

2020 MASTER PLAN REEXAMINATION REPORT

WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



Prepared By:
Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170

Prepared For:
Westampton Township
710 Rancocas Road
Westampton, New Jersey 08060


Barbara J. Fegley, AICP, PP
New Jersey Professional Planner #3259

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1.0 Introduction

Pursuant to N.J.S.A. 40:55D-89, each municipality is required to perform a periodic reexamination of its Master Plan every ten years. Westampton Township last performed a Reexamination Report of its Master Plan on April 1, 2015 and is scheduled to conduct a full Reexamination Report in 2025. In advance of the full Reexamination Report, the Township is performing a partial reexamination in order to comply with its Third Round Affordable Housing obligation. In order to enact changes necessary to achieve compliance, the Township is required to review its Housing Element and Fair Share Plan and Land Use Element.

Under the Municipal Land Use Law (MLUL), the reexamination must address the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last examination report.
- b. The extent to which such problems and objectives have been reduced or increased subsequent to such date.
- c. The extent to which there have been significant assumptions, policies, and objectives forming the basis for the master plan of development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling materials, and changes in State, County, and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” P.L. 1992, c.79 (C.40A:12A-1 et al) in the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The last Master Plan Reexamination Report was adopted on April 1, 2015. This 2020 Report will address relevant changes to the 2015 Reexamination Report specifically in regard to compliance with the Township's Third Round Affordable Housing Obligation. A full reexamination of all of the elements is planned for 2025.

2.0 Review of Past Conditions and Changes in Goals and Objectives.

The MLUL provides that the Reexamination Report shall review the major problems and objectives relating to land development in the municipality at the time of the last reexamination report and shall discuss the extent to which such problems and objectives have been reduced or have increased to such date.

Based on this evaluation and the changing conditions within the Township as a result of the Settlement Agreement with Fair Share Housing Center and the Court, Section 5.0 of this Reexamination Report establishes new goals to aid the Township in complying with its Affordable Housing Obligation.

The goals established in the 2015 Reexamination Report include the following, summarized below:

- a. **Objective:** Meet the goals and objectives set in previous Master Plan and Reexamination reports.

Evaluation: The goals and objectives established in previous Master Plans and Reexaminations continue to be a consideration in Township planning and will shape planning decisions moving forward.

- b. **Objective:** Support development of apartments in the redevelopment zone consisting of Block 902, Lots 1-3.

Evaluation: A Redevelopment Plan was approved for Block 902 Lots 1-3 in 2014 in order to allow the development of an Inclusionary residential development with market rate and low- and moderate-income apartments on the property. Woodmont Properties was designated as the redeveloper, and the company entered into a redeveloper agreement later that year. At some point between 2014 and 2017, the property was foreclosed upon, and was owned by TD Bank. TD Bank began marketing the site to developers as a potential industrial site. Following this development, the redevelopment agreement for the site was terminated, and an Amended Redevelopment Plan for the site was prepared and approved in 2019 to accommodate the development of the site as a logistics center. As a result, this objective has been amended to indicate Preliminary and Final Site Plan Approval was received from the Land Development Board for the site to be used as a logistics center. Alternative inclusionary zoning sites were identified in the 2020 Housing Element and Fair Share Plan.

- c. **Objective:** Extend Western Drive through the Redevelopment Area on Block 902, Lots 1-3; redesign and reconstruct Western Drive intersection with Route 541.

Evaluation: The Amended Redevelopment Plan for Block 902 Lots 1-3 provided for the development of a logistics center. The concept plan provided by MRP Industrial NE, LLC, the redeveloper, did not propose the extension of Western Drive. This objective has changed due to the unforeseen foreclosure of the original redeveloper and change in ownership of the property. The amended objective is for Western Drive to terminate and to only provide access to the logistics center and other properties along its length.

- d. **Objective:** Develop a zoning overlay for the proposed Virtua campus location and general design standards for the campus location.

Evaluation: The Land Development Board approved the General Development Plan for the Virtua campus on November 4, 2015. The zoning overlay and design standards for the campus will be developed in the future to provide standards to the developer and ensure that the campus is consistent with the Township Vision plan.

- e. **Objective:** Extend Burr's Road to Woodlane Road to provide a secondary entrance to the Virtua campus.

Evaluation: The General Development Plan approved by the Land Development Board for the Virtua Campus includes the extension of Burr's Road (CR 638) from its existing terminus at Burlington-Mount Holly Road (CR 541) to Woodlane Road (CR 630). The extension is to be constructed by the developer and then dedicated to the County.

- f. **Objective:** Develop land use regulations and ordinances consistent with the goals of the Township Vision Statement.

Evaluation: As a result of the need to find realistic opportunities to provide affordable housing, Fair Share Housing Center (FSHC) and the Court Master required the Township find entirely new sites to provide low-and moderate-income residential sites to meet Westampton's affordable housing obligation. Block 906.05, Lot 5, 1960 Burlington-Mt. Holly Road, referred to as the Hancock parcel was identified as the site that would not only fulfilled 228 of the 592 affordable housing obligation, but would also fulfill a portion of the Township Vision Statement for a Town Center. A TC-Town Center Zone was prepared for adoption along with other documents required in the Settlement Agreement and Court Order.

The Hancock parcel is proposed to be a mixed-use development consisting of low- and moderate-income housing, commercial/office and other uses in a traditional downtown style. This proposal is consistent with the vision plan in that it creates a sense of place and recognizable town center. The TC Zone allows higher residential densities and mixed uses along the Route 541 corridor, which assists in achieving the Vision Statement objective of preserving existing open space. Finally, the proposal of Mixed Use inclusionary zoning for the Hancock Site, Hogan Site (Block 1001, Lots 58, 59 and 61, 1884 Burlington-Mount Holly Road) and The Diocese of Trenton site on Springdale Road (Block 204, Lot 2), as discussed in the Fair Share Housing Plan, is consistent with the vision plan objective of promoting the development of affordable housing.

- g. **Objective:** Study the zoning districts along Route 541 for consistency with the Vision Plan, and consolidate and modify existing zones as necessary.

Evaluation: As discussed above, the Town Center zoning for the corridor has been prepared and is included in the Housing Element and Fair Share Plan. The Hogan Site, on Burlington-Mount Holly Road to the southeast of the Hancock Site, is proposed for mixed use residential and retail/office use and a Mixed Use zone has been prepared and is also included in the Housing Element and Fair Share Plan. The Hogan Site includes 224 residential units of which 34 will be affordable. Both sites were chosen not only to provide a Town Center and Mixed Use zones but also to support the Virtua Hospital proposal of a 9 story, 141' hospital, medical offices, Long Term Care Facility, Medical Offices Ambulatory Surgery Center, Hospice, Assisted Living and the anticipated creation of 3,378 part time and full time employees.

- h. **Objective:** Reexamine the permitted uses and bulk standards of the OR-2 zone for consistency with the Vision Plan.

Evaluation: The OR-2 Zone that contains Block 204, Lot 2 (The Diocese of Trenton property) will be changed to the R-9 Zone to assist the Township in providing low-and moderate-income units for a portion of its affordable housing obligation. The OR-2 Zoning that was the subject of the Woodmont Redevelopment Plan was addressed with the foreclosure of the property that prompted amending the Redevelopment Plan to permit a logistics center.

3.0 Changing Conditions

The major changes to the land use conditions in the Township of Westampton since the Master Plan Reexamination and Housing Element and Fair Share Plan of 2015 are the housing developments proposed to meet the Third Round affordable housing obligation. The Township reached a Settlement Agreement with FSHC and the Court to provide three new Inclusionary housing sites in lieu of the six sites that were proposed in 2015. A Settlement Agreement was also reached with the Diocese of Trenton to build an Inclusionary residential development that will include a 498 unit townhouse and apartment development on a vacant, 75-acre lot along Springside Road (Block 204, Lot 2). Fifteen percent (15%) or 75 apartment units will be affordable. A R-9 Residential Zone is proposed to permit the development.

A MU-1 Mixed-Use Zone for retail/office/medical offices and residential apartment uses is proposed on the Hogan Site (Block 1001, Lots 58-61) located along Burlington-Mount Holly Road (County Route 541). The Hogan Site will have a fifteen percent (15%) set-aside to provide 34 affordable units.

A TC-Town Center Zone is proposed for the Hancock Site (Block 906.07, Lot 5). The Hancock Town Center Site will have a twenty percent (20%) set-aside to provide 228 affordable units in addition to retail/office/medical offices along Burlington-Mount Holly Road. The proposed TC-Town Center Zone is proposed to meet the goals of the Township's Vision Plan, to provide a significant portion of the Township's affordable housing obligation, and to support development anticipated as a result of the proposed Virtua Hospital complex to the south of the site on Burlington-Mount Holly Road.

4.0 Changes in Assumptions

As discussed earlier, the developer for the Woodmont Properties development underwent foreclosure on the property, preventing the development from occurring. Additionally, the developer for the Group 70/Orleans Site became uninvolved in the project. Since that project and other potential affordable sites had been in the Fair Share Plan for such a long period of time, FSHC and the Court Master agreed they no longer provided a realistic opportunity for development and alternate sites had to be selected.

5.0 Recommended Goals

Based on the discussions under the prior sections of this Reexamination Report, the following goals are set for this limited 2020 Reexamination Report:

- Ensure the consistency of the Township's Master Plan with the Settlement Agreements.

- Update the Housing Element and Fair Share Plan to ensure compliance with COAH rules and regulations. The Housing Element and Fair Share Plan has been revised to comply.

6.0 Policy Recommendations

In order to meet the Township's needs and to address the goals set forth in this limited Master Plan Reexamination Report, the Land Development Board makes the following policy recommendations:

- Support rezoning of the Diocese of Trenton R-9 Zone, the Hancock TC-Town Center Zone and the Hogan MU-1 Mixed Use Zone identified in the 2020 Housing Element and Fair Share Plan in order to fulfill the housing obligations of the Township.
- Support and approve the Housing Element and Fair Share Plan to ensure compliance with the revised Third Round affordable housing rules and regulations.