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# OPEN SPACE, RECREATION AND FARMLAND PRESERVATION PLAN

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**Township of Westampton  
Burlington County, New Jersey**

**ADOPTED JULY 1, 2009**

*Prepared by the Westampton Land Development Board  
in Consultation with Louis Glass Associates  
and Based on the 2002 Plan by Banisch Associates, Inc.*

**Prepared June 2009**

*Harry W. McVey, PP, AICP*  
*7/17/09*

**The original of this report was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3**

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**CHAPTER A**  
**OPEN SPACE AND RECREATION PLAN**

The Township has seven public parks and provides a total of 58.28 acres of recreational facilities. Figure 1 depicts the location of each municipal park. These facilities include the following:

1. Spring Meadows, Westampton Township – Block 203.01, Lot 43

The Spring Meadows Park is located on Sharpless Boulevard in the Spring Meadows subdivision. The park offers 5.97 acres of recreational facilities which include an all-purpose soccer/softball field, tennis court, large playground area and one ½-court basketball hoop.

2. Rolling Hills, Westampton Township – Block 301.01, Lot 27

Rolling Hills Park is located in the Rolling Hills subdivision. The park provides 6.57 acres of recreational fields. The park contains one baseball field, one tennis court and a medium-sized playground.

3. Rolling Hills East, Westampton Township – Block 401.01, Lot 41

The Rolling Hills East Park is also located in the Rolling Hills subdivision and provides an additional playground on 1.25 acres of land within the neighborhood.

4. Club Acres, Westampton Township – Block 1002.01, Lot 1

The Club Acres Tennis Court is located on a 2.84-acre parcel on the corner of Oxmead Road and Manor Drive.

5. Tarnsfield Park, Westampton Township – Block 1708, Lot 1

The 3.1-acre Tarnsfield Park is located on Greenwich Drive and Churchill Street in the Tarnsfield subdivision. The park includes a large playground and a soccer field.

6. Rancocas Road Site, Westampton Township – Block 201, Lots 6.01 and 6.02

This site consists of 34.33 acres and is under construction as an active recreation facility. The facility will include four baseball fields, four all-purpose fields, practice areas and a concession stand and restroom building.

7. Tarnsfield Swim Club, Westampton Township – Block 1606, Lot 22

This swim club contains 4.22 acres and provides open and competitive swimming and swim lessons.

In addition, the Township's residents have access to recreational facilities owned by the Westampton Township Board of Education and to the park owned by the Rancocas Society of

In the past, towns have relied on the New Jersey Balanced Land Use Method and the National Park and Recreation Association (NRPA) "Level of Service" approach to determine open space and recreational needs. The land use method recognizes that land is a finite resource and sets its goals in perpetuity while the NRPA method uses a standard based on current or forecasted population. It should be noted that these methods provide minimum guidelines. As New Jersey continues to become more densely populated, open space and parks are more highly prized. Thus, when we evaluate space for its sufficiency, more is definitely better.

The State's Balanced Land Use Method seeks to allocate 3% of all developed and developable land less County, State and privately protected and environmentally sensitive land to municipal open space. Of the Township's 7,106 acres, 2,626 acres are already protected under private, County, State and Federal ownership or easements or is considered environmentally sensitive leaving a total of 4,480 acres of developable land. Accordingly, 134.4 acres should be set aside for open space by the municipality. However, the municipality currently owns only 19.73 acres of recreation and open space land. Thus, an additional 114.67 acres are needed to meet the minimum standard. Given that the preservation of open space provides the opportunity for several types of recreation, including nature study, hiking, hunting and fishing, ensuring a diverse open space system in the Township has become a top priority.

The NRPA approach includes generic ratios for "Suggested Facility Development Standards". The NRPA Standards define a hierarchy of recreational facilities used to classify a recreational facility in light of its size, service area and population served. According to Census 2000 data, Westampton has a population of approximately 7,217 people and is approximately 7,106 acres in size. The Township has applied the Level of Service (LOS) approach to determine the need for additional open space and recreational facilities and to determine the adequacy of existing recreational facilities based on community size and demographics. The result of this analysis determined that the Township was successful in providing the recommended acreage of Mini-Parks and Neighborhood Parks; however, it clearly showed that the Township is severely deficient in providing a Community Park facility to serve the entire community.

In recent years, however, the NRPA has renounced the "one size fits all" approach and recommends that communities develop park and recreational facility standards that fit individual needs and circumstances. In this approach, the NRPA recommends using public meetings, community surveys and interviews with various department heads, league presidents and the recreational director to establish the current facility utilization and future needs. Westampton has appointed an Open Space Committee to perform this function in the preparation of this Plan.

As part of the development of this Plan, the Township sent a questionnaire to all recreational providers in the Township and adjoining municipalities. The questionnaire sought information on such items as the current level of participation, the facilities used by each organization and the anticipated needs for future facilities. The Township collected the questionnaires and reviewed responses to each question. These responses provided an invaluable tool in the needs analysis for the Township.

The Township has recognized the benefits of sports and recreational programs as an important aspect of the quality of life in Westampton Township. The Township offers its residents a range

markings) and bicycle routes (roadways designated for bicycle use through the installation of directional and informational signage) to increase connectivity between existing neighborhoods, commercial areas, open space and recreational facilities. These recommendations are displayed on the Circulation Plan Map located in the Circulation Plan Element of the Master Plan.

### **Natural Resource Management and Conservation**

An extensive review of the existing vacant and underutilized parcels within the Township was undertaken to identify areas for potential open space acquisition. In addition, these parcels were evaluated for natural resource and critical environmental habitat protection.

The Township contains many valuable natural resources and important habitats that will benefit substantially from conservation efforts. The benefits of acquiring open spaces go far beyond creating additional recreational facilities. Safeguarding open space ensures the viability of ecosystems that support the high quality of life that residents associate with living in Westampton Township. Protecting interconnected forests, wetlands, edge habitats, stream corridors and other environmentally sensitive areas creates an overall healthy environment.

Westampton Township is host to a variety of environments and habitats that make protection of these areas more than just a recreational incentive but rather an important step to maintain the future ecological and biological base of the region and the State. These features are identified on the Wetlands and Surface Waters Map (Figure 2) and the Critical Habitat Map (Figure 3). These maps can be used by the Township to identify parcels for active or passive recreation or environmental resource and critical habitat protection based on the parcels' distinct characteristics. The benefits of protecting these natural areas are outlined below.

#### **Forested Areas**

The NJDEP publication entitled "Protection and Care of Urban Forests" provides a detailed list of the resources protected and offered by forested areas. Forests:

- Modify local climactic conditions near or within their boundaries.
- Create the feeling of privacy.
- Serve as recreational facilities.
- Provide habitats for plants and animals.
- Reduce surface runoff because of the high moisture-holding capacity of the forest soils and tree canopy.
- Enhance the visual characteristics of the scenic corridors.
- Reduce noise pollution.
- Produce oxygen.

The Township has many mature second- and third-growth deciduous woodlands. Forests throughout the Township consist of larger patches which form an interconnected series of woodlands and provide critical habitat for many species. These areas provide food, shelter and freedom of movement and disturbance for many species of birds, mammals, reptiles, amphibians and more.

### Critical Habitat – New Jersey's Landscape Project

The New Jersey Department of Fish and Wildlife recently completed the Landscape Project. The Landscape Project mapped several critical environmental features and the existence of threatened or endangered species to determine areas with the greatest need for protection. The result is the ability to view regions as continuous landscapes and not as individual features. The maps help to decide what lands to protect, what to develop and where both activities can take place in harmony. This project offers a systematic ranking system that is continuous across the State. Westampton Township contains four categories as seen on the attached Critical Habitat Map (Figure 3).

The predominant category in the Township is suitable grassland habitat. This classification covers a large portion of the Township to the west of the New Jersey Turnpike and to the northeast of County Route 541. This habitat includes hayfields, pastures and grassy stages of successional fields.

The Township also includes Forest Habitat, Wetland/Forest Habitat and Emergent Habitat. Each of these categories includes the highest ranking of critical habitat (Rank 5) which indicates the presence of federal endangered or threatened species. This occurs generally along the Rancocas Creek and Mill Creek. These areas are depicted in Figure 3.

The occurrence and combination of these environmental features demonstrate the need for added emphasis on preserving areas which contain wetlands, Federal and State endangered species and critical habitats as defined by the New Jersey Landscape Project.

In addition to local efforts, the Township has met with the Delaware Valley Regional Planning Commission (DVRPC) and the Rancocas Conservancy to explore other opportunities for open space preservation and the protection of environmental resources which are identified in the section above. The Township will work in concert with the DVRPC, Rancocas Conservancy and Burlington County in their efforts to develop a greenway plan for the main branches of Rancocas Creek. The Township has identified parcels along the Rancocas Creek where potential conservation and public access easements will be pursued to establish a continuous linkage along the waterway.

The DVRPC and Rancocas Conservancy recommend other preservation strategies, including stream corridor ordinances, which ensure that vegetated riparian buffers are maintained by regulating setbacks to floodplains and wetlands and limiting the disturbances and uses within these corridors. The Township will explore other preservation strategies and continue to strengthen these public/private relationships as they may provide additional open space preservation opportunities within the Township.

### Action Plan

Since an assessment of recreational and open space needs in the community has already taken place, the next step in the planning process is to develop an Action Plan to facilitate successful

governments leverage their tax dollars into expanded preservation. The County offers grants up to 25% of the certified market value or sale price of the land to be acquired, whichever is less.

d. The Environmental Infrastructure Trust Financing Program

This program provides low-interest loans to municipalities, counties and authorities for clean water-related activities, including land acquisition when watershed management and water quality benefits are provided. With funding from both NJDEP and the NJ Environmental Infrastructure Trust the program utilizes a Federal Priority System developed each year by DEP. Loans are made for 20-year terms at a blended interest rate (DEP – 0%; Infrastructure Trust – market interest or below).

e. National Recreational Trails Program

NJDEP provides financial assistance for developing and maintaining trails and trail facilities for non-motorized, motorized and multi-use purposes. The maximum grant award is \$25,000 and projects are funded on an 80% federal share and 20% matching share basis.

f. Private Development Initiatives – Land Donations and Dedications

Land donations and dedications from private developments can be developed for recreational purposes. Land reserved for neighborhood and community benefits may be retained in private ownership by homeowners' associations or dedicated to the Township. As part of development approvals, developers can be encouraged to include neighborhood parks, tot lots and other facilities to meet the recreational needs of the community.

g. Conservation Easements

Land for conservation and passive recreation can be made accessible through the establishment of conservation easements. The Township can pursue these efforts in conjunction with the DVRPC and the Rancocas Greenway effort.

This Open Space and Recreation Plan proposes a series of activities to respond to identified needs. While this Action Plan calls for specific implementation strategies during the next several years, it should be viewed as a living document to be frequently revisited and updated by the Township Open Space Committee.

**Existing Open Space and Recreation Map – Figure 4**

This map shows the location of all of the existing publicly and privately owned open space in the Township. In addition to Township-owned parks and open space, the State Park, public school sites and privately owned and deed-restricted open space are shown. The two private golf



The New Jersey State Planning Act was signed into law over twenty years ago, providing for the first State Plan ever formally adopted with input from New Jersey's Counties, municipalities and citizens. The State Planning Act of 1985 (*N.J.S.A. 52:18A-196 et seq.*) recognized the intent of the legislature to provide for sound and integrated statewide planning in order to "conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development, and renewal..."

On March 1, 2001, the State Planning Commission adopted the First State Plan. This document represents modifications that came about during cross-acceptance of the Preliminary State Development and Redevelopment Plan which began in 1997 and came to a close in 1999. While some of the policies and mapping in the Plan have changed, many have remained the same. What has also remained the same is the classification system that the State Planning Commission has used to map the entire State into appropriate "Planning Areas".

The 2001 SDRP designated all of Westampton Township as PA-2, Suburban Planning Area. The Suburban Planning Areas are areas intended to shoulder much of the future development throughout the State. These Planning Areas are often located near metropolitan areas and are delineated by non-congruent, low-density patterns of development that are highly dependent on private transportation and still contain larger tracts of developable land.

The current State Plan Map shows major changes in Planning Areas from the 2001 State Plan. Based on the Cross-Acceptance Report prepared by the Township in 2007, a major portion of the Township has been re-designated from Planning Area 2 (PA-2) to Planning Areas 4B and 5 (PA-4B and PA-5).

Using maps depicting environmentally constrained land provided as part of the State Plan Cross-Acceptance process as well as local knowledge of existing conditions, most of the northeast quadrant of the Township has been designated as either PA-5 or PA-4B. Both planning areas contain large areas of contiguous wetlands and other environmental issues and are designated for very low density developments with limited infrastructure.

In addition to the PA-5 and PA-4B designations, the Township also identified several Critical Environmental Sites (CESs). A CES is an overlay zone on top of the base planning area. Although a CES does not limit development, a CES does identify smaller areas of known or suspected environmental features. Location in a CES does require additional mapping to identify, avoid and/or mitigate negative impacts on the environmental feature.

For the most part, Township-identified CESs follow streams and drainage ways. These CESs support existing open space plan goals of protecting greenbelts along the streams and to use the greenbelts to connect active and passive recreation sites and other open space.

The State Plan promotes policies that can protect and enhance the rural economy and agricultural industry, thereby maintaining a rural environment while also protecting valuable ecosystems or wildlife habitats.

## APPENDIX A

### POTENTIAL OPEN SPACE ACQUISITIONS

<u>Map Key</u>	<u>Block/List</u>	<u>Owner</u>	<u>Acres</u>	<u>Zoning</u>	<u>Acquisition Priority</u>
1	906/5	Hancock Family	84.56	OR-1/B-1	Low

Since 2004, a 15.24-acre site with frontage on both Route 541 and Hancock Lane has been subdivided from the original lot. Preliminary site plan approval is in place for a restaurant, hotel and two-story office building. Final site plan approval has been granted for the hotel and restaurant and this portion of the site is under construction. The remaining Lot 5 contains 84.56 acres.

2	901/1	Hovbros.-Burlington, LLC	19.2	OR-2	Low
	2		1.5		
	3		22.0		

Primarily existing farm fields. Separates residential areas from the Turnpike and from industrial and regional commercial uses. Potential uses are farming and open space. The site is shown as both high and medium acquisition on the County Watershed Management and Open Space Plan.

3	804/12 404/1	John Pew, Jr.	44.2	I	Low
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Existing farm fields and buildings. Separates the B.C. Institute of Technology from the Turnpike. Residential areas abut the farm along the southern property line. Potential use is as farmland and open space. The site is shown as both high and medium priority for acquisition on the County Watershed Management and Open Space Ranking Plan. Block 404, Lot 1, consisting of 18.1 acres has been acquired by Burlington County. The future use of Lot 1 is unknown at this time.

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Some of the following sites are part of an affordable housing lawsuit involving the potential construction of affordable housing. These sites include Block 402, Lots 6 and 7, and portions of Block 402, Lot 6.01, and Block 403, Lot 8.

4a	403/8	Rowan Technologies, Inc.	93.7	I	Low
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Existing farm fields. Borders other farm fields and the Turnpike. Maintains a rural streetscape at the I-295 entrance to the Township. Potential uses are farming and open space. The site is shown as a high priority for acquisition on the County Watershed Management and Open Space Ranking Plan. In 2007, a minor subdivision was approved adding 25.9 acres to the Winner affordable housing site. The remaining acres total 69.1 acres.

<u>Map Key</u>	<u>Block/List</u>	<u>Owner</u>	<u>Acres</u>	<u>Zoning</u>	<u>Acquisition Priority</u>
6	501/3	State of New Jersey	Part of R-5 726.5		Highest

Portion of Rancocas State Park. The site abuts the Turnpike on the northwest and the Middle School and Township complex on the northeast with the school's athletic fields immediately adjacent. Potential use would be for the expansion of the athletic fields and other active recreation uses.

7	204.2	Diocese of Trenton	73.1	OR-2	High
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Existing farm fields. Connects with other farm fields. Abuts residential uses and other farm fields. Potential use is open space. The site is shown as a high priority for acquisition on the County Watershed Management and Open Space Ranking Plan.

8	204/3	Lee Maimon	41.02	R-4	High
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Currently vacant consisting of fallow farm fields and wooded areas. Abuts farm fields and commercial and residential uses. Across the street from a Township recreation center. Potential use is open space. The site is shown as a medium priority for acquisition on the County Watershed Management and Open Space Ranking Plan. In 2007, this site received final subdivision approval for 5 residential lots.

9	701/17	Alexander Franklin	11.9	R-1	Low
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Currently a wooded site with Rancocas Creek frontage. Located in a residential area across Rancocas Road from the Holly Hills school and recreation site. Potential use is open space with public waterfront access.

10	1102/15	M. Pluhar	17.5	R-3	Moderate
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The site is wooded and is surrounded by existing and proposed open space and a golf course. The site is shown as a low priority for acquisition on the County Watershed Management and Open Space Ranking Plan. The potential use is a expansion of existing open space.

11	203.4	G. Sharpless	19.26	C	High
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The site is currently farmed and has frontage on Woodlane Road. The area is a mix of residential, commercial and light industrial uses. About half of the site is suitable for open space and recreational uses. The remainder is being considered for an affordable housing development.

## **WESTAMPTON TOWNSHIP**

### **OPEN SPACE, RECREATION AND FARMLAND PRESERVATION PLAN**

#### **Introduction**

Burlington County is a nationally recognized leader in the preservation of farmland with a history of over 30 years of providing public funds for the purpose of preserving farms. Even with this history, there is a general, persistent belief that agricultural use is similar to wooded or fallow areas. These uses have often been characterized as vacant land simply waiting for a higher or best use to be proposed and developed.

Now there is a growing opinion, backed by public policy, that farming is a principal land use to be encouraged and nurtured. To have ready access to locally grown produce is considered a quality of life issue. In addition to agricultural products, farms provide numerous public benefits that include:

- Tax paying, privately managed green space.
- Air and water recharge and purification.
- Aesthetic viewheads.
- Conservation of wildlife habitat.
- Recreational opportunities.
- Preservation of rural character.

Likewise, Westampton Township has had a similar history. Farmland preservation, although mentioned in the Master Plan, was lumped together with open space and recreation. Although these uses share some characteristics, agricultural use has a different set of problems and opportunities that require policies designed to address these issues. This Master Plan element separates the Open Space and Recreation Plan into two separate chapters. Chapter A responds to traditional open space and recreation issues. Chapter B, for the first time, makes farmland preservation and agricultural retention as Township policy.

To aid in the development of the Farmland Preservation chapter, this Plan borrowed liberally from and incorporates by reference the draft Burlington County Comprehensive Farmland Preservation Plan (2009-2018).

#### **Goals and Objectives**

The Township's position is that the preservation and protection of farmland and agricultural activity are important steps in defining both the present and the future of the rural and agriculturally oriented northeast quadrant of the Township. As a result, the Township's goals and objectives include:

- Maintain the Township's farming heritage.
- Maintain a rural and scenic character.
- Protect valuable resources, including prime soils.

- Stormwater Management Plan – Adopted March, 2005, with 2006 Revisions.
- Housing Plan and Fair Share Plan – Adopted December 5, 2008.

#### D. Development Regulations

##### 1. Residential Lot Sizes

The Township, through its zoning districts, permits a wide variety of lot sizes and housing types. The maximum lot size for single-family, detached housing without public water and sewer service is one acre. With public water and sewer service, the minimum lot size drops to 20,000 square feet for single-family, detached homes.

Several zones (R-3 and R-4) permit multi-family housing at a density of 10 dwelling units per acre to accommodate the Township's COAH obligation. Also related to COAH is the new R-7 Zone, the result of a Builder's Remedy, which permits age-restricted, single-family, detached homes on 5,500-square-foot lots and non-age-restricted townhomes on 2,500-square-foot lots. Additional revisions to existing zoning districts or new districts may be required to address current and future COAH obligations.

About 60% of the Township is zoned for residential use. Most of the land zoned for large lot development is in the northeast portion of the Township.

##### 2. Non-Residential Development

Several zoning districts permit retail, office and/or industrial/warehouse developments. The industrially zoned land is clustered adjacent to the I-295 interchange and west of the Turnpike. Springside Road has a combination of retail, office-research and residential zoning districts.

County Route 541 has the Township's second cluster of non-residential zoning districts. A combination of business, commercial and office-research zones is located in the corridor. As much of the corridor is undeveloped, the Township has begun a visioning process to help determine the future uses and appearance along the corridor. The one-year process will form the basis of a 541 corridor master plan.

##### 3. Innovative Planning Techniques

The R-6 Zone permits a cluster option for residential development. For developments with public water and sewer service, the base zoning permits 2 homes per net acre with a minimum lot size of 20,000 square feet. Under the cluster option, the net density remains at 2 units per net acre; however, the minimum lot size is reduced to 15,000 square feet, conditioned on the remaining

Westampton continues to be involved with County initiatives that affect the Township. The Township continues to participate in the Farmland Preservation Program and cooperates in the development of a County-wide wastewater management plan.

### **Farmland Preservation Program**

#### **A. Agricultural Development Areas (ADAs)**

For the 1998 Burlington County Farmland Preservation Strategies Plan, the County ADB established requirements for delineating ADAs within Burlington County. The criteria represent a refinement of basic State standards to reflect conditions in Burlington County. The requirements include:

- Agriculture is the preferred, but not necessarily the exclusive, use.
- The land is currently in agricultural production or has a strong potential for future production in agriculture.
- Agriculture is a permitted use by the current municipal zoning ordinance or is allowed as a non-conforming use.
- The land is reasonably free of suburban and conflicting commercial development.
- The land is designated as a "Sending Area" in a TDR/Credits program.
- The land is at least 20 acres in size.
- It must be in State Planning Areas 4, 5 or 10.
- The land cannot be held or used by a public body for nonagricultural purposes.
- It cannot be in a TDR Receiving Area, State Plan center or COAH overlay zone.
- It cannot be within existing or projected road, drainage or bridge rights-of-way for land needed for specific roadway improvements.

The CADB has also developed a priority acquisition list. Targeting criteria include:

- Depth to Seasonal High Water Table (DSHWT): Must have less than 75 percent soils with DSHWT of 0 to 2 feet.
- Soil Quality: Good agricultural soils: 60 percent prime soils or 80 percent prime and statewide important soils combined.
- Adaptability of Soils for Development: Reasonable threat of development: 30 percent or less of the property has DSHWT of 0 to 2 feet or 40 percent or more of the property's soil DSHWT is greater than or equal to 5 feet.

Additional criteria were developed to identify farms with the highest priority of funding. The highest priority acquisition must meet one of the following criteria:

- High Quality Soils: Percent of prime and septic severe soils. The smaller the farm, the higher the percentage of prime soil required and the limit on septic severe soils (Depth to High Water Table 0 to 2 feet).
- High Risk of Being Developed: Farms under imminent threat of development or at least 75 acres in size with 10% or less DSHWT 0 to 2 feet.

nevertheless, be eligible for inclusion in the ADA. Such additions must meet conditions (a), (b) and (c) below:

- a. The land is in agricultural use or its owner has a definite proposal for agricultural use;
- b. The additional land does not cause the ADA area to exceed 90 percent of the County's agricultural land; and
- c. The Township supports the additions.

If conditions (a), (b) and (c) above are met, the land may be added if the Freeholder Board and the CADB agree that at least one of the following apply:

- The addition furthers the goals of the Burlington County FPP;
- The addition will serve to improve the viability of Burlington County agriculture by actions that include, but are not limited to:
  - Substantially improving and expanding public access to agricultural products grown within Burlington County; or
  - Providing the opportunity for the demonstration of innovative agricultural practices; or
  - Providing agricultural education opportunities for Burlington County farmers; or
  - Providing a significant opportunity to educate the public on issues of agricultural significance; and
  - Preservation of the land is consistent with the comprehensive land preservation plan(s) of the municipality.

Chart 1 indicates all of the farms in the Township on the County priority acquisition list. All are located within the County ADA and are considered for alternate priority acquisition.

Chart 1

Burlington County Farmland  
Priority Acquisition List

Owner	Block	Lot	Acres
Estate of Ann Deacon	906	7	38
Walter Hancock	906	9	27
Colonial Dames of America	906	12	47
Estate of Ann Deacon	1001	5	149
Ernest Denofa	1001	11	92
Morton N. Kerr	1102	1	146
Total Acres			499

Note: All properties are shown as an alternate acquisition on the Burlington County Farmland Preservation Priority Acquisition List

For example, the purchasing and maintenance of required agricultural equipment is a big-ticket expense, although the frequency of such purchases is limited. Historically, the sale and servicing of farm equipment was a regional issue, as few communities had the density of agricultural economic power to support such supply and repair functions solely within the Township. As a result, the Township will support the efforts of the County, State and Federal governments in the area of agricultural development. In particular, the Township will work closely with Burlington County officials and staff to implement economic development policies. The economic development efforts contained in the Burlington County Comprehensive Farmland Preservation Plan and the Northern Burlington County Regional Strategic Plan are incorporated by reference.

**B. Natural Resource Conservation**

The Township has applied for a 2009 ANJEC Smart Growth Grant to be used to draft a Natural Resource Inventory tied to GIS mapping. The Inventory is expected to be completed by mid-2010.

**C. Township Actions**

1. Conduct a detailed review of all ordinances to review and amend regulations unduly impacting farmers in a negative manner. Among the land use regulations that should be reviewed are the following:
  - Definitions of agricultural uses and activities.
  - Principal agricultural permitted uses.
  - Accessory agricultural uses to be permitted.
  - Review of permitted uses in all zoning districts.
  - Buffers between agricultural land uses and residential uses.
  - Agricultural building heights.
  - Fencing.
  - Commercial vehicles (farm use) in residential zones.
  - Site plan review issues, including possible exemptions for agricultural uses.
  - Conformance with Federal and State agricultural regulations.
2. Strengthen the cluster ordinance to ensure that reserved land is of a size and location to promote the use of the reserved land for agricultural use, protection of environmentally sensitive features and/or as a buffer between agricultural and residential uses. Consider adding the cluster option as a permitted use in other residential zones.
3. Revise the Right to Farm section of the Zoning Ordinance to comply with current State requirements. Alternatively, the existing section should be deleted and replaced with the State model Right to Farm Ordinance.



## APPENDIX B

### POTENTIAL FARMLAND ACQUISITIONS

<u>Map Key</u>	<u>Block/List</u>	<u>Owner</u>	<u>Acres</u>	<u>Zoning</u>	<u>Acquisition Priority</u>
1	1102/1	Morton N. Kerr	146	R-1	Low

Existing farm fields and wooded areas. Contains wetlands and power transmission lines. Connects existing public and private open space to the north and south. Located in a low-density residential area. Potential uses include farming and open space. The site is listed as an alternate site on the County Farmland Preservation Priority List and is shown as a medium priority for acquisition on the County Watershed Management and Open Space Ranking Plan.

2	1001/5	Estate of Ann Deacon	149	R-1/OR-1	High
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Existing farm fields and wooded areas. Connects two golf courses in a residential area. Potential use is farming. The site is listed as an alternate site on the County Farmland Preservation Priority List and is shown as a high priority for acquisition on the County Watershed Management and Open Space Ranking Plan. The site is within the County ADA

3	906/7	Estate of Ann Deacon	38	OR-1	High
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Existing farm fields and wooded areas. Connects other farm fields. Separates a residential area from industrial uses. Potential use is farming. The site is listed as an alternate site on the County Farmland Preservation Priority List and is shown as a high priority for acquisition on the County Watershed Management and Open Space Ranking Plan. The site is within the County ADA.

4	906/9	Walter Hancock	27	R-1	Medium
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The site is currently farmed. Frontage is along Hancock Lane adjacent to the Turnpike. The projected use is for continued agricultural uses.

5	906/12	Colonial Dames of America	47	R-1	High
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Existing historic home and wooded grounds. Separates residential neighborhood from adjacent golf course. Rear of property abuts the Turnpike. Potential use is the preservation of the Peachfield Mansion and open space. The site is listed as an alternate site on the County Farmland Preservation Priority list.

6	1001/11	Ernest Denofa	92	R-1	High
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Existing horse farm with significant wetland and wooded areas. The site is adjacent to residential subdivisions, a golf course and another horse farm. The site is listed as an alternate on the County Farmland Preservation Priority List and is shown as a medium priority for acquisition on the County Watershed Management and Open Space Ranking Plan. Potential uses would be farming and open space. The site is within the County ADA.

Acquisition

# Township Parks

## Westampton Township, N.J.

April 2009

Updated by CME Associates June, 2009

- LEGEND

1. Spring Meadows

2. Rolling Hills

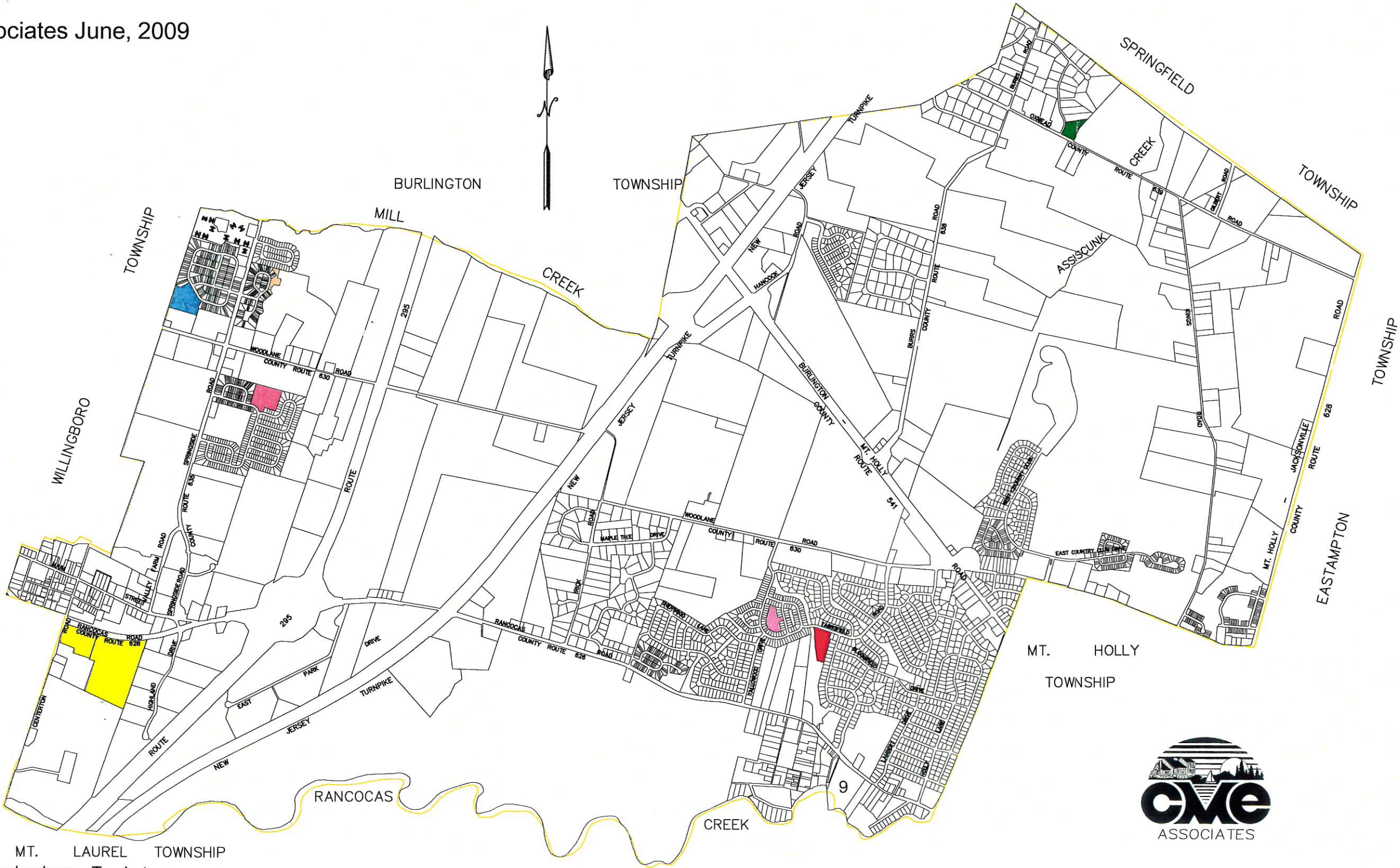
3. Rolling Hills East

4. Club Acres

5. Tarnsfield Park

6. Rancocas Road Site

7. Tarnsfield Swim Club



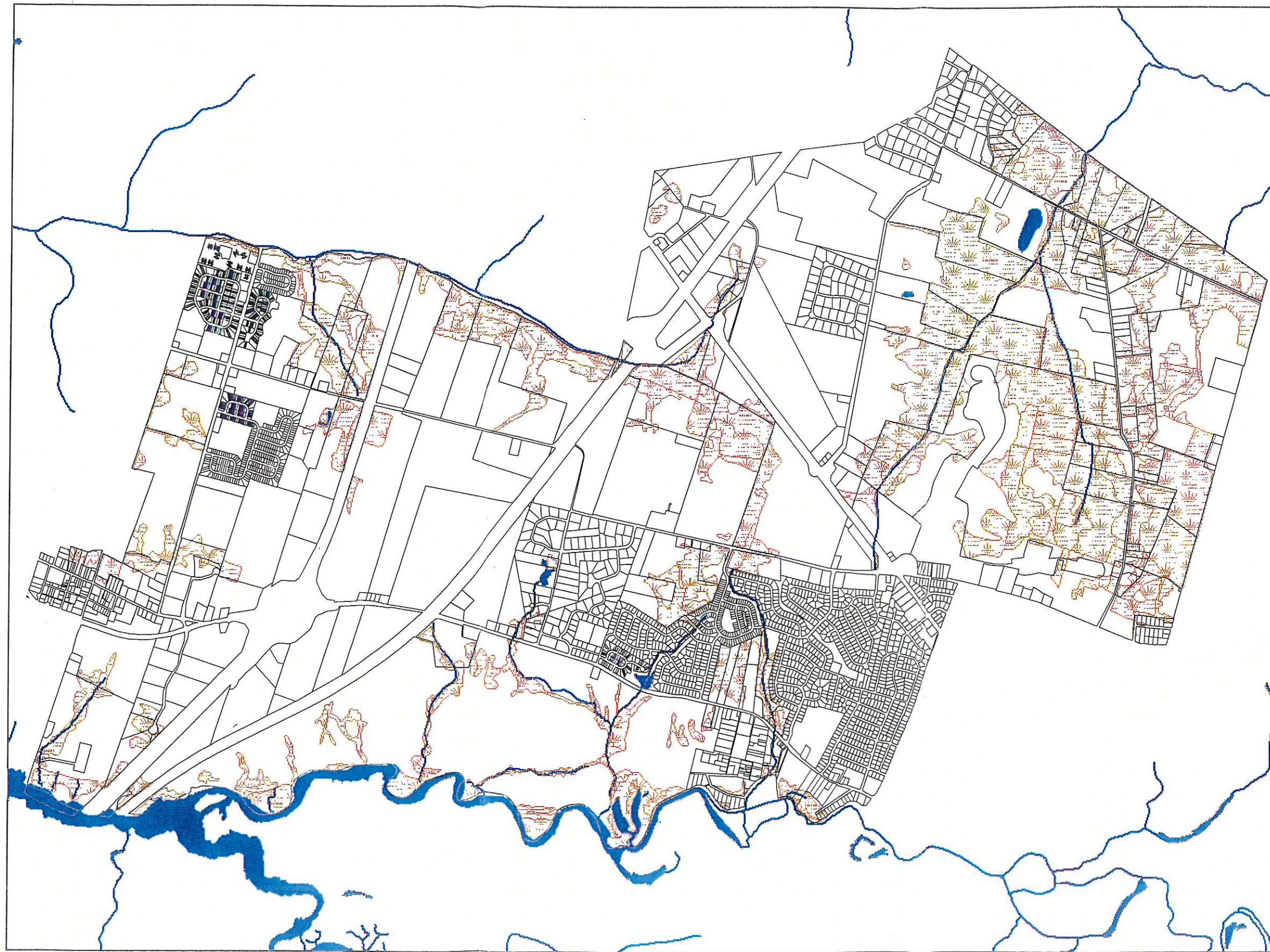
Sources:  
 Burlington County Information Technology - Tax Lots  
 Burlington County Office of Resource Conservation - Land Use Data  
 NJDEP - Water Features



Figure 1




*Figure 2*  
*Wetlands and*  
*Surface Waters*  
*Westampton Township, NJ*



*Legend*

 Wetlands

 Streams and Surface Waters

0 0.5 1  
 Miles



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Data Sources:  
 NJDEP  
 Burlington Co. Data Processing

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 PLANNING/DESIGN

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 609 782 8845 / 7822 1544 FAX 609 782 8845



# Figure 3

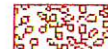

## NJ Landscapes Project

### Critical Habitat Data

#### Westampton Township, NJ

## Legend



### Forest Habitat

-  Suitable Habitat - No Field Survey
-  Habitat with Federal Endangered or Threatened Species




### Grassland Habitat

-  Suitable Habitat - No Field Survey

### Emergent Habitat

-  Suitable Habitat - No Field Survey
-  Habitat with Federal Endangered or Threatened Species

### Wetland Forest

-  Suitable Habitat - No Field Survey
-  Habitat with State Threatened Species
-  Habitat with Federal Endangered or Threatened Species



### New Jersey Landscape Project Map Disclaimer:

- These maps provide information regarding the location of areas identified to date by the New Jersey Department of Environmental Protection (DEP) as habitat for endangered or threatened wildlife species.
- DEP may identify additional endangered or threatened species habitat at any time if there is sufficient evidence that an area qualifies as threatened or endangered species habitat.
- DEP may determine that an area shown on the maps as threatened or endangered wildlife habitat is not suitable for use as habitat. In that case, the area will no longer be classified as endangered or threatened species habitat.
- The maps will be updated periodically to reflect additional areas identified as threatened or endangered wildlife habitat, and to remove areas determined to be no longer suitable habitat for endangered or threatened wildlife.
- These maps show only areas identified as suitable habitat for threatened or endangered animal species, not threatened or endangered plant species. The DEP's method for identifying threatened or endangered plant species habitat can be found in the Department's Freshwater Wetlands Technical Manual, available from the Department's Office of Maps and Publications at (609) 777-1038.
- Any wetlands boundaries shown on these maps are approximate and are for guidance only. Therefore, these maps are not an accurate indication of whether DEP will classify an area as exceptional resource value wetland under the DEP's freshwater wetlands rules. To obtain a determination of whether or where wetlands are located on a property and the resource value classification of a wetland, contact the DEP and apply for a letter of interpretation under the freshwater wetlands rules. N.J.A.C. 7:27A.3

### Data Sources:

NJDEP, ENSP

Burlington Co. Data Processing

0 0.5 1  
Miles



"This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized."

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PLANNING/DESIGN

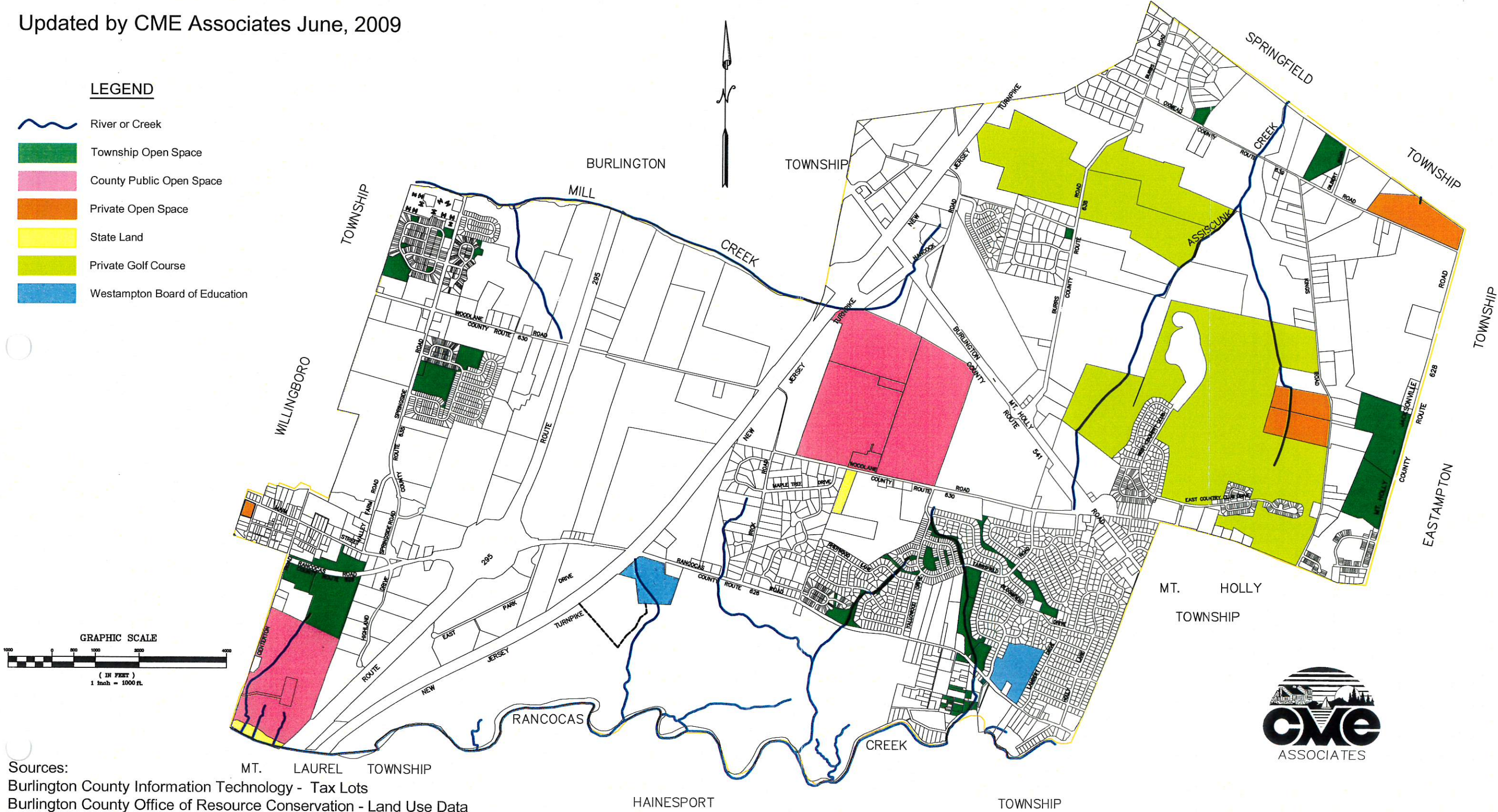
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908-782-0835 / 7636 (FAX) BANISCH@EARTHLINK.NET



Existing Open Space Plan  
Westampton Township  
April 2009

Created by Burlington County  
Office of Resource Conservation  
August 2004

Updated by CME Associates June, 2009



Sources:  
Burlington County Information Technology - Tax Lots  
Burlington County Office of Resource Conservation - Land Use Data  
NJDEP - Water Features



Figure 4







# Proposed Open Space Plan Westampton Township April 2009

Created by Burlington County  
Office of Resource Conservation  
August 2004

Updated by CME Associates June, 2009

### LEGEND

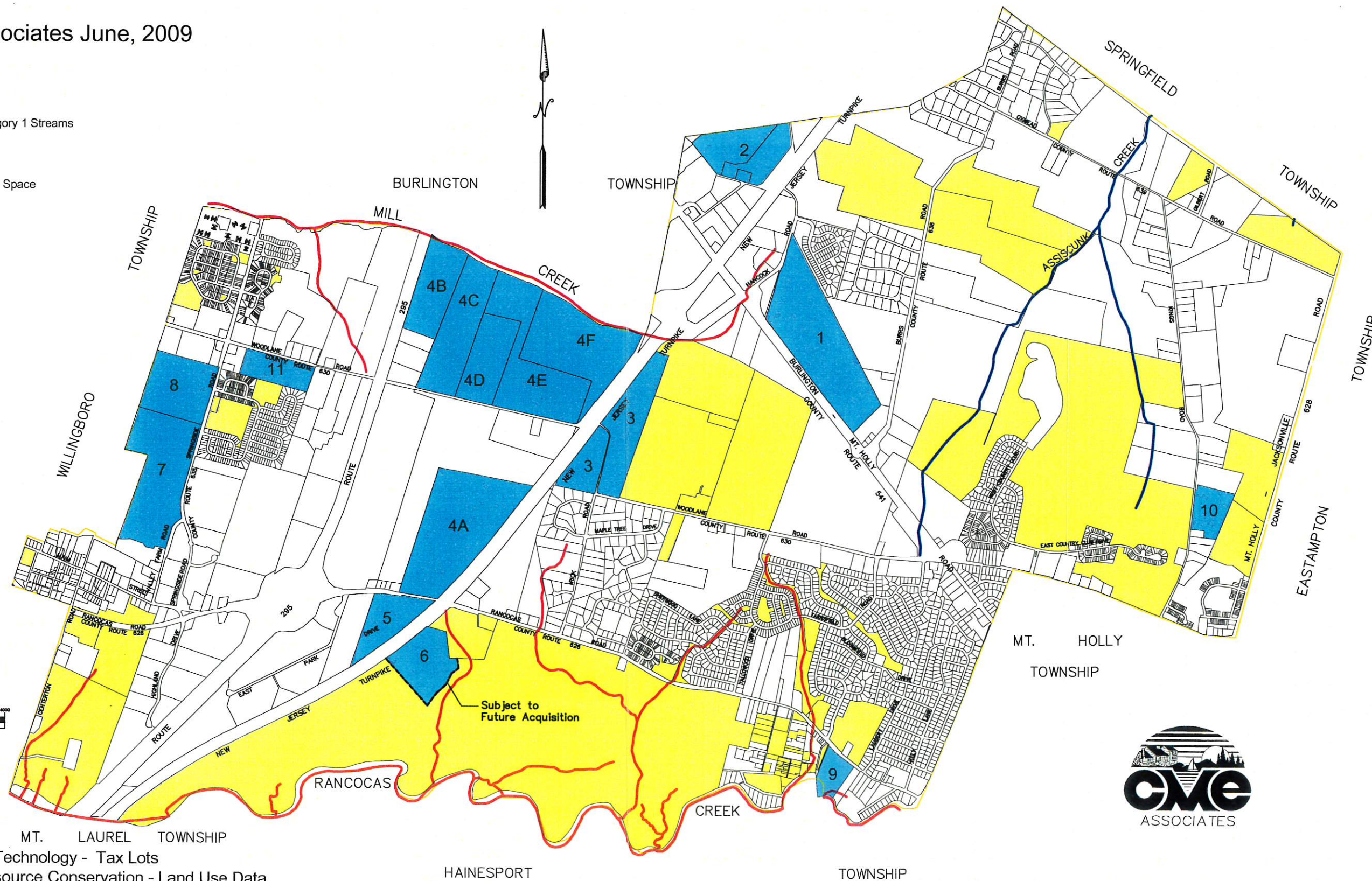
-  NJDEP'S Proposed Category 1 Streams
-  River or Creek
-  Proposed Township Open Space
-  Existing Open Space

Map #	Block	Lot
1	906	5
2	902	1
	902	2
	902	3
3	804	12
	404	1
4A	403	8
4B	402	4
4C	402	5
4D	402	6.01
4E	402	6
4F	402	7
5	202	5
6	501	3
7	204	2
8	204	3
9	701	17
10	1102	15
11	203	4

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 1000 ft.

Sources: MT. LAUREL TOWNSHIP  
Burlington County Information Technology - Tax Lots  
Burlington County Office of Resource Conservation - Land Use Data  
NJDEP - Water Features



### Figure 5



# Proposed Farmland Preservation Plan Westampton Township April 2009

Updated by CME Associates June, 2009

Map #	Block	Lot
1	1102	1
2	1001	5
3	906	7
4	906	9
5	906	12
6	1001	11
7	1001	23
8	804	7
9	1102	16
10	803.08	37
11	803.08	42
12	1701	29



Figure 6





# Water & Sewer Service Areas

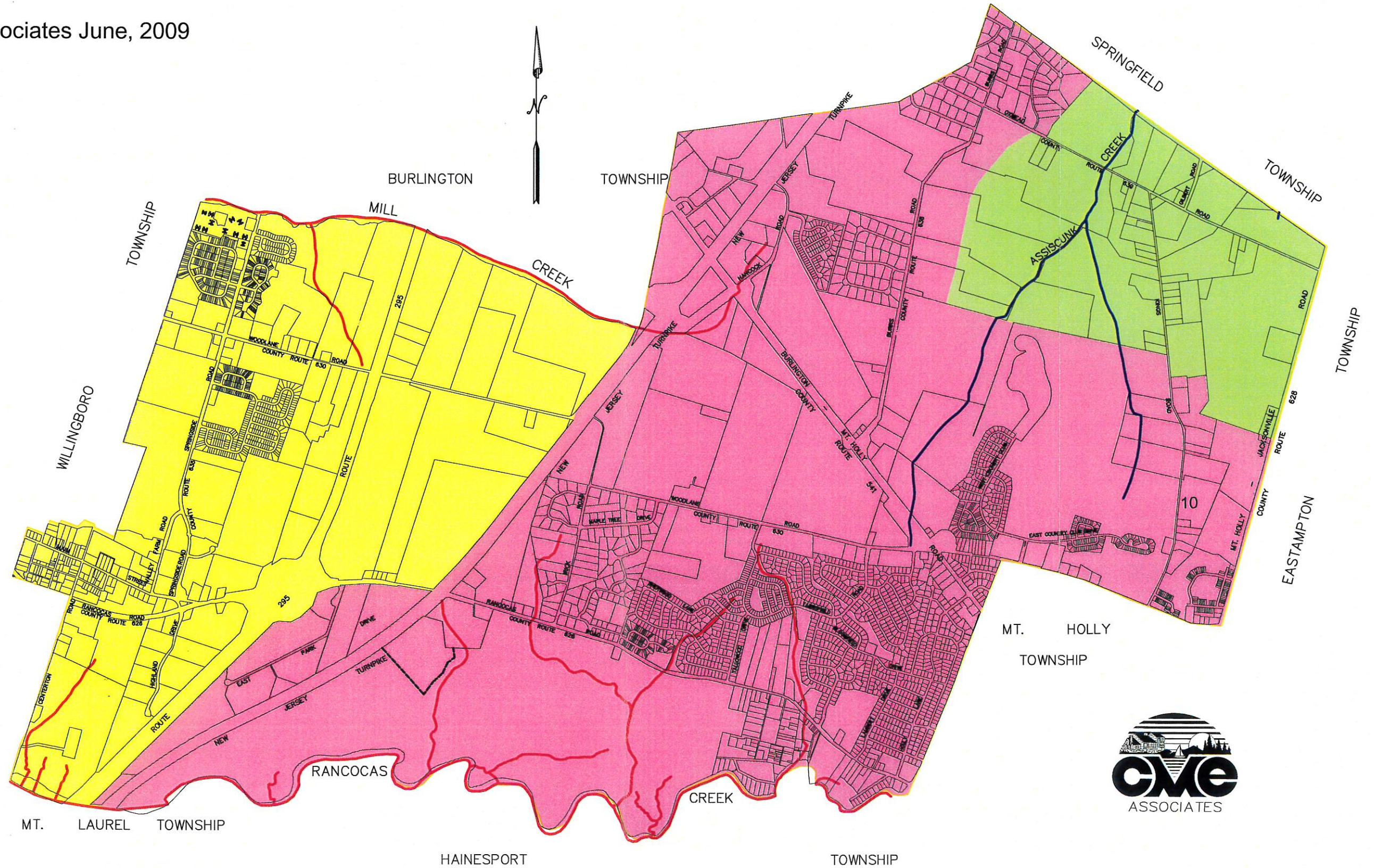
## Westampton Township, N.J.

April 2009

Updated by CME Associates June, 2009

### LEGEND

- |  |                                     |
|--|-------------------------------------|
|  | Willingboro M.U.A.<br>Sewer & Water |
|  | Mount Holly M.U.A.<br>Sewer & Water |
|  | no service                          |



### Figure 7