

SOUTHAMPTON TOWNSHIP 2030

Conservation & Community Development Charrette

October 24, 2009

PRESENTATION BY:

Burlington County Dept of Economic Development & Regional Planning

SPONSORED BY:

Southampton Township Plan Endorsement Advisory Committee

INTRODUCTION

Welcome

Plan Endorsement Process

Today's Agenda

Next Steps

WHAT IS A VISION?

- Community Visioning is a process through which a community imagines the future it desires and develops a consensus on how to realize it.
- Community Based Approach

WHAT IS THE PROCESS?

The Community asks itself:

- WHERE ARE WE NOW? – self-assessment
- WHERE ARE WE GOING? – trends analysis
- WHERE DO WE WANT TO BE? - TODAY
- HOW DO WE GET THERE? - plan

2-Part Community Vision

Part 1:

Conservation Vision & Community Development

- Resource Protection: Natural & Historic
- Farmland Preservation
- Housing
- Community Facilities
- Recreation

Part 2:

Economic Development Vision

- Economic Development: Jobs, Services & Ratables
- Transportation

Values Statement: Conservation

Resource Protection: Natural & Historic

- Energy conservation through renewable resources
- Water quality protection
- Flood control
- Historic and cultural resource protection

Farmland Preservation

- Farmland and rural character preservation
- Clustered housing

Values Statement:

Community Development

Housing

- No suburban sprawl
- Housing for young families and seniors

Community Facilities

- Services near existing population centers

Recreation

- Centralized recreation facilities and community center
- Trails connecting neighborhoods, natural places, and recreation and community facilities

Today's Charrette Tasks

Clarifying the Vision's "Whats"

- 52 Policy Statements
- Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree

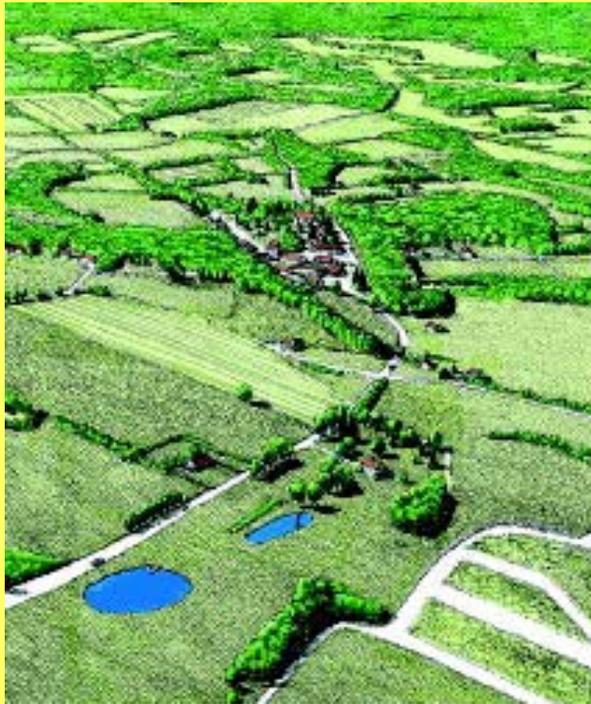
Mapping the Vision's "Wheres and "Hows"

- Locate and prioritize areas to conserve
- Identify ways to conserve them

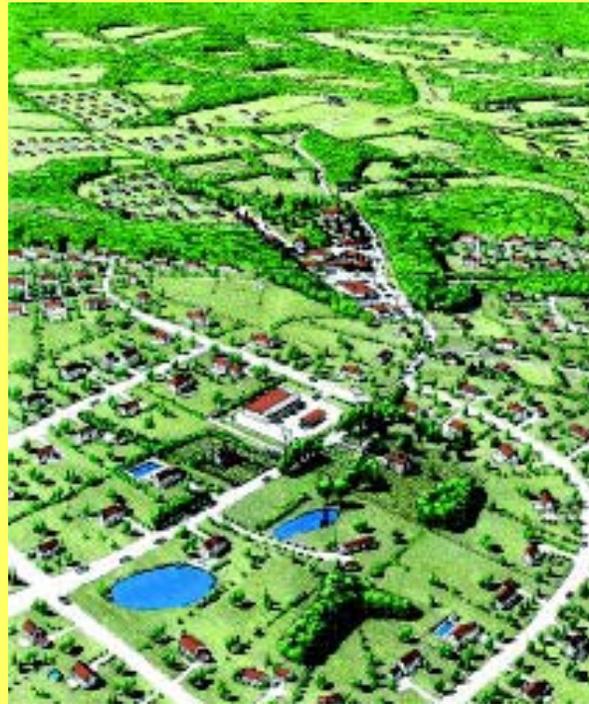
Summarizing the Vision

- Report groups' findings back to audience
- Find common themes and develop consensus

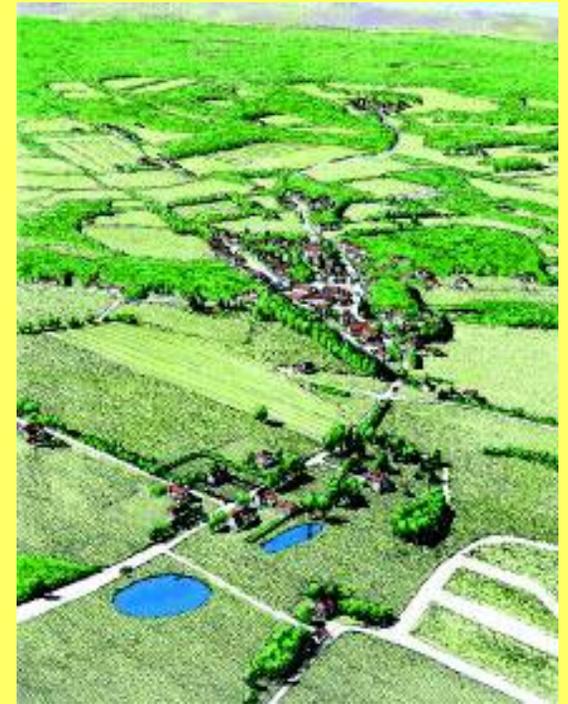
Rural Sustainable Development



Existing



Trend



Sustainable

Sustainable development accommodates growth and maintains existing farmland and rural character

“Green” Building Design Standards

Buildings that are designed, built, operated and maintained that:

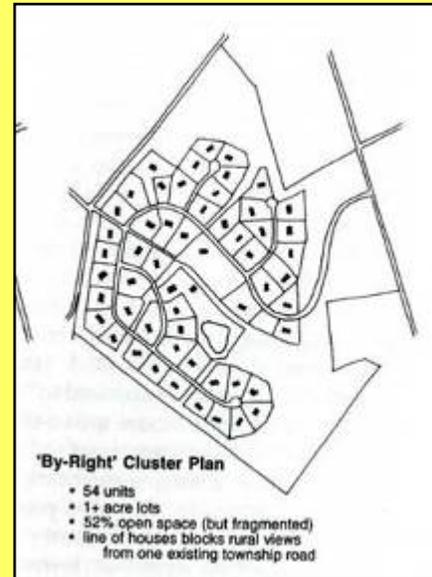
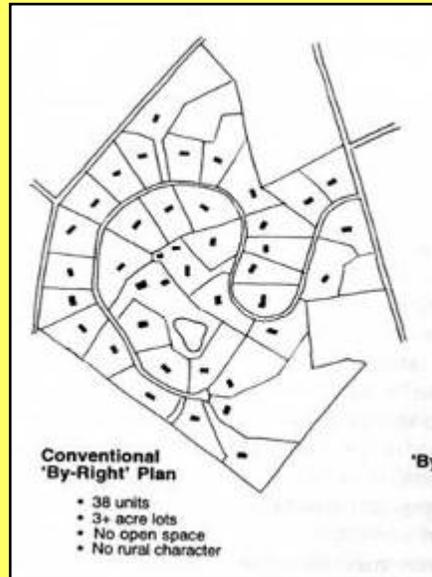
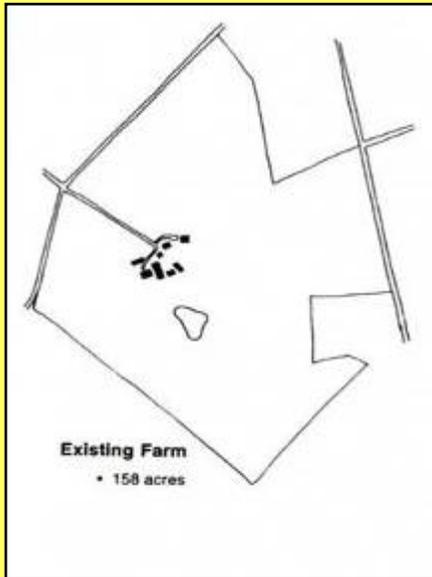
- Promote energy and water efficiency;**
- Improve indoor air quality; and**
- Use sustainable supplies, materials and furnishings.**

Agricultural Terms

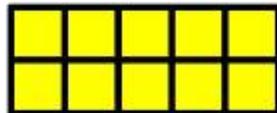
RIGHT to FARM: A conflict resolution process that protects farmers, when using best management practices, from nuisance complaints and unduly restrictive municipal regulations.

BEST MANAGEMENT PRACTICES: Established methods and activities that produce efficient farmland yields while minimizing adverse impacts on air, water and soil quality, threatened and endangered habitats and neighboring uses.

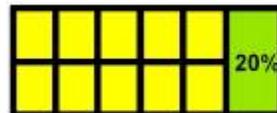
Rural Clustering



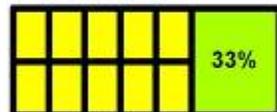
Rural Clustering for Farmland or Open Space Preservation (Sample 40-acre tract)



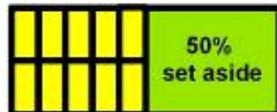
Ten 4-acre lots (about 400' by 400')
No land preserved for farm or open space



Ten 3.2-acre lots (about 320' by 400')
20% (8 acres) land preserved for farm or open space



Ten 2.7-acre lots (about 267' by 400')
33% (13.3 acres) land preserved for farm or open space



Ten 2-acre lots (about 200' by 400')
50% (20 acres) land preserved for farm or open space



Ten 3/4-acre lots (about 160' by 200')
80% (32 acres) land preserved for farm or open space

Non-Contiguous Parcel Clustering

Conventional Zoning

3 Farms (300 acres)
developed

Total of 65 Houses

No Farmland Preserved

Farm A
100 acres
20 DU Yield

Farm B
100 acres
20 DU Yield

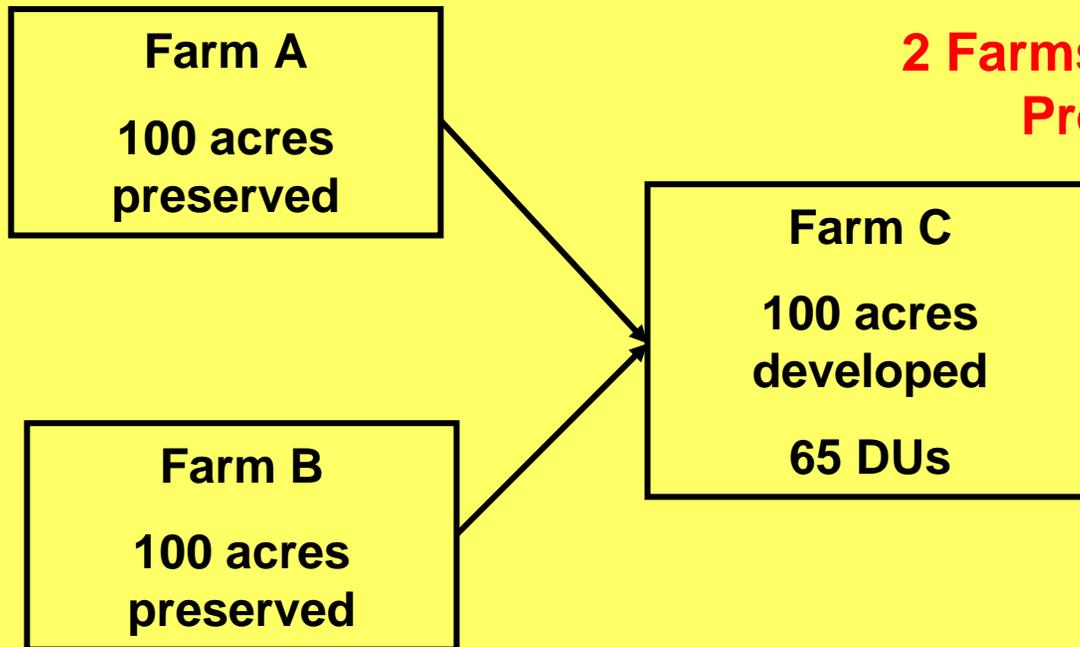
Farm C
100 acres
25 DU Yield

Non-Contiguous Parcel Clustering

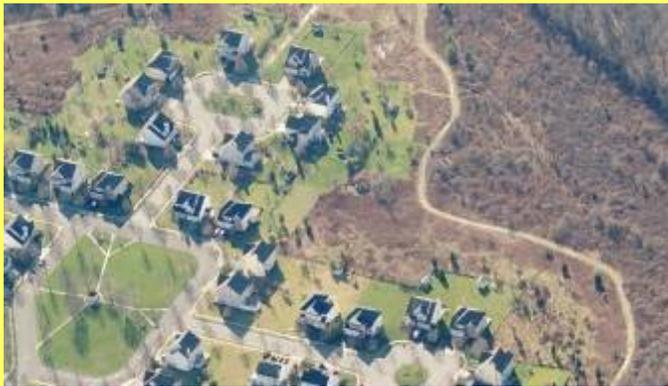
Clustering Option

1 Farm (100 acres) Developed
Total of 65 Houses

**2 Farms (200 acres)
Preserved**



Clustering Application



Union Township, Hunterdon County, NJ

Connectivity



Bikeways

Greenways



Planning Preferences

18 Resource Protection statements

18 Farmland Preservation statements

16 Community Development statements

Select a preference:

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Results will be tallied and reported after
work group sessions

Resource Protection #1

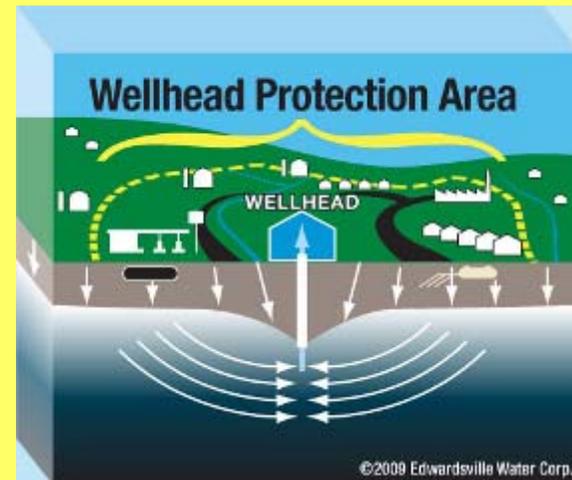
Southampton should adopt and enforce water quality protection regulations for fertilizer and pesticide application for landscaping.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #2

Southampton should adopt and enforce water quality protection regulations for aquifer recharge and wellhead protection.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #3

Southampton should adopt and enforce water quality protection regulations for illegal waste, yard (leaves & branches) waste and pet waste.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #4

Southampton should encourage clean-up of contaminated sites through code enforcement, redevelopment and other measures.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #5

Southampton should strengthen its existing flood protection regulations: stream corridor and steep slope protection and vegetative clearing.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #6

Southampton should expand its existing historic preservation regulations to include historic resources outside Vincentown village.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #7

Southampton should amend its existing open space and farmland preservation programs to include funding for historic resource preservation.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #8

Southampton should adopt design standards to protect rural vistas along portions of scenic roads, such as Eayrestown Rd., New Freedom Rd., Landing St., and other rural county roads.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #9

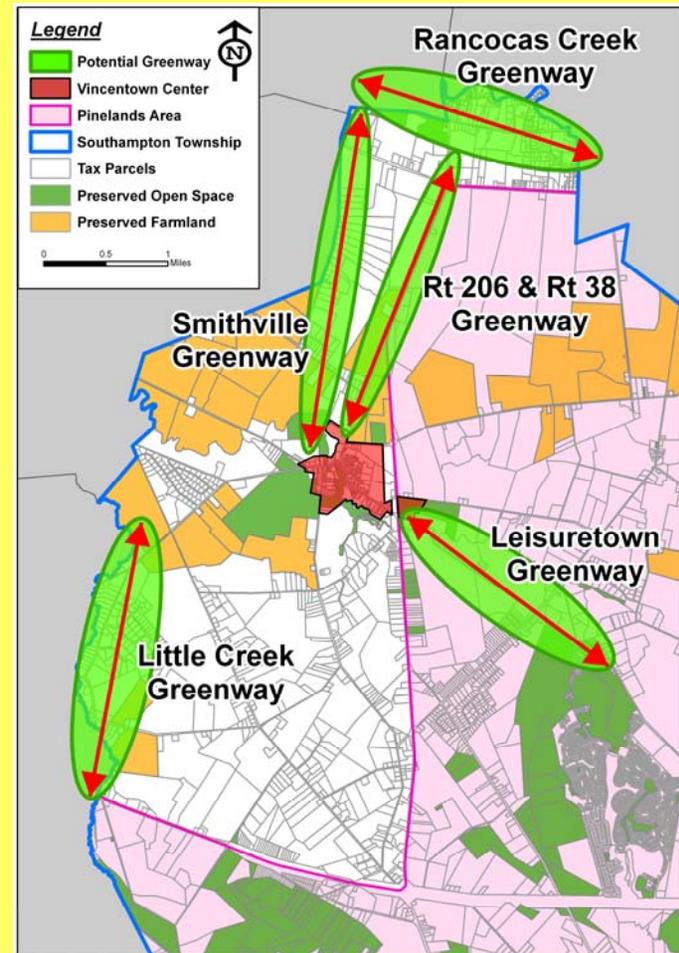
Fishing and hunting on one's own land is a basic part of the rural lifestyle that should be protected.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #10

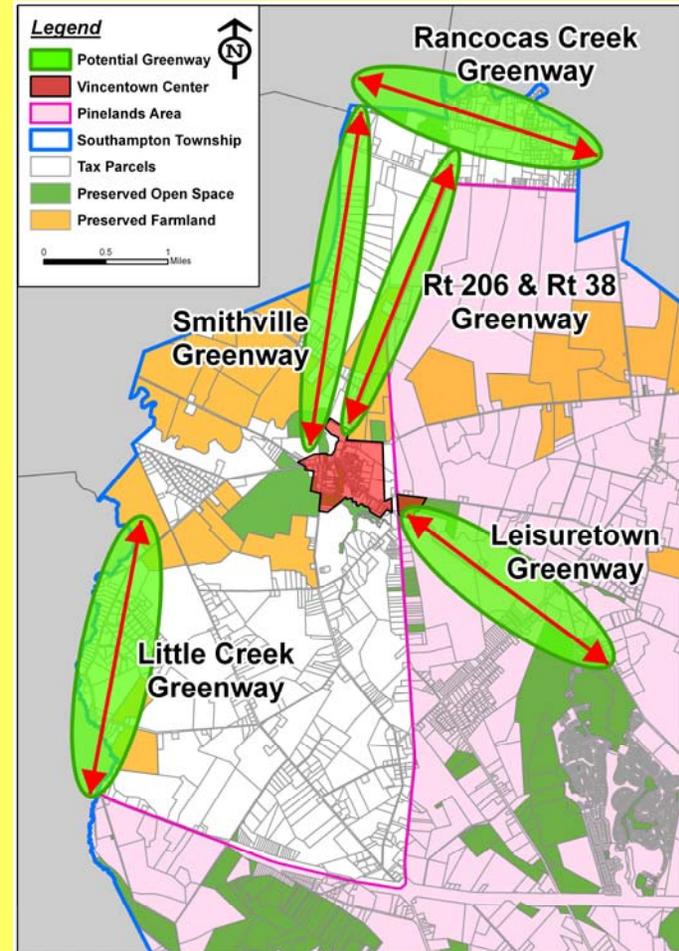
Southampton should strengthen coordination with the County to acquire properties to form a “Rancocas Creek Greenway” along segments of the North Branch of Rancocas Creek.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #11

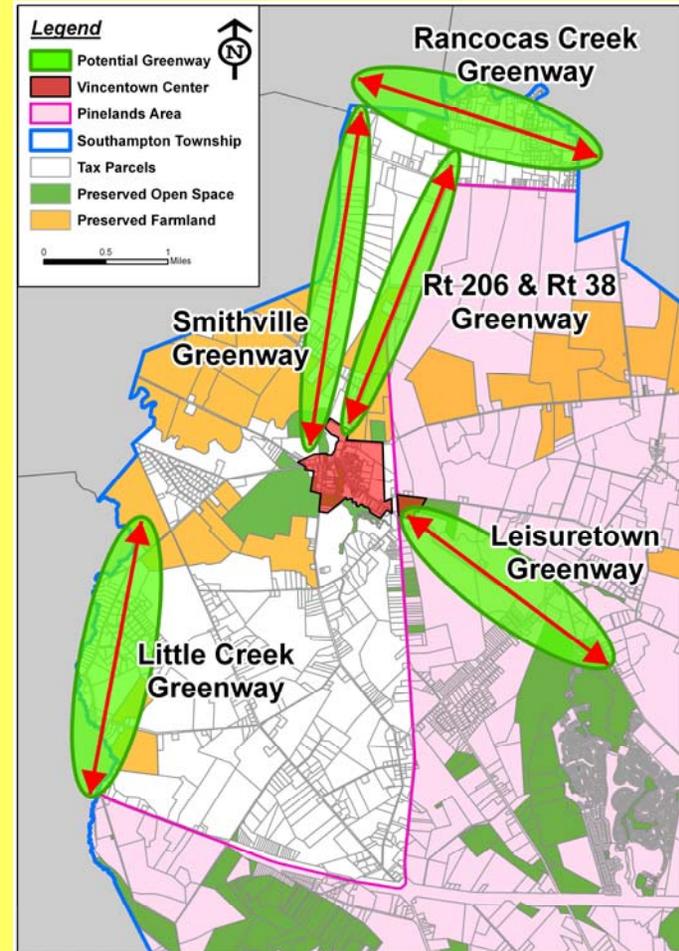
Southampton should strengthen cooperation with Lumberton and Medford townships to acquire land to form a “Little Creek Greenway” along segments of the South Branch of Rancocas Creek.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #12

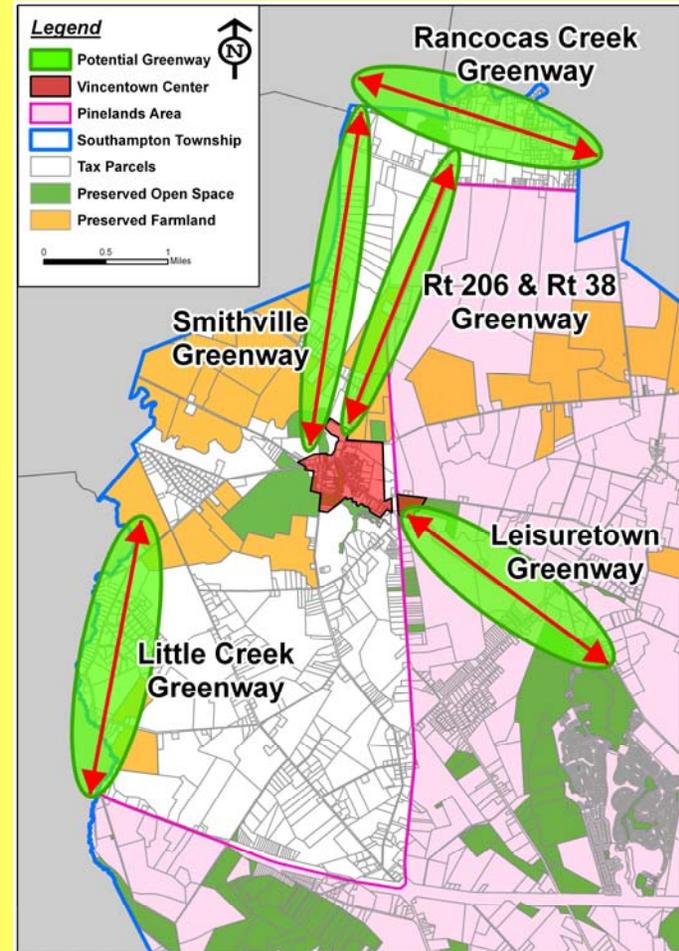
My family would use a “greenway” or “bikeway” connecting Vincenttown to Leisuretown, if Southampton dedicated funding to improve that route.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #13

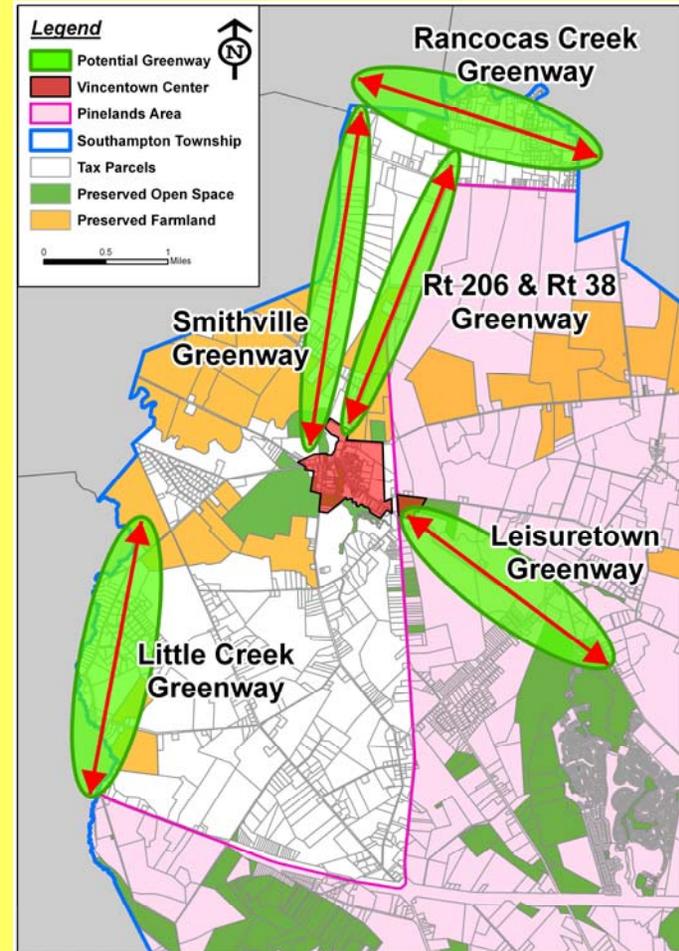
My family would use a “greenway” or “bikeway” connecting Vincenttown to Smithville, if Southampton dedicated funding to improve that route.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #14

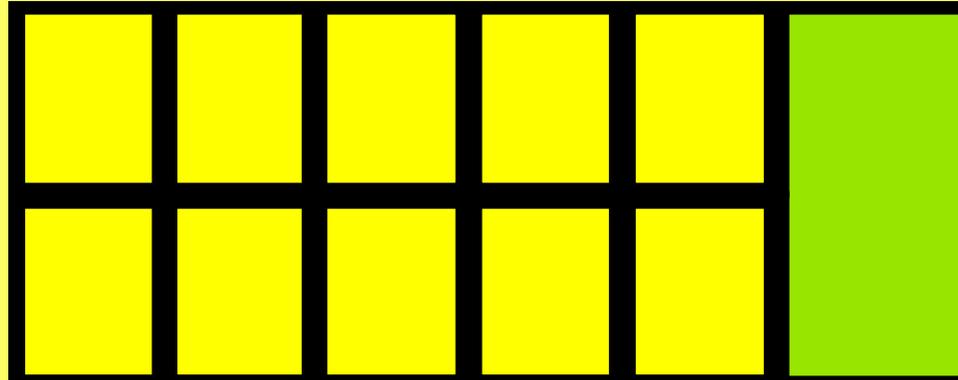
My family would use a “greenway” or “bikeway” connecting Vincentown to the Vincentown Diner area, if Southampton dedicated funding to improve that route along Main Street and Route 206.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #15

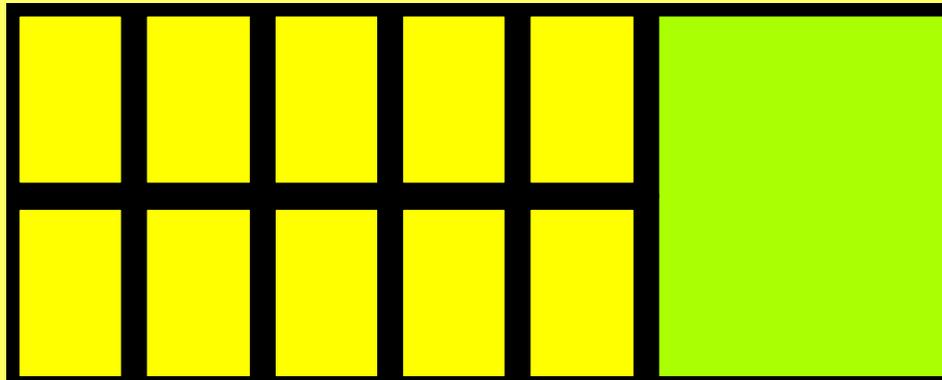
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 20% of the parcel for open space.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #16

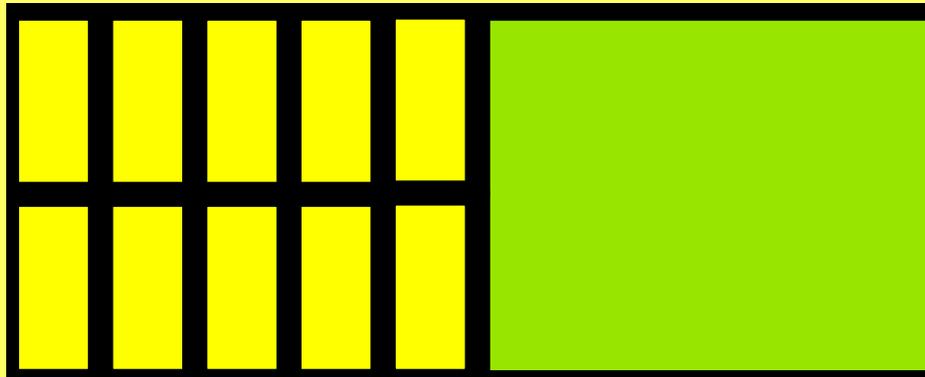
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 33% of the parcel for open space.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #17

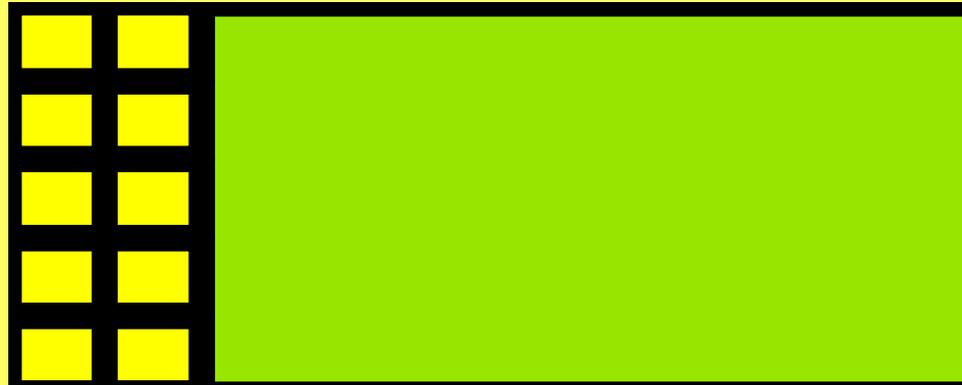
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 50% of the parcel for open space.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Resource Protection #18

Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving even more than 50% of the parcel for open space.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #1

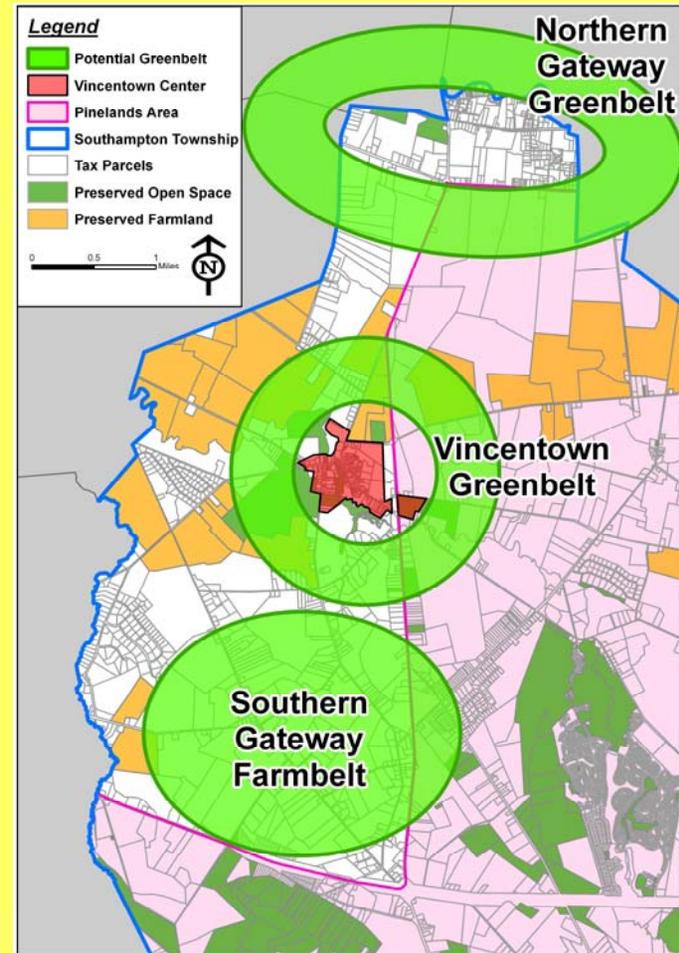
Existing farms be protected by strong "right-to-farm" provisions, if farmers follow best management practices.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #2

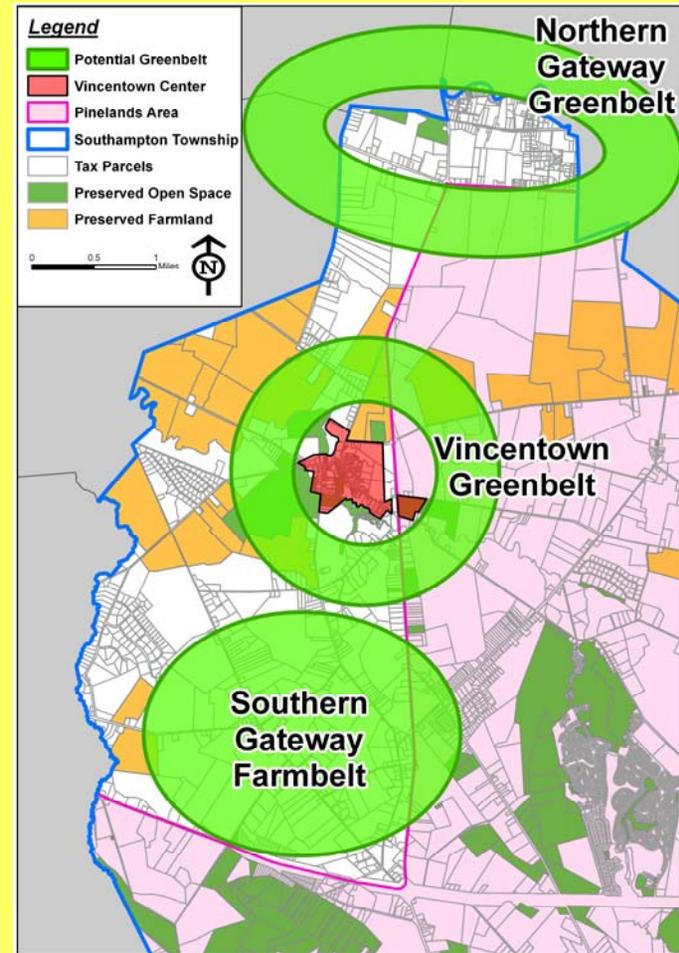
Southampton should prioritize purchasing development rights from farmers to form a "greenbelt" of farms and open space around Vincenttown village.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #3

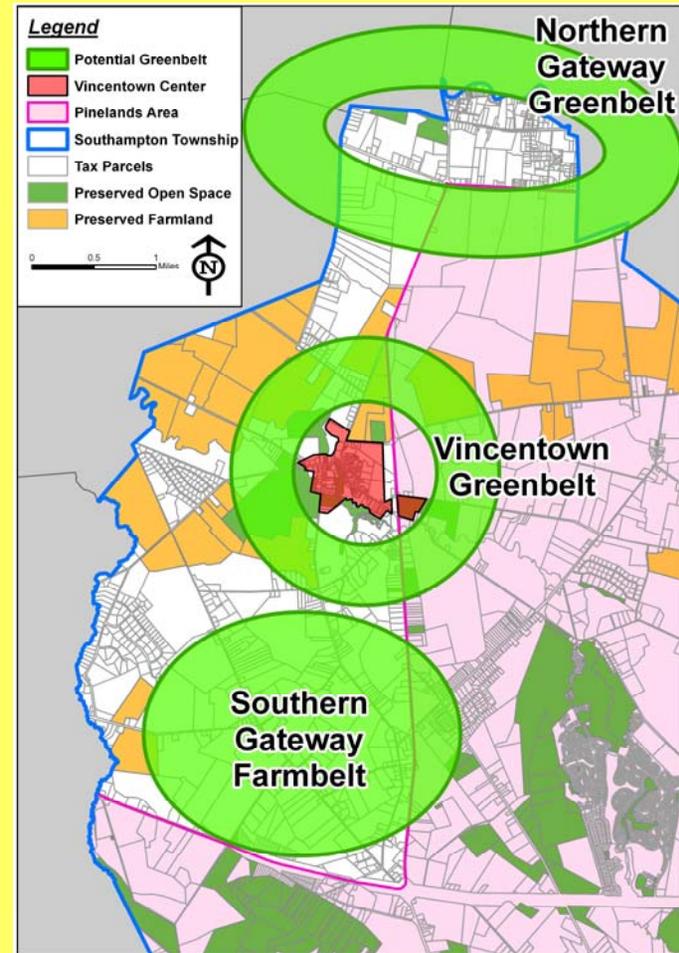
Southampton should prioritize purchasing development rights from farmers to form a "greenbelt" of farms at the Township's Northern Gateway, south of the Vincentown Diner.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #4

Southampton should prioritize purchasing development rights from farmers between Red Lion and Vincentown in a Southern Gateway farmbelt.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #5

Southampton should promote agri-tourism and direct marketing ("pick your own", on-site produce markets, hay rides, corn mazes, community supported agriculture, etc.).



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #6

Southampton should permit farmers to use existing outbuildings for small-scale, compatible non-agricultural uses, such as home businesses, personal services, vehicle repair, etc.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #7

Southampton should permit farmers to generate alternative energy, such as wind, solar and bio-fuel, as accessory uses to their homes and operations.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #8

Southampton should have a municipal agricultural committee to advise local officials on farming and agricultural industry policies.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #9

Southampton should designate some roads as "farm routes" to make transportation of farm equipment and produce easier for farmers and other residents.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #10

New NJ Department of Environmental Protection (DEP) septic system rules that will require residential lots sizes to increase (to about 6 to 9 acres) will preserve the Township's agricultural base.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #11

Southampton's agricultural zoning district has a minimum lot size of 3.2 acres to ensure the future of agriculture in the Township. Some rural towns' agricultural zones have minimum lot sizes of at least 10 acres, 15 acres, 20 acres or even more than 20 acres. Given these four choices, Southampton's agricultural zone should specify a minimum lot size of at least 10 acres.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #12

Southampton's agricultural zoning district has a minimum lot size of 3.2 acres to ensure the future of agriculture in the Township. Some rural towns' agricultural zones have minimum lot sizes of at least 10 acres, 15 acres, 20 acres or even more than 20 acres. Given these four choices, Southampton's agricultural zone should specify a minimum lot size of at least 15 acres.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #13

Southampton's agricultural zoning district has a minimum lot size of 3.2 acres to ensure the future of agriculture in the Township. Some rural towns' agricultural zones have minimum lot sizes of at least 10 acres, 15 acres, 20 acres or even more than 20 acres. Given these four choices, Southampton's agricultural zone should specify a minimum lot size of at least 20 acres.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

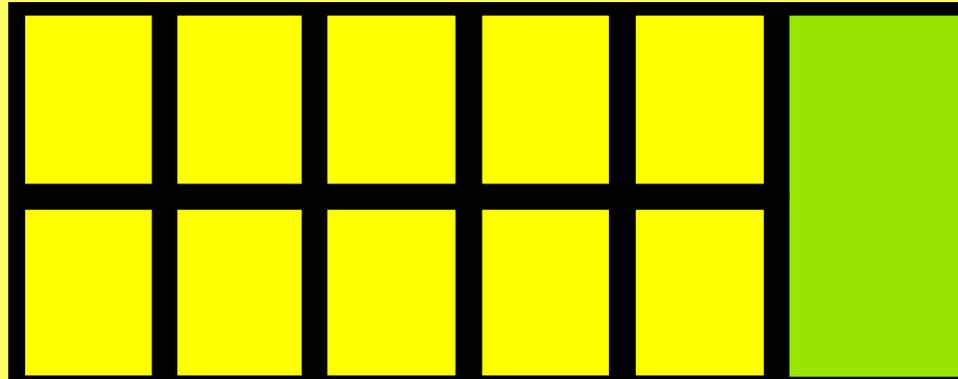
Farmland Preservation #14

Southampton's agricultural zoning district has a minimum lot size of 3.2 acres to ensure the future of agriculture in the Township. Some rural towns' agricultural zones have minimum lot sizes of at least 10 acres, 15 acres, 20 acres or even more than 20 acres. Given these four choices, Southampton's agricultural zone should specify a minimum lot size of even more than 20 acres.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #15

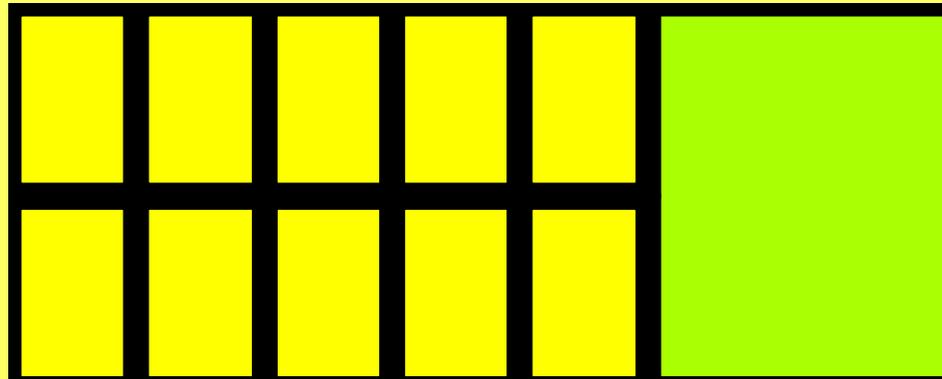
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 20% of the parcel for agriculture.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #16

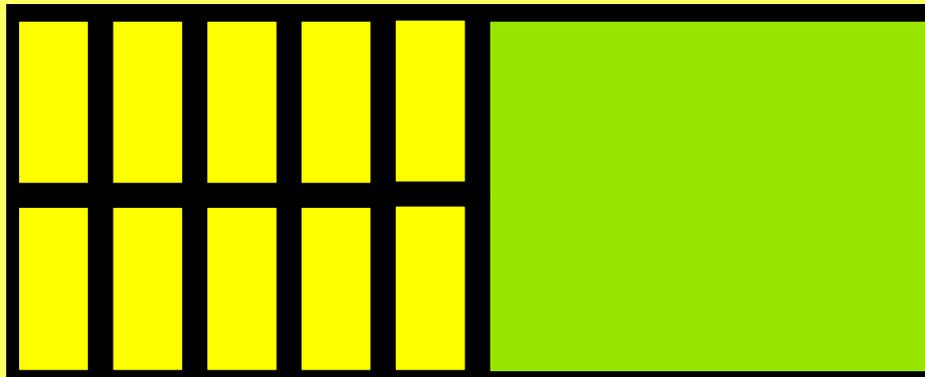
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 33% of the parcel for agriculture.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #17

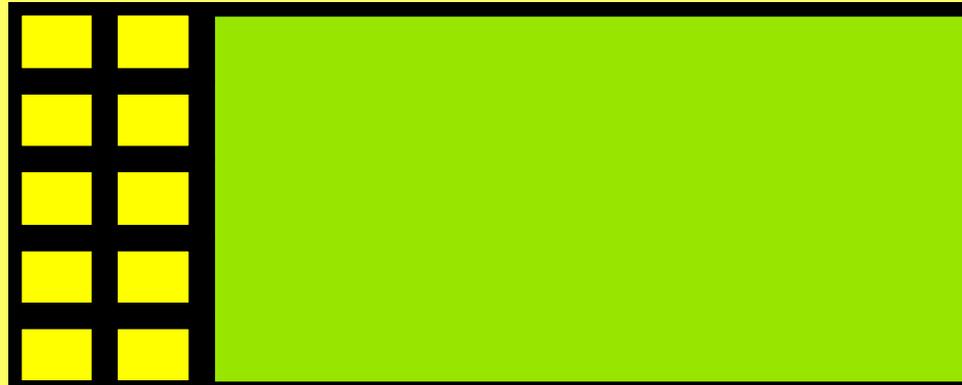
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving at least 50% of the parcel for agriculture.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Farmland Preservation #18

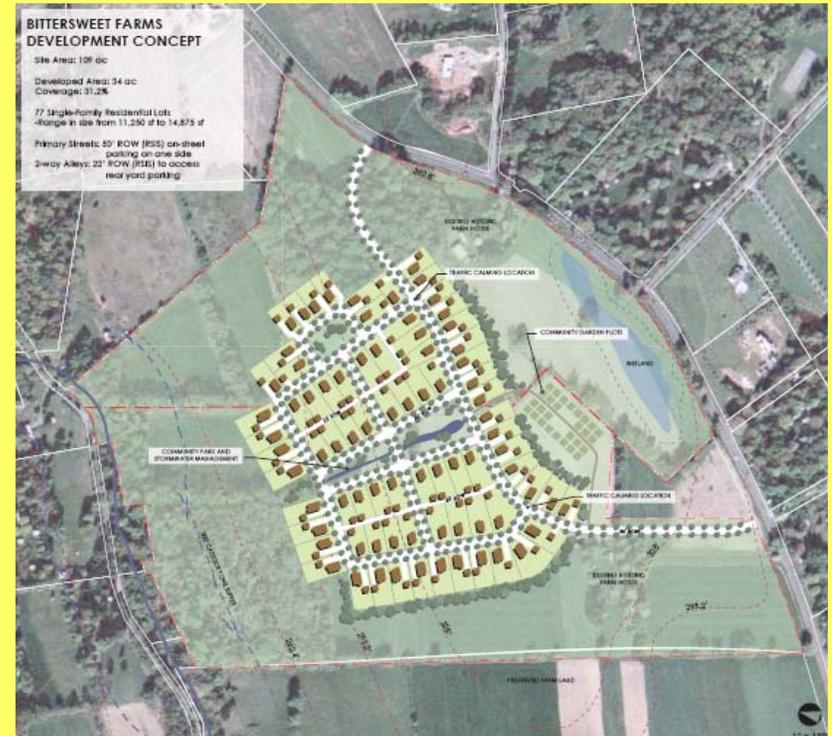
Rural clustering requires that a specified portion of a parcel (at least 20%, 33%, 50% or even more than 50%) be preserved from development. Given these four choices, Southampton's clustering ordinance should specify preserving even more than 50% of the parcel for agriculture.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #2

Rural clustering on smaller lots should be permitted anywhere in the Township.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #4

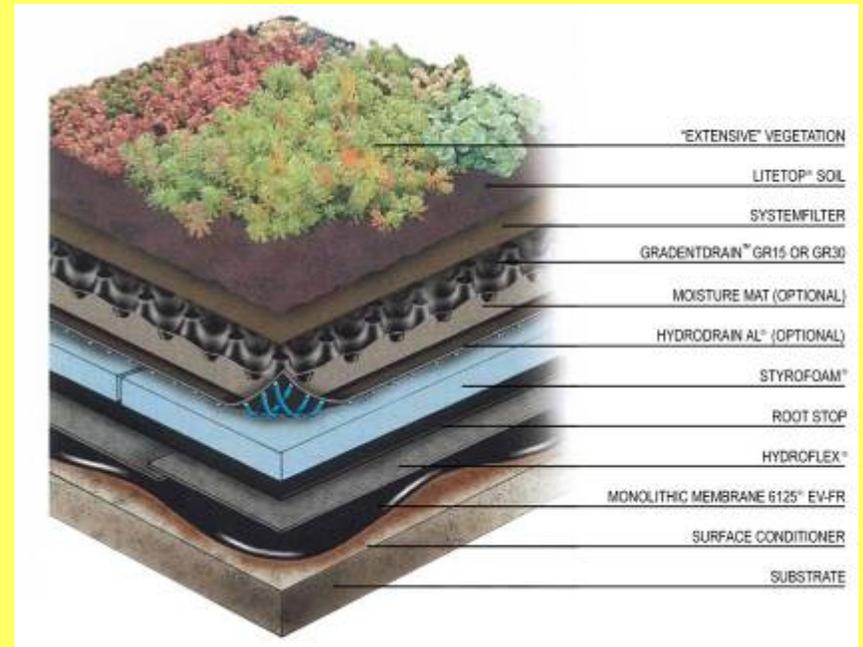
Southampton should promote the use of package treatment plants and other innovative septic systems to support small lot clustering and preserving more land for agriculture or open space.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #5

Existing public buildings and schools should be operated and maintained, and eventually retrofitted, to comply with "green building" design standards.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #6

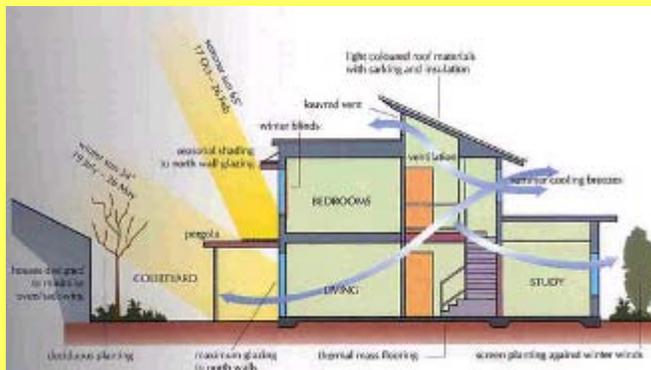
New public buildings and schools should be designed, built, operated and maintained to comply with "green building" design standards.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #7

Southampton's land development regulations should encourage "green building" site design: solar orientation; stormwater and graywater (kitchen, bath & laundry management); landscaping and lighting; building materials and roofing.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #8

Southampton should promote clustering homes on smaller lots on a portion of a large farm in order to preserve at least one-half of the farm's productive soils in agriculture.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #9

Southampton should promote clustering homes on smaller lots on strategic parcels to produce new “hamlets” (rural, walkable neighborhoods) in order to preserve farms elsewhere in the Township.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #10

The Township should inform new residents and businesses that they are in a rural community that promotes agriculture and abides by a “Country Code” that accepts farming smells, noises, dust, traffic, etc. as normal and essential parts of country living.

Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #11

The Vincent Fire Company's Race Street firehouse (1974) should be converted to a community center as part of Saw Mill Park and re-housed in a new building on Route 206.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #12

A new, multi-purpose community center should be built by and have shared facilities with the Township schools.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #13

Southampton should encourage building new homes within Vincentown village in order to preserve farms elsewhere in the Township.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #14

Southampton should encourage clustering new homes around Red Lion Inn in order to preserve farms elsewhere in the Township.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #15

My family would use the Good Farm in Vincentown if Southampton dedicated funding to improve the property with athletic fields, trails, etc.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

Community Development #16

A portion of the Good Farm in Vincentown should be dedicated as a farm for community-supported agriculture (CSA) that would provide produce to local families for a low-cost annual subscription fee.



Strongly Agree – Agree – Neutral – Disagree – Strongly Disagree

THANKS for your comments

- **Give your score cards to facilitator.**
- **Take a break - grab a coffee and munchkins.**
- **Meet back at the Media Center's main room.**
- **Get ready to make your team presentation.**