland areas and even suburban communities. It also distinguishes neighborhood or primarily residential areas of centers from those that are more mixed use and of higher density and scale in the center’s core.

*The Transect model calls for development in the different transect categories to be distinctive— rural development should, for example, look and feel different than suburban or urban development.*

The GAPP is written to respect the various traditional settlement patterns across the Northern Burlington County region, from rural areas in Springfield Township to suburban areas in Bordentown Township and Bordentown City. The GAPP arrays the desired qualities that characterize the transect of Northern Burlington County into five rural-to-urban “T-Zones” that reflect the unique landscapes of this region. Appropriate development and preservation practices are proposed. Within each Transect category, guidance is provided on how to plan, design, and create the appropriate rural, suburban, and urban form for each place type.



## Northern Burlington County Transects



*The GAPP arrays the desired qualities that characterize the transect of Northern Burlington County into five rural-to-urban "T-Zones" that reflect the unique landscapes of this region.*



## PROTECTED NATURAL LANDS (T1)

Publicly protected open spaces and restrictive ecologically sensitive properties, including State Plan-delineated Environmentally Sensitive (PA 5) planning area and the Pinelands Comprehensive Management Plan's Preservation Area District (PAD), Forest Area (FA) and undeveloped parts of the military bases.

## FARMBELT / RURAL RESERVE (T2)

Active and fallow farmland and unpreserved woodlands, including State Plan-delineated Rural (PA 4) and Rural Environmentally Sensitive (PA 4B) planning areas and the Pinelands Comprehensive Management Plan's Rural Development Area (RDA), Agricultural Production Area (APA) and Special Agricultural Production Area (SAPA). T2 landscapes include **HAMLETS**, which are small-scale, compact residential settlements organized around a local landmark or community use. This Transect also includes **NODES**.



### **SUB-URBAN AREA (T3)**

Post World War II neighborhoods and modern residential subdivisions in sewer service areas, as well as developed highway corridors and centers outside older communities, primarily found in Bordentown, Eastampton and Southampton townships in the State Plan-delineated Suburban (PA 2) planning area.



### **VILLAGE / TOWN NEIGHBORHOODS (T4) and CORES (T5)**

Neighborhoods are residential areas, while Cores are mixed-use “downtown” areas. The GAPP identifies “town centers” and “villages” in Northern Burlington County. Municipalities determine their boundaries through local zoning.

## Local Landscape and Building Character

The GAPP understands that municipal land development regulations determine a transect's form and appearance, or local character, of country landscapes. It recommends general design principles to consider when creating local development regulations. These guidelines are general standards that are based on historical development patterns and current smart growth principles. They may not reflect existing local conditions.

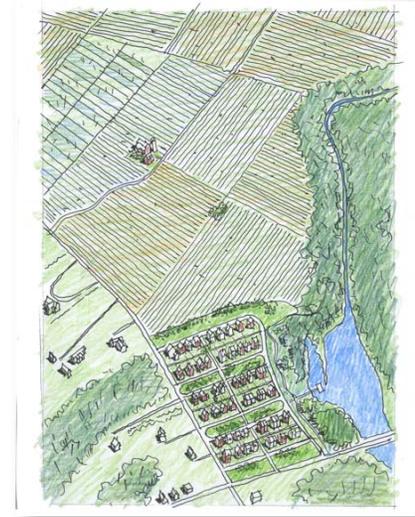
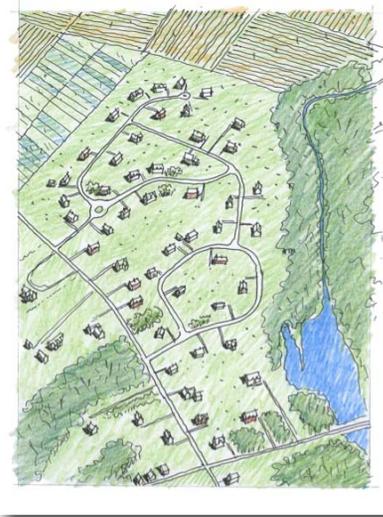
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*The GAPP offers region-specific guidance on how to plan, design, and create the appropriate rural, suburban, and urban forms for open spaces, neighborhoods, centers and corridors.*

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**Conceptual Plan for an Extended Wrightstown/  
North Hanover Town Center**



**Clustered Development (preferred, above right) can provide the same number of homes as Conventional Development (above left) while preserving more farms and rural landscapes.**

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**Clustered residential development is a modern form of hamlet design that concentrates housing development on one portion of the site so that the remainder can be left in agriculture or open space.**

---

The GAPP also recognizes that municipal land development regulations determine the transects' form and appearance, or local character, of buildings and centers. It recommends general design principles to consider when creating local building design standards. These guidelines are general standards that are based on historical development patterns and current smart growth principles. Again, they may not reflect existing local conditions.

## GENERAL DESIGN PRINCIPLES

Design guidance is provided in the following areas for each transect, *where applicable*:

- Access
- Block Length
- Building Form (mass, orientation, placement)
- Connectivity (pedestrian/bicycle)
- Connectivity (vehicular)
- Density/Intensity
- Landscaping
- Lighting
- Parking
- Management (stewardship)
- Scenic Corridors
- Signage
- Streetscape
- Trade Area

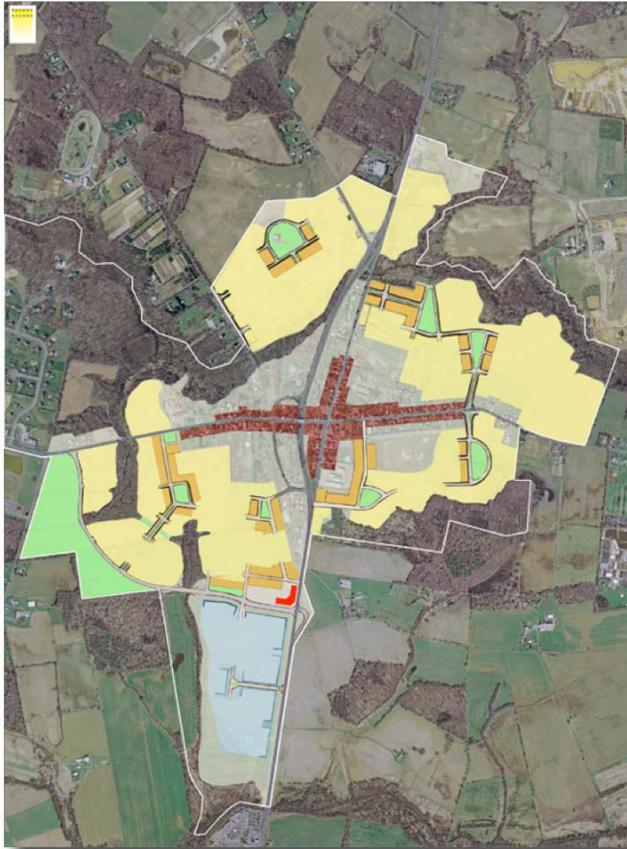


***Conceptual Plan for Eastampton Town Center***

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***T3 Sub-urban Centers are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, civic and public-benefit land uses, with residential present only in mixed use buildings.***

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*Proposed Columbus Village Expansion*

*In T4 neighborhoods, building setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private realm of the residence.*

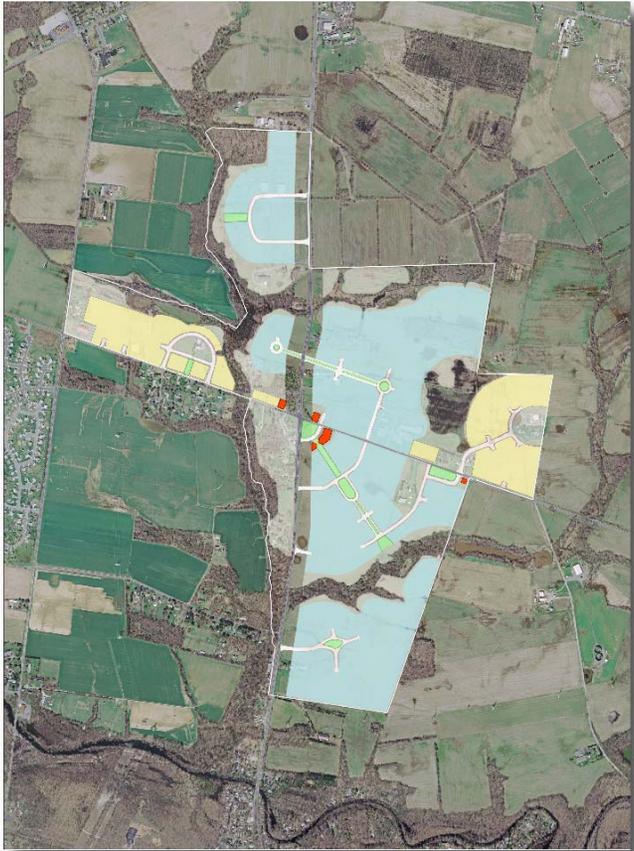
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*T4 Village / Town Neighborhood design standards are applicable to places within existing center boundaries identified as potential growth areas.*

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*Model Home at "Eastampton Village Center"*



**Conceptual Plan for a Node at  
US 206 and CR 630**

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***T4 neighborhoods  
typically have on-street  
parking.***

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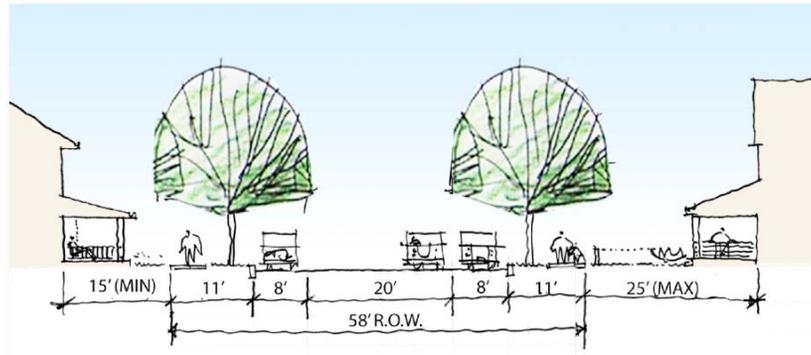
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***Due to their special and unique nature,  
there are no specific design principles  
for Nodes.***

---

***Municipalities should proactively plan  
for these areas on a case-by-case basis  
and not rely on “conventional” or  
generic site planning standards.***

---





- Land Use**
- Conduct municipal visioning processes to establish the future form and function of designated Centers, Nodes and environmentally sensitive and agricultural Environs.
  - Review/update municipal design standards consistent with compact, center-based forms of development.

- Natural Resources**
- Review/update the municipal Environmental Resource Inventory (ERI) and Conservation Element, consistent with GAPP's goals and objectives.
  - Enact land development regulations defining and protecting critical natural resource areas.

- Redevelopment**
- Encourage redevelopment, where appropriate, at intensities sufficient to support pedestrian-oriented development, public safety, transit accessibility, a broad range of uses and mixed uses, and efficient use of infrastructure.

- Economic Development**
- Review/update the municipal master plan Economic Development element, consistent with GAPP's goals and objectives and based on Burlington County's Comprehensive Economic Development Strategy (CEDS).
  - Encourage private sector investments that support appropriate development and redevelopment in Centers and Nodes.

- Housing**
- Review/update the municipal master plan Housing element, consistent with GAPP's goals and objectives.
  - Continue to provide local and regional housing services that support healthy Centers.

### **Agriculture**

- Review/update the municipal master plan Farmland Preservation Element and Agricultural Retention Plan, consistent with GAPP's goals and objectives.
- Review/update the municipal Land Use Regulations to support continued agricultural activity and economic viability.
- Guide non-agricultural development toward Centers and Nodes to ensure the viability of agriculture and the retention of farmland.

### **Transportation**

- Review/update the municipal master plan Circulation Element, consistent with GAPP's goals and objectives.
- Develop corridor character and access management plans that preserve agricultural viability, the rural regional character and safety along US Route 206.
- Continue to work with regional transportation partners to provide for the needs of mass transit users, pedestrians, bicyclists and special needs populations, particularly in Centers and Nodes.

### **Historic Preservation**

- Review/update the municipal master plan Historic Preservation Element, consistent with GAPP's goals and objectives.
- Coordinate historic preservation efforts with farmland, natural resource and open space preservation efforts and Center development and revitalization strategies.

### **Infrastructure**

- Adopt/update the municipal master plan Community Facilities, Utility Services, Stormwater Management and Wastewater Management elements, consistent with GAPP's goals and objectives.
- Locate public and private community facilities serving a wide population in Towns and Villages, where appropriate, or within walking distance of them.

### **Recreation**

- Adopt/update the municipal master plan Recreation Element, consistent with GAPP's goals and objectives.
- Provide active and passive recreational facilities by concentrating on maintenance and rehabilitation of existing parks and open space, while expanding and linking them through redevelopment and reclamation projects.
- Maintain and utilize community parks and community gardens, greenways, etc. as catalysts for Center revitalization

### **Coordination**

- Coordinate planning efforts with local, county, state and federal agencies to identify and resolve issues as early as is possible.
- Establish a permanent advisory committee to continue implementing the GAPP.
- Adopt and participate locally and regionally in accomplishing the Plan and Implementation Agenda (Agenda).

**COUNTY OF BURLINGTON**

**BOARD OF CHOSEN FREEHOLDERS**

Joseph B. Donnelly  
Freeholder Director

William S. Haines, Jr.  
Deputy Director

Chris Brown  
Freeholder

Mary Anne Reinhart  
Freeholder

James K. Wujcik  
Freeholder

**DEPARTMENT OF ECONOMIC DEVELOPMENT AND REGIONAL PLANNING**

Mark A. Remsa, AICP, PP, CLA, ASLA  
Director

Edward E. Fox, III, AICP, PP  
Regional Planning Coordinator

David J. Hojsak, AICP, PP  
Principal Planner

Jason M. Miller  
GIS Specialist

Linda Wong  
GIS Specialist

**BROWN AND KEENER URBAN DESIGN, PHILADELPHIA, PA**

Mark Keener, AIA, AICP, PP

Robert Brown, FAIA

Matt Wanamaker, AICP

*Northern Burlington County Growth and Preservation Plan*

**Municipal Representatives:** **Bordentown City** John W. Collom, III\*, *Mayor*; Theodore J. Korth\*, *Member, Planning Board*; Michael A. Hunninghake\*, *Chair, Environmental Commission*; Samuel Surtees\*, *Chair, Planning Board*; James N. Brimmer, Jr.\*\*; Janet S. Denney\*\*. **Bordentown Township** George A. Chidley\*, *Mayor*; Robert Delaney\*, *Committeeman*; Joseph Kelly\*; Thomas Coppolecchia\*\*; Mark Roselli\*\*. **Chesterfield Township** Brian J. Kelly\*, *Committeeman*; Robert Bruch\*; Joseph Malison\*; Donald Czehut\*\*; G. Richard Lange\*\*. **Eastampton Township** Donald Hartman\*, *Councilman*; George Paneque\*, *Councilman*; Walt Tafe\*, *Councilman*; D. Scott Carew\*, *Township Manager*; Thomas Czerniecki\*\*; George Johnstone\*\*; Mark Searfoss\*\*. **Fieldsboro** Edward G. Tyler, Sr.\*, *Mayor*; Heather Cheesman\*, *Deputy Clerk*; Michael Carroll\*; Pete Federico\*\*; Richard Lynch\*\*; Clinton Weaver\*\*. **Mansfield Township** Terri Tallon-Hammill\*, *Councilwoman*; Robert Tallon\*, *Member, Environmental Commission*; Alfred Clark\*; Frederick P. Wainwright, Jr.\*; Patrick DeLorenzo\*\*; Joseph Lawrence\*\*; Arthur R. Puglia\*\*; Kelly Shea\*\*; John Stefanoni\*\*. **New Hanover Township** Dennis Roohr\*, *Mayor*; George Ivins\*, *Committeeman*; Jay Todd\*, *Township Administrator/Clerk*; Peter McCabe\*, *Township Engineer*; Sharon Atkinson\*\*; William S. Kaytes\*\*; Joseph J. Nash, Jr.\*\*; Mary Ann Russel\*\*; Paul Thomas\*\*; Geoffrey Urbanik\*\*. **North Hanover Township** Lou DeLorenzo\*, *Committeeman*; James Durr\*, *Committeeman*; Anne Edwards\*; Albert J. Dempster, Jr.\*\*; Elaine Kennedy\*\*; John C. Kocubinski\*\*; Michael Moscatiello\*\*; Neil Robson\*\*. **Pemberton Borough** F. Lyman Simpkins\*, *Mayor*; William Kochersperger\*, *Committeeman*; Donna J. Mull\*, *Borough Clerk*; Lynn Conover\*; Edward V. Kaelin, Jr.\*\*. **Pemberton Township** David A. Patriarca\*, *Mayor*; Richard Prickett\*, *Council President*; Kenneth Cartier\*, *Councilman*; Maurice Jones\*, *UEZ Coordinator*; David Banisch\*\*; Richard Brown\*\*; John "Bud" Clark\*\*; Robert Cushmeyer\*\*; Robert W. McCullough\*\*; Dawn Robertson\*\*. **Southampton Township** C. Edman Budd\*, *Committeeman*; Robert Moore\*, *Committeeman*; Warren E. Gager\*; Ronald Heston\*; Nan Walnut\*; Dennis DeKlerk\*\*. **Springfield Township** William Pettit, Sr.\*, *Mayor*; Richard Toone\*, *Committeeman*; Jo Jacques\*, *Chair, Planning Board*; Bernard Dunn\*; Charles Rue\*\*. **Wrightstown** Laurance R. Lownds\*, *Councilman*; Brian Sperling\*, *Councilman*; David Scott Timberman\*, *Councilman*; Richard Ragan\*, *Borough Planner*.

**County of Burlington:** **Burlington County Clerk of the Board** Augustus M. Mosca, *County Administrator*; Ralph Shrom, *Public Information Officer*. **Burlington County Department of Resource Conservation** Gina Berg, *Water Resources Coordinator*; Joyce Goldsmith, *Cultural and Heritage Coordinator*; Matthew Johnson, *Open Space Coordinator*; Daniel Kennedy, *Farmland Preservation Coordinator*; Jennifer Bulava, *County Naturalist, GIS Specialist*. **Burlington County Department of Engineering** Carol Thomas, *Principal Transportation Planner*. **Burlington County Department of Information Technology** Merrilee Torres, *GIS Supervisor*.

**State Agencies:** **New Jersey Department of Agriculture** Monique Purcell\*, *Division of Rural Resources*; Timothy Brill\*, *State Agriculture Development Committee*. **New Jersey Department of Environmental Protection** Richard Brown\*, *Office of Planning and Sustainable Communities*. **New Jersey Department of Transportation** James Lewis\*, *Bureau of Statewide Planning*; Nipa Maniar\*, *Division of Project Planning & Development*. **New Jersey Office of Smart Growth** Benjamin Spinelli\*, *Executive Director*. **New Jersey Pinelands Commission** Susan Grogan\*, *Chief Planner*.

**Military:** **Fort Dix** Linda Chominski\*, *Directorate of Public Works*; Richard Sample\*, *Directorate of Public Works*. **McGuire Air Force Base** Richard T. Dean\*, *Community Planner*; 2dLt. Robert McMenomy, *Assistant Community Planner*.

**Interest Groups:** **Builders League of South Jersey** Richard Van Osten\*, *Executive Director*; Rod Ritchie\*, *Orleans Homebuilders*. **National Association of Office & Industrial Properties** Mark Fauci\*, *Real Property Development Corporation*; Michael G. McGuiness\*, *NJ-NAIOP*.

**Consultant Team:** **A. Nelessen Associates, Inc.** Anton Nelessen; Ross Sheasley. **Brown and Keener Urban Design** Mark Keener; Robert Brown; Matt Wanamaker. **Camp Dresser & McKee, Inc.** Mark Maimone; William E. Cesanek. **Charles Carmalt, AICP, PP** Charles Carmalt. **Delaware Valley Regional Planning Commission** David Anderson; Robert Berger; Kevin Murphy. **Heinrich-Schilling Joint Venture** Helen Heinrich; Brian Schilling. **Melvin | Kernan Development Strategies** Robert Melvin; Caroline Armstrong. **Orth-Rodgers Associates, Inc.** Daniel Kueper; Jamie Maurer. **Urban Partners** James Hartling.

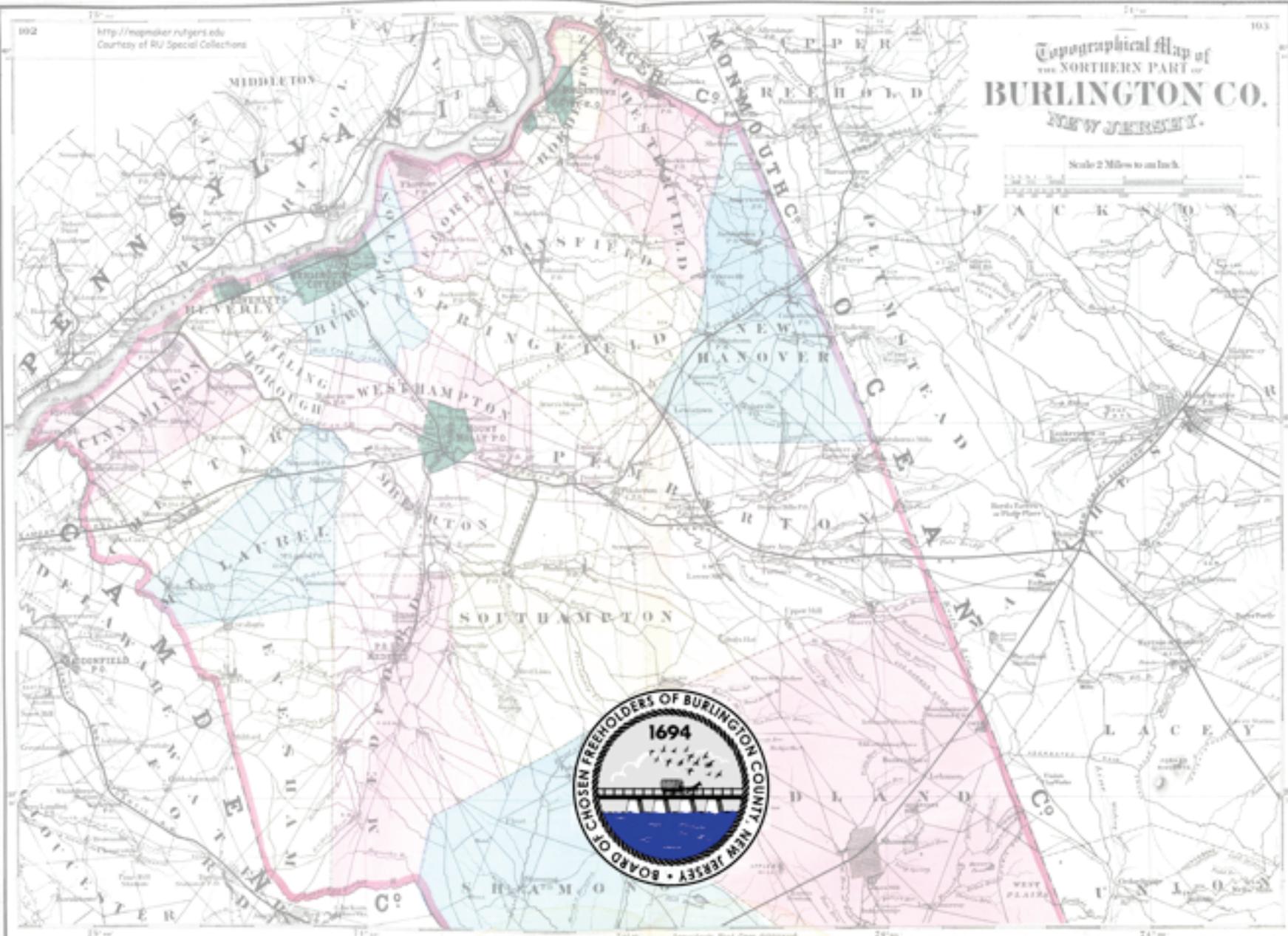
\* Member of the Steering Committee \*\* Former representative to the Steering Committee

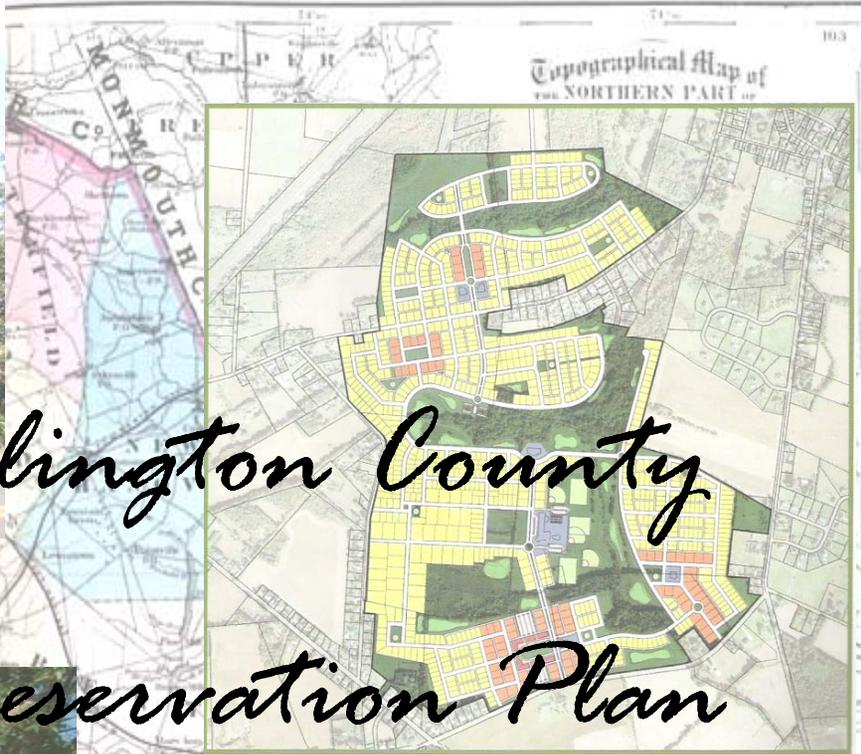
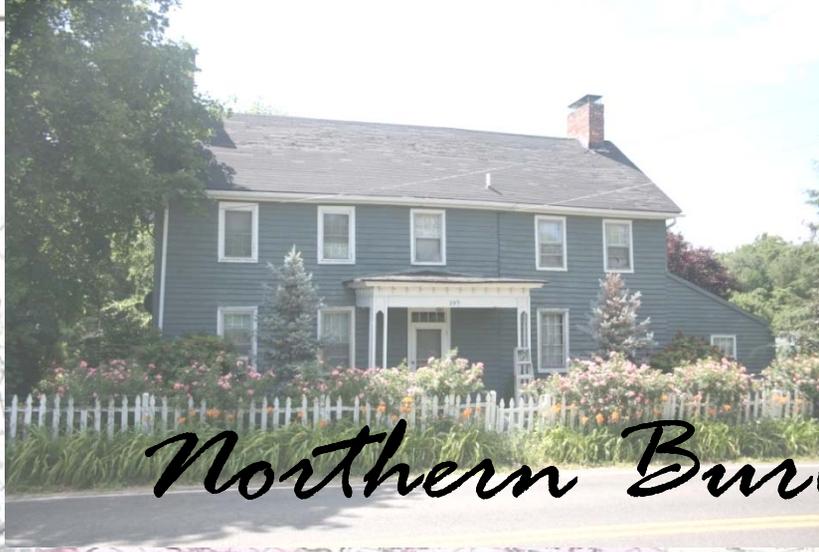
**Cover Credits:** **Photographs** Burlington County Department of Economic Development and Regional Planning. **Old York Village Plan** Clarke, Caton and Hintz. **Vintage Map of Northern Burlington County** *State Atlas of New Jersey, 1872* by F.W. Beers.

*Executive Summary*

# Topographical Map of the NORTHERN PART of **BURLINGTON CO.** NEW JERSEY.

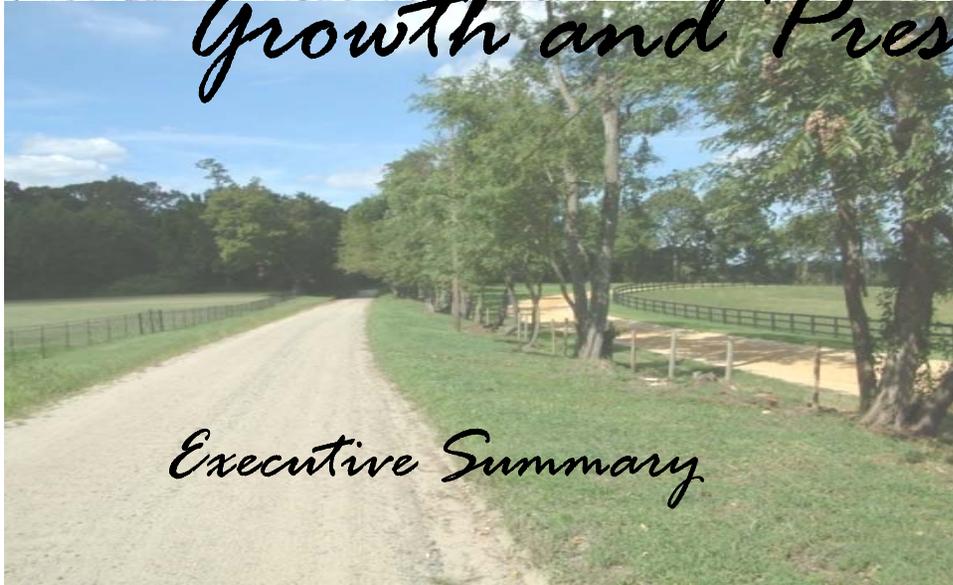
Scale 2 Miles to an Inch





# *Northern Burlington County*

# *Growth and Preservation Plan*



# *Executive Summary*

**Burlington County  
Board of  
Chosen Freeholders  
October 2010**





## Northern Burlington County Transects

**T-1 Protected Natural Lands** landscapes of protected natural lands;

**T-2 Rural Reserve** landscapes of protected agricultural lands;

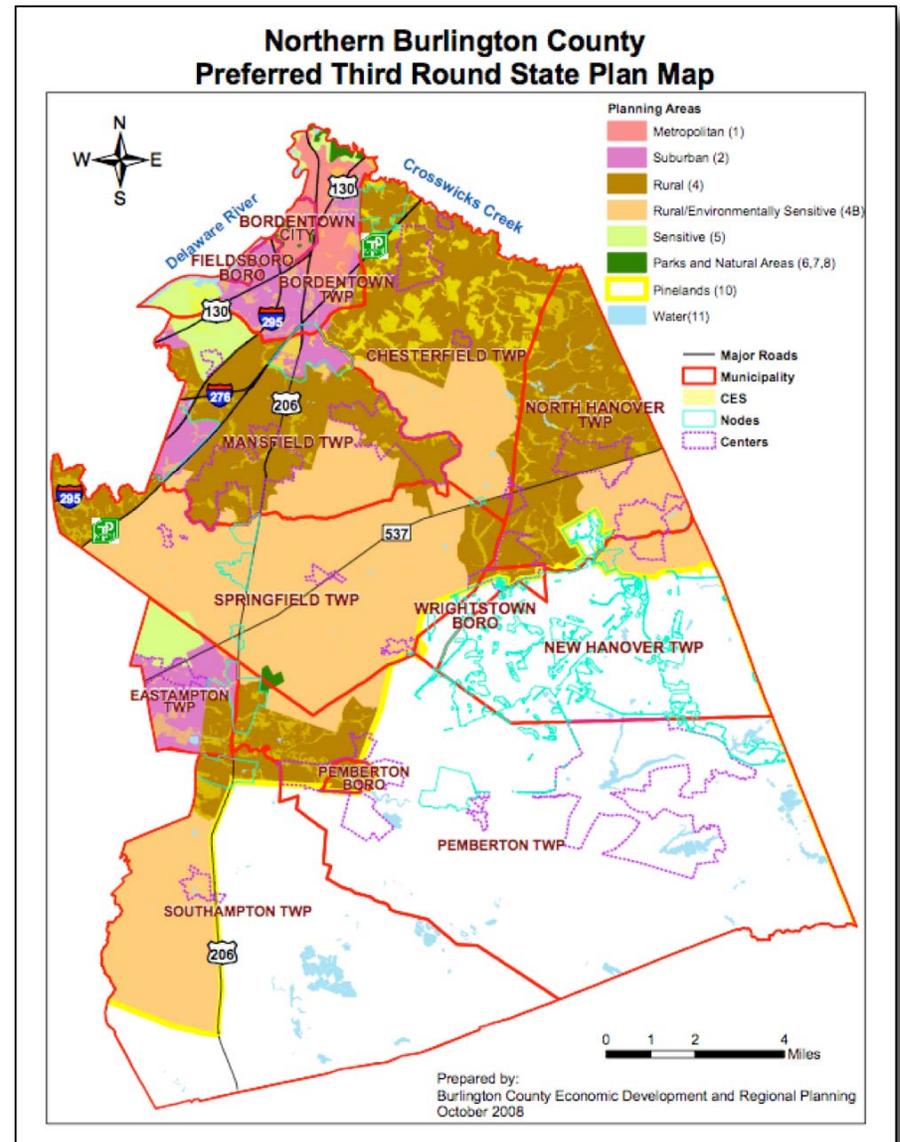
**T-3 Sub-urban** landscapes of automobile-oriented development on sewer service; and

**T-4 Village / Town** landscapes of compact mixed-use centers.

northern Farm Belt project area to include all of the land within the thirteen northern Burlington County municipalities. The County's Department of Economic Development and Regional Planning worked intensively with the thirteen municipalities to ensure that the proposed policy and map changes correlated with the proposed regional vision and rural development

***A number of mapping changes to the State Plan's planning areas and center delineations were required, which the County submitted to the State Planning Commission on the municipalities' behalf in 2007.***

patterns established thus far. This required a number of mapping changes to the State Plan's planning areas and center delineations, which the County submitted to the State Planning Commission on the municipalities' behalf in 2007.



***Recommended State Plan Map Changes, 2007***

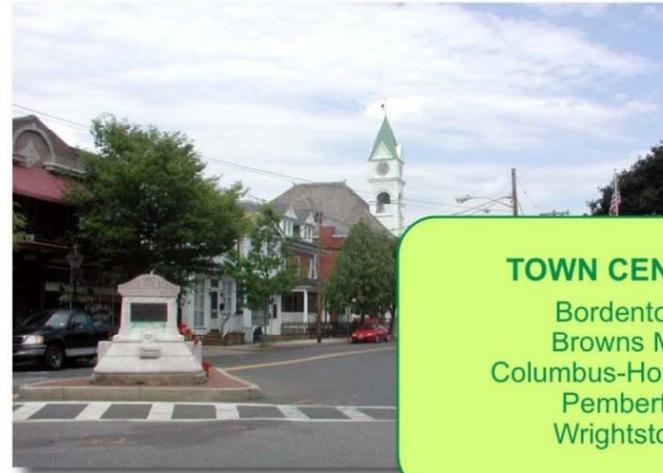
## How Much Growth by 2035

Municipal master plans in Northern Burlington County generally reflect the development, redevelopment and preservation strategies outlined in the New Jersey State Plan and the Pinelands Comprehensive Management Plan. The GAPP translates the municipal and state plans' growth management strategies into a regional vision – “a balance of town and country.”

This vision foresees most of the region's future housing and economic development directed to compact mixed-use centers, while areas outside those centers, or environs, are preserved for open space or agricultural uses. This Chapter identifies a range of proposed center types and forecasts how much housing and employment growth could occur in the centers and environs by 2035. It projects that the majority of future growth will occur in the 9% of the civilian land area identified as centers.

Center types include Towns, Villages, Hamlets and Nodes.

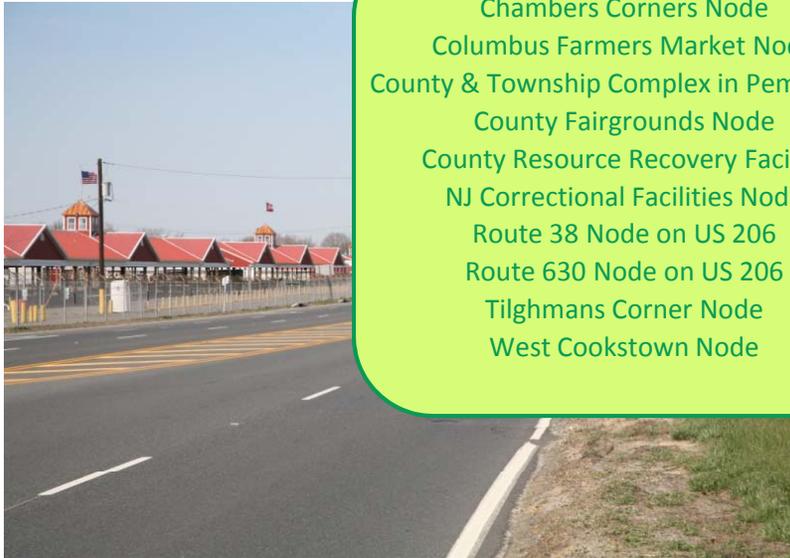
- *Towns*—traditional hubs of commerce and community facilities with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services.
- *Villages*—primarily residential places with a smaller core of consumer services and community activities.
- *Hamlets*—small-scale, compact residential settlements organized around a community focal point, such as a house of worship or a civic building.
- *Nodes*—strategically located concentrations of non-residential uses where additional residential development is discouraged.



**TOWN CENTERS**  
 Bordentown  
 Browns Mills  
 Columbus-Homestead  
 Pemberton  
 Wrightstown



**VILLAGES**  
 Cookstown  
 Crosswicks  
 Eastampton  
 Fieldsboro  
 Georgetown-Mapleton  
 Jacobstown  
 Leisuretown  
 New Lisbon  
 Old York  
 Presidential Lakes  
 Vincentown  
 Waterfront Transit Village



**NODES**

- Chambers Corners Node
- Columbus Farmers Market Node
- County & Township Complex in Pemberton
- County Fairgrounds Node
- County Resource Recovery Facility
- NJ Correctional Facilities Node
- Route 38 Node on US 206
- Route 630 Node on US 206
- Tilghmans Corner Node
- West Cookstown Node



**HAMLETS**

- Chesterfield
- Hedding
- Jacksonville
- Jobstown
- Juliustown
- Sykesville

CIVILIAN AREAS		2005-2035 GROWTH	
		Housing	Jobs
Countryside	125,252 (82%)	+521 (8%)	+212 (1%)
Hamlets, Villages, Towns, Nodes & Sub-Urban Areas	27,874 (18%)	+6,043 (92%)	+13,925 (99%)
<b>Regional Total</b>	<b>153,126 (100%)</b>	<b>+6,564 (100%)</b>	<b>+14,137 (100%)</b>

*Executive Summary*

## Growth Management Policies

The **Policy** chapter describes the strategies the public and private sectors will use to guide the type and character of future development in Northern Burlington County's "environs" - the landscapes that surround the "centers". Eight regional goals, based the GAPP's

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***The GAPP incorporates the 2001 State Plan's goals as its own.***

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vision statement, will guide growth management policies throughout the region.

The GAPP contains eleven separate issue categories, ranging from housing to agriculture to transportation, to guide public, private and non-profit stakeholder

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***Policy objectives on eleven separate issues should guide future regional development and investment.***

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### POLICY OBJECTIVES

Land Use  
 Housing  
 Economic Development  
 Transportation  
 Natural Resource Conservation  
 Agriculture  
 Recreation  
 Redevelopment  
 Historic Preservation  
 Infrastructure  
 Coordination

### REGIONAL GOALS

1. Revitalize Northern Burlington County's Hamlets, Villages and Towns.
2. Conserve Northern Burlington County's agricultural and natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of the county.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
8. Ensure sound and integrated planning and implementation throughout the Northern Burlington County region.

implementation. Policy responses to these issues depend upon which planning area a property or community is situated, the general intent or purpose of these planning areas and the Communities of Place (Places), i.e., Centers and Nodes located there.

### Regional Landscapes

The State Plan and the Pinelands Comprehensive Management Plan have mapped three general civilian policy areas, or landscapes, for the 240-square mile Northern Burlington County region. The GAPP identifies the basic public purposes the County and Municipalities wish to accomplish in those landscapes. This includes accommodating most of the future non-agricultural development in Centers, which vary in intensity from rural Hamlets and special-use Nodes to Villages and Towns. The following are the general public purposes for the three civilian landscapes. Underlined items are the distinguishing public purpose in that landscape.

## GENERAL POLICY AREAS

### **Public Parks, State Plan Environmentally Sensitive (PA 5) planning areas and Pinelands Preservation Area District (PAD) and Forest Area (FA):**

- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Burlington County and New Jersey;
- promote a viable rural lifestyle and the agricultural industry;
- revitalize the towns, villages and hamlets of Northern Burlington County;
- protect open spaces and environmental resources through the protection of large contiguous areas of land;
- accommodate growth in Centers and Nodes; and
- confine programmed sewers and public water services to Centers and Nodes.

### **State Plan Rural (PA 4) and Rural Environmentally Sensitive (PA 4B) planning areas and Pinelands Rural Development Area (RDA), Agricultural Production Area (APA) and Special Agricultural Production Area (SAPA):**

- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Burlington County and New Jersey;
- promote a viable rural lifestyle and the agricultural industry;
- revitalize towns, villages and hamlets of Northern Burlington County;
- maintain large contiguous areas of farmland and other supportive lands;
- accommodate growth in Centers and Nodes; and
- confine programmed sewers and public water services to Centers and Nodes.

### **State Plan Suburban (PA 2) and Metropolitan (PA 1) planning areas and Pinelands Regional Growth Area (RGA):**

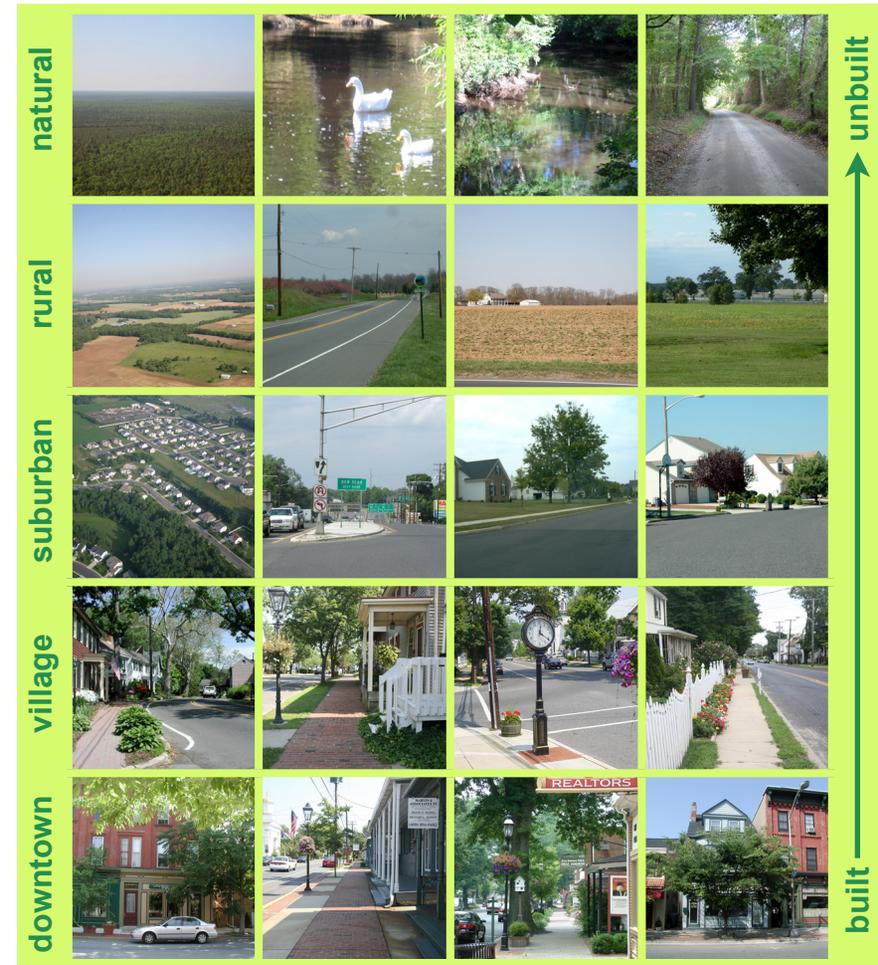
- protect the character of existing stable communities;
- protect open spaces, natural resources, and agriculture in Northern Burlington County;
- promote a viable rural lifestyle and agricultural industry;
- revitalize cities and towns in Burlington County and New Jersey;
- provide for most of the Northern Burlington County's future residential and non-residential development in compact forms and mixed-use patterns; and
- redesign areas of sprawl and reverse the current trend toward further sprawl in Northern Burlington County.

## Regional Character

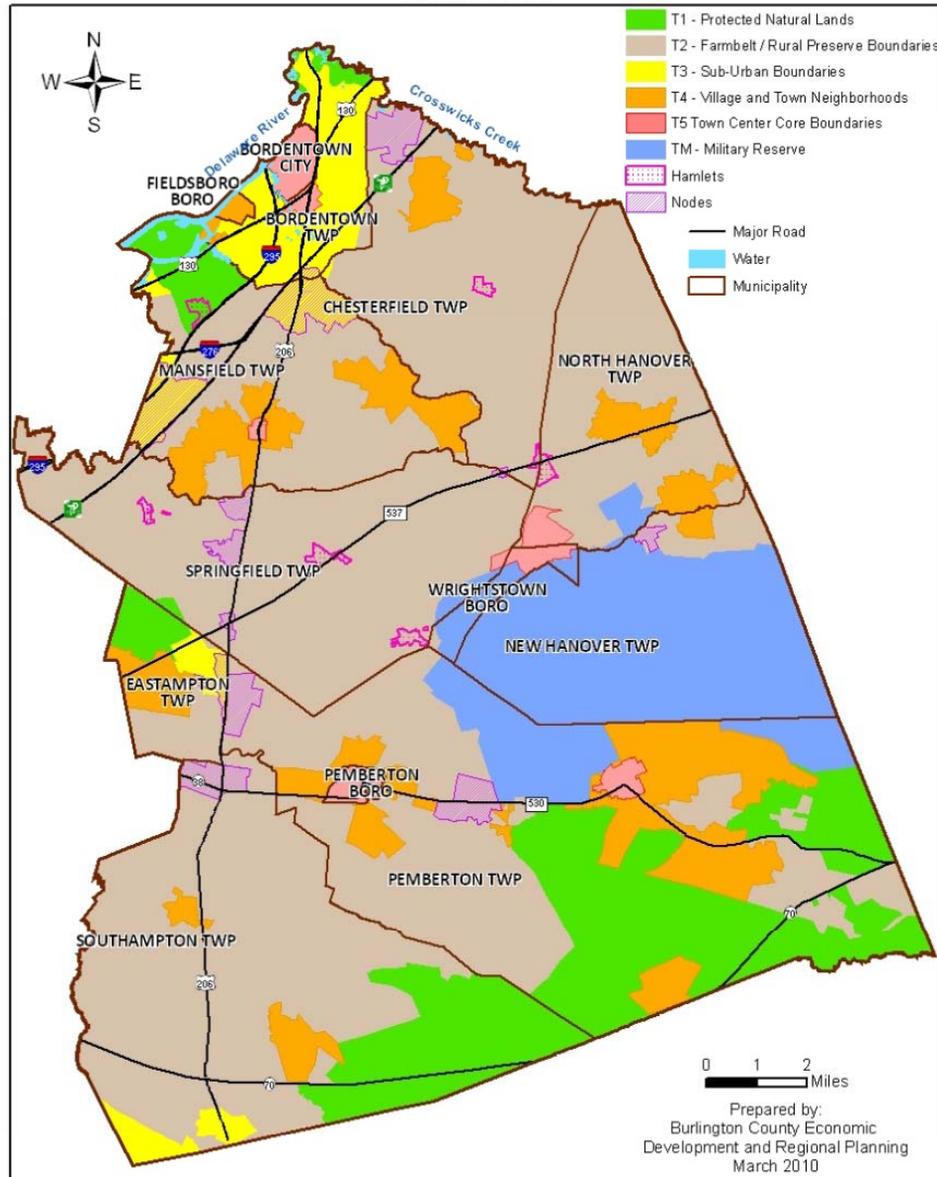
The GAPP identifies the range of “transects,” or regional landscapes and development patterns, which correspond to established State Planning Areas and Pinelands Management Areas and their respective “communities of place”— hamlets, villages, towns, and special district nodes. It recognizes that there are “places” outside centers and nodes, such as natural environments, farmland areas and even suburban communities. It also distinguishes neighborhood or primarily residential areas of centers from those that are more mixed use and of higher density and scale in the center’s core.

*The Transect model calls for development in the different transect categories to be distinctive — rural development should, for example, look and feel different than suburban or urban development.*

The GAPP is written to respect the various traditional settlement patterns across the Northern Burlington County region, from rural areas in Springfield Township to suburban areas in Bordentown Township and Bordentown City. The GAPP arrays the desired qualities that characterize the transect of Northern Burlington County into five rural-to-urban “T-Zones” that reflect the unique landscapes of this region. Appropriate development and preservation practices are proposed. Within each Transect category, guidance is provided on how to plan, design, and create the appropriate rural, suburban, and urban form for each place type.



## Northern Burlington County Transects



*The GAPP arrays the desired qualities that characterize the transect of Northern Burlington County into five rural-to-urban "T-Zones" that reflect the unique landscapes of this region.*



## PROTECTED NATURAL LANDS (T1)

Publicly protected open spaces and restrictive ecologically sensitive properties, including State Plan-delineated Environmentally Sensitive (PA 5) planning area and the Pinelands Comprehensive Management Plan's Preservation Area District (PAD), Forest Area (FA) and undeveloped parts of the military bases.

## FARMBELT / RURAL RESERVE (T2)

Active and fallow farmland and unpreserved woodlands, including State Plan-delineated Rural (PA 4) and Rural Environmentally Sensitive (PA 4B) planning areas and the Pinelands Comprehensive Management Plan's Rural Development Area (RDA), Agricultural Production Area (APA) and Special Agricultural Production Area (SAPA). T2 landscapes include **HAMLETS**, which are small-scale, compact residential settlements organized around a local landmark or community use. This Transect also includes **NODES**.

