

*Master Plan Amendment*  
**TOWNSHIP OF CHESTERFIELD**

---



**TOWNSHIP OF CHESTERFIELD**  
**BURLINGTON COUNTY, NEW JERSEY**

**MAY 28, 2002**

*Amendment to the Master Plan*  
**TOWNSHIP OF CHESTERFIELD**

---

Prepared pursuant to *N.J.S.A. 40:55D-28*  
of the New Jersey Municipal Land Use Law

Adopted by the Chesterfield Township Planning Board  
May 28, 2002



*Prepared By:*

---

Philip B. Caton, PP, AICP  
New Jersey Professional Planning License No. 1829

---

Michael F. Sullivan, ASLA, PP, AICP  
New Jersey Professional Planning License No. 5153  
New Jersey Certified Landscape Architect No. 612

**CLARKE ◆ CATON ◆ HINTZ**  
*A Professional Corporation*

400 Sullivan Way  
Trenton, New Jersey 08628

A signed and sealed original is on file with the Township Clerk's office

**TOWNSHIP OF CHESTERFIELD  
300 BORDENTOWN-CHESTERFIELD ROAD  
TRENTON, NEW JERSEY 08620**

---

**PLANNING BOARD**

Joseph Malison, Chairperson  
Deborah Kelly, Vice Chairperson  
Lawrence Durr, Mayor  
Michael J. Hlubik, Committeeman  
Don Coover  
Rocco DeFelippis  
Clark Dickinson  
Charles Jones  
Gregory J. Lebak  
Thomas Leyden  
Doris Wilkinson



Caryn Hoyer, Planning Board Secretary  
Frederick W. Hardt, Esq., Solicitor  
Nancy Jamanow, P.E. Engineer  
Philip Caton, PP AICP, Municipal Planner

# CONTENTS

---

*Plans and Tables Show in Italics*

<b>INTRODUCTION</b>	<b>1</b>
<b>THE VILLAGE PLAN</b>	
<b>TND Design Principles</b>	<b>5</b>
<i>Receiving Area – Existing Land Use Zoning</i>	
<b>Village Plan Organization</b>	<b>7</b>
<i>Aerial Photograph &amp; Topography – Receiving Area</i>	
<i>Village Plan - Land Use</i>	
<b>Circulation</b>	<b>8</b>
<i>Village Plan- Street Hierarchy</i>	
<i>Village Plan – Street Sections – Boulevard</i>	
<i>Village Plan – Street Sections – Parkway</i>	
<i>Village Plan – Street Sections – Neighborhood Street</i>	
<i>Village Plan – Street Sections – Alley</i>	
<i>Village Plan – Street Sections – Bicycle Path</i>	
<b>The Village Center</b>	<b>11</b>
<i>Village Plan – Street Sections – Village Center</i>	
<b>The Elementary School</b>	<b>13</b>
<b>Recreation and Open Space</b>	<b>16</b>
<i>Village Plan – Recreation &amp; Open Space</i>	
<b>Residential Development</b>	<b>18</b>
<i>Chesterfield Township Village Plan:         Development Profiles</i>	
<b>CONCLUSION</b>	<b>20</b>

## **INTRODUCTION**

On October 28, 1997 the Chesterfield Township Planning Board adopted a comprehensive Master Plan which called for land use in the Township to be reformed according to the concept of Transfer of Development Rights (TDR). The 1997 Master Plan identified a primary Receiving Area southwest of the village of Crosswicks and a Sending Area comprising the majority of the undeveloped land in the rural environs of the Township.

In December, 1998 the Township Committee adopted a revised Land Development Ordinance which implements the 1997 Master Plan. The 1998 Ordinance permits land within the Sending Area (the AG-Agricultural zone) to be developed at low densities; however it also creates a zoning incentive to encourage landowners in the Sending Area to sell (transfer) their development rights to developers of property within the Receiving Area.

Rather than allowing the Receiving Area to be developed in piecemeal fashion as individual tracts were acquired by developers and processed for separate subdivision approvals the 1997 Master Plan envisioned that a “Planned Village” design would be adopted by the Planning Board to guide private development. This Village Plan would conform to the principles of “Traditional Neighborhood Development” (TND) and, in so doing, would reflect the planning principles by which historic American settlements – such as Crosswicks village – evolved.

This Amendment to the 1997 Master Plan of Chesterfield Township represents the next stage of planning for the Planned Village in Chesterfield. Much progress has been made in planning the circulation, recreation and open space, commercial, residential, civic and other land use components of the proposed village. This planning has been funded by the New Jersey Department of

Community Affairs through the award to Chesterfield Township of a Smart Growth Planning Grant in 2001.

In addition to the enactment of the Land Development Ordinance and preparation of the village design plan the implementation of the Master Plan has advanced in other important respects since it was adopted in 1997. This progress will be reviewed before turning to the Village Plan itself.

On April 26, 2000 the Planned Village in Chesterfield was designated a “Center” by the NJ State Planning Commission. Center designation is evidence of the compatibility of Chesterfield’s TDR program and Planned Village with the goals and policies of the *NJ State Development and Redevelopment Plan (NJ SDRP)*. In fact, the updated *NJ SDRP*, which was adopted by the State Planning Commission on March 1, 2001, advocates legislative action to expand TDR authority from Burlington County to municipalities throughout New Jersey.

Water and sewer service is critical to the development of the Planned Village. The Consumers New Jersey Water Company will provide water service to the Receiving Area and has recently installed a one million gallon water tank nearby which will be utilized for this purpose.

The Township prepared a revised Wastewater Management Plan (WMP) which amended the Tri-County Water Quality Management Plan and authorizes sewer service to the Receiving Area and bordering residential properties as well as to the Village of Crosswicks. The WMP was approved by the NJ Department of Environmental Protection (NJ DEP) on June 28, 1999.

Sewage treatment capacity will be available at the treatment plant operated by the NJ Department of Corrections (NJ DOC) at the Wagner Youth Correction

Facility in Chesterfield. The Township, the NJ DOC and the NJ Department of Treasury have entered into a Memorandum of Agreement (October, 1999) and an Operations Agreement (January 31, 2001) which set forth the terms under which Chesterfield is entitled to 125,000 gallons per day (gpd) of capacity immediately and a total of 455,180 gpd upon completion of a plant expansion. The Township's allocation of 455,180 gpd will be sufficient for the needs of both existing properties and the Planned Village.

The Township embarked on the sewer infrastructure project in 2001 with the award of contracts for construction of a pump station in the Receiving Area, the gravity collection system and a force main for conveying sewerage to the treatment plant at the Wagner facility. Construction on the pump station and force main is substantially complete; sewer service will be available to the Receiving Area in the summer of 2002.

The design of the treatment plant expansion at the Wagner facility has been substantially completed under contract to the NJ DOC. Construction on the plant expansion is projected to be completed by the end of 2003. Based on this schedule the additional treatment capacity will be available to developers in the Receiving Area well before the interim capacity is exhausted.

The most practical test of the viability of the TDR strategy is the market place. The Chesterfield program has been of great interest to the real estate development community. At this time approximately 85% of the land area of the Receiving Area is either under contract to or under active contract negotiation with residential developers. One major subdivision application for 157 homes has been deemed complete for Planning Board review and concept plans for 123 homes on another tract have been reviewed by the Planning Board. Based on these early

indications it is clear that sufficient land will be available in the Receiving Area to satisfy market demand.

The necessary companion to available land – a market for development credits – has also materialized since the ordinance enactment in 1998. In accordance with State law, Burlington County contracted for an appraisal of the value of development credits. That appraisal, which was completed in February, 2000 by Danner Real Estate Consultants, established a range of \$18,000 to \$24,000 as the value of a Chesterfield development credit.

Contracts to buy approximately 123 credits were subsequently executed between various landowners in the Sending Area and one of the developers with a contractual interest in a major parcel in the Receiving Area. This is a positive indication that a market for development credits is emerging to facilitate development in the Receiving Area.

As a final introductory note, this Amendment contains information which is relevant to many of the Elements of the 1997 Master Plan and to the 2001 Housing Element. However, rather than fragment the amendment into segments which address each respective Element, this document has been organized to make a coherent overall presentation concerning the Planned Village. This Amendment supercedes the 1997 Master Plan and the 2001 Housing Element to the extent of any conflicts between the documents.

## **THE VILLAGE PLAN**

### **TND DESIGN PRINCIPLES**

As indicated above, the 1997 Master Plan called for the Receiving Area to be developed based on a comprehensive plan (hereinafter the “Village Plan”) designed according to neo-traditional, or TND principles. Perhaps the most thoughtful articulation of these design principles is in the Charter of the Congress for the New Urbanism, the leading national non-profit advocacy association for TND-based planning.

The Charter asserts that each neighborhood should have:

A range of housing choices for people with different ages, needs and incomes, including single family detached house, townhomes and affordable apartments, recognizing that daily interaction among diverse people strengthens the personal and civic bonds essential to an authentic community.

Shops, parks, schools, services and workplaces within walking distance of homes, providing a greater sense of independence to those who do not drive (especially the elderly and the young) or would prefer to walk. Neighborhoods should be compact, pedestrian-friendly and mixed-use.

Public places that foster a sense of community and nurture civic culture. Civic buildings and public gathering places require important sites to reinforce community identity and recognize that their role is of a higher profile than that of other buildings that constitute the fabric of the village.

Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

A range of parks, from tot lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

These design principles resonate strongly with the goals and objectives of the 1997 Master Plan and guided the development of the Village Plan which is presented in this Amendment.

Prior to addressing the organization of the Village Plan, it is important to note two differences between the Receiving Area as contemplated in the 1997 Master Plan and as realized in the subsequent Land Development Ordinance.

First of all, the boundaries of the Receiving Area as set forth in the 1998 Land Development Ordinance comprise three fewer parcels than illustrated in the Master Plan (see Land Use Plan, dated October, 1997). Specifically, two lots south of Old York Road (Block 500, Lots 4.01 and 3.01 were deleted in order to create an edge condition for the Planned Village in which the developed (north) side of the county road would contrast sharply with the agricultural (south) side. The sense of a “village center” in the midst of a predominantly rural context will be most dramatic along Old York Road. In addition, one parcel (Block 107, Lot 3.01) on the north side of Bordentown-Crosswicks Road was deleted since it had limited frontage and was further west than the primary orientation of the Receiving Area.

The extent of the Receiving Area as reflected in the 1998 Land Development Ordinance is shown on the map entitled “Receiving Area – Existing Land Use and Zoning”, dated January 10, 2001 on the following page. The Receiving Area is comprised of the PVD-1, PVD-2 and PVD-3 zoning districts.

The second key distinction is that the Planned Village Development (PVD) standards are no longer an overlay zoning alternative within the AG Agricultural district as originally established by the adoption of the Ordinance in 1998. Rather, on May 10, 2001 the Land Development Ordinance was amended to rescind the



# Receiving Area Existing Land Use & Zoning

Chesterfield Township  
Burlington County, NJ

January 10, 2001

CLARKE ♦ CATON ♦ HINTZ



underlying AG zoning and to install the PVD standards as the zoning districts – not overlays – applicable to Chesterfield Township’s Planned Village.

## **VILLAGE PLAN ORGANIZATION**

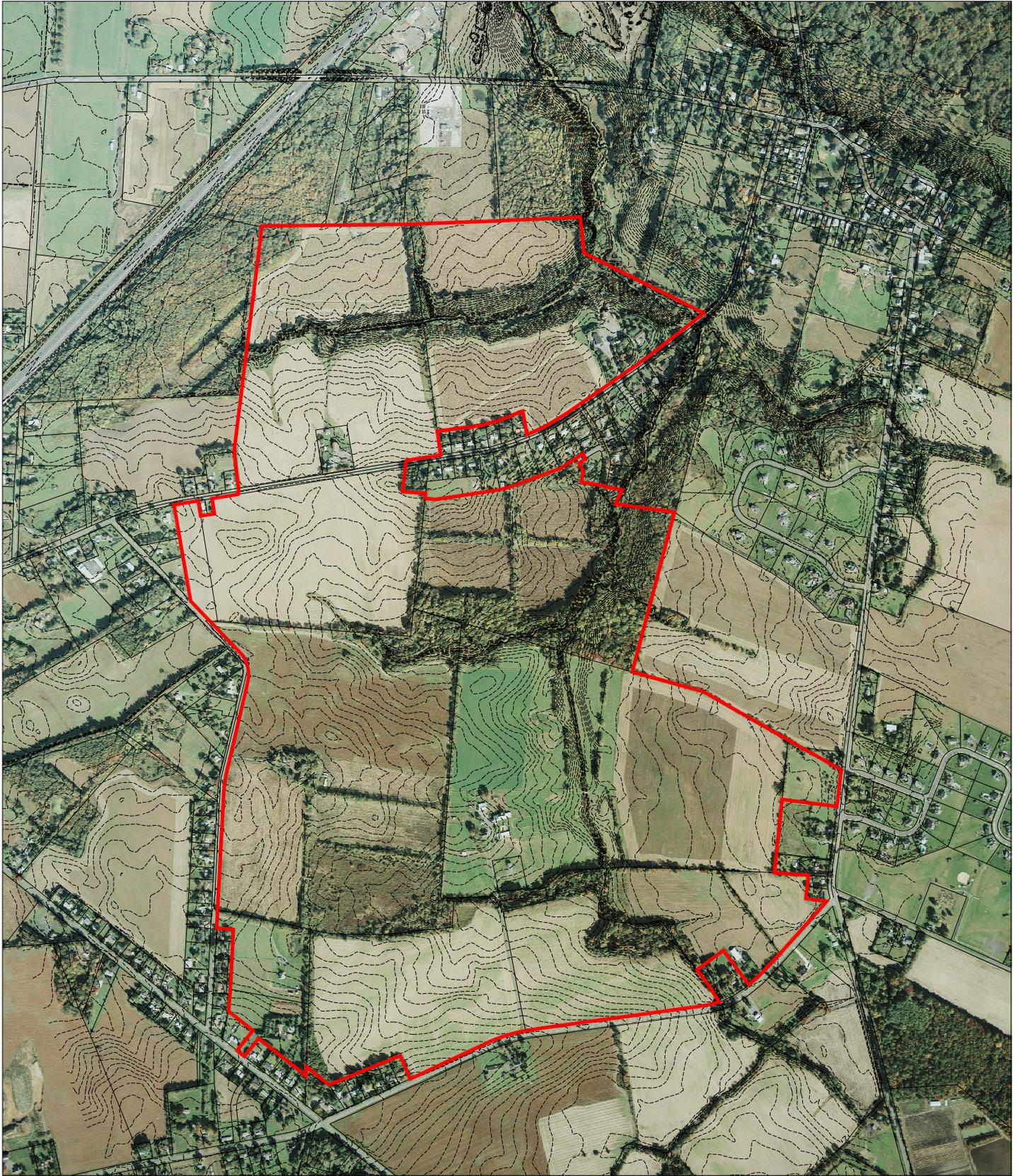
The character of the Village Plan is indelibly influenced by the stream corridors which run most prominently in an east/west direction across the Receiving Area (see Aerial Photograph & Topography – Receiving Area). Three corridors essentially bisect the Receiving Area – one north of Bordentown-Crosswicks Road and two between Bordentown-Crosswicks and Old York Roads. The two southerly stream corridors are connected by a north/south stream alignment whose watershed extends south of Old York Road. All of the streams ultimately flow north toward the village of Crosswicks and are tributary to the Crosswicks Creek.

These stream corridors stand in contrast to the balance of the land in the Receiving Area. The corridors are wooded with steeply sloped stream beds while the land outside them has been cleared for farming and slopes gradually. Not surprisingly, the stream corridors are characterized by the presence of state open waters and freshwater wetlands (both regulated by the NJ DEP), whereas the surrounding farmland is relatively free of such constraints.

The Village Plan retains and enhances these stream corridors and utilizes them as the key natural organizing features within the Receiving Area (see Village Plan – Land Use). The stream corridors serve as:

Linear parks which preserve the principal concentrations of mature woods in the village;

Natural “greenway” corridors which will provide, via pathways for pedestrians and cyclists, an off-road connection between Crosswicks and the



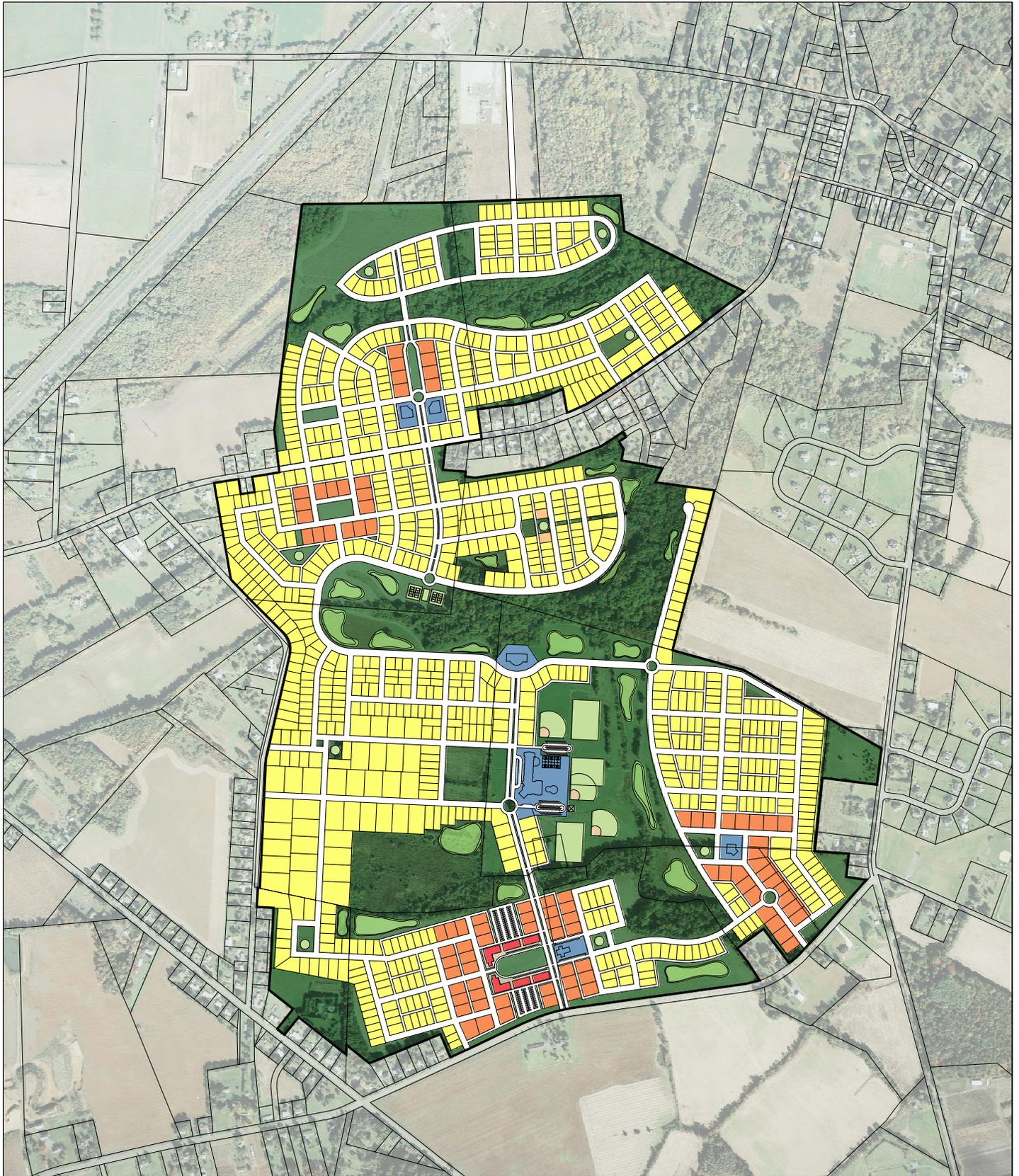
# **Aerial Photograph & Topography Receiving Area**

Chesterfield Township  
Burlington County, NJ

May 28, 2002 (Photographed on October 15, 2001)

CLARKE • CATON • HINTZ





# Village Plan Land Use

Chesterfield Township  
Burlington County, NJ

May 28, 2002

- Single Family
- Three Family
- Mount Laurel Units
- Civic / Institutional
- Mixed Use
- Open Space
- Detention
- Recreation

CLARKE • CATON • HINTZ



Planned Village and between the Village neighborhoods and the Village Center and elementary school;

Natural buffers which separate and define the different neighborhoods within the Planned Village;

A wooded backdrop for planned locations of significant civic, institutional, religious and/or active recreational uses (see Village Plan for suggested locations);

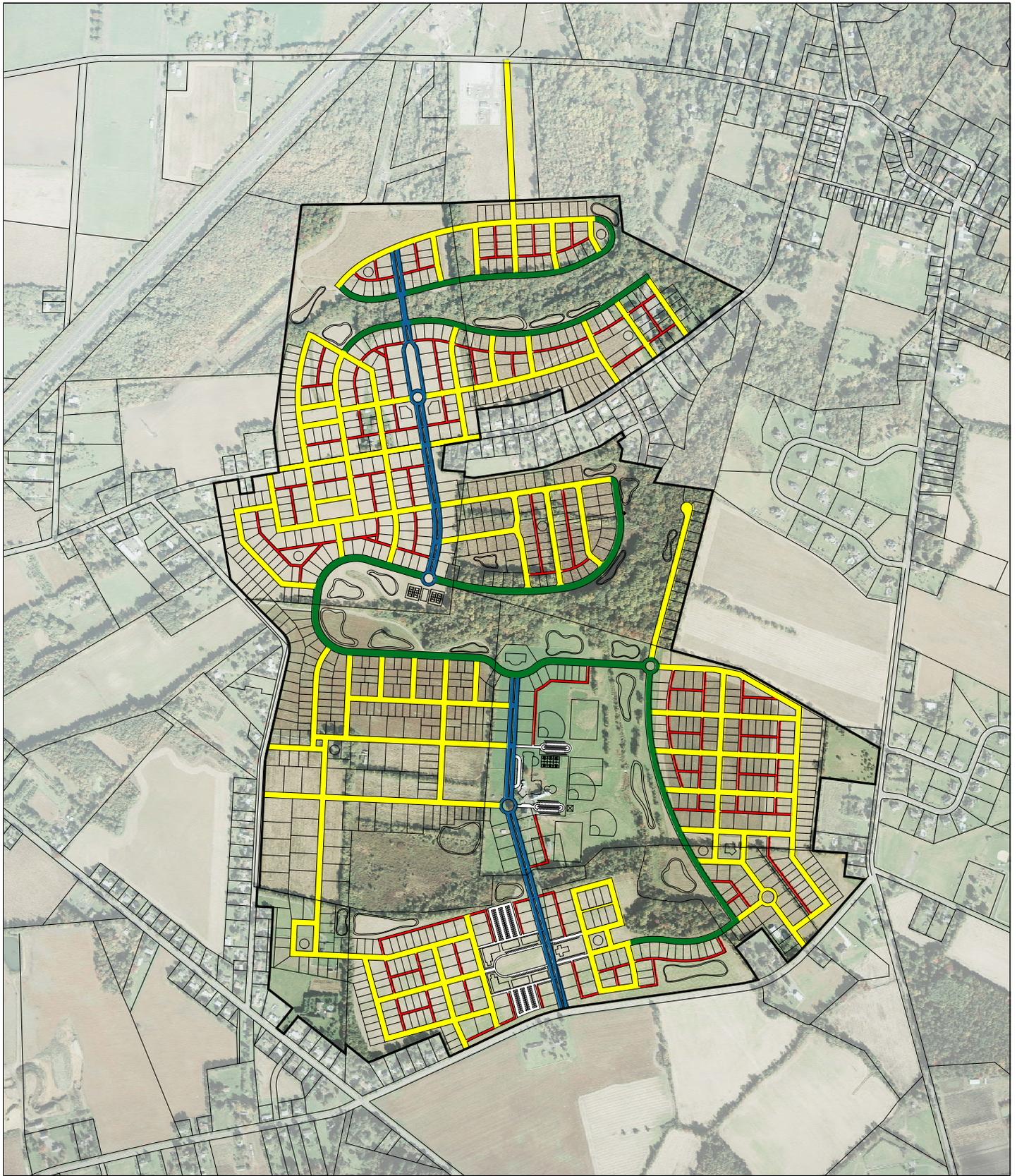
The natural drainageway for much of the Planned Village, which will require stormwater management facilities to be accommodated adjacent to the stream corridor according to a co-ordinated plan; and

A wildlife habitat for various species which are attracted to the woods, wetlands and open waters which characterize the stream corridors.

## **CIRCULATION**

The Village Plan provides for a comprehensive system of vehicular, bicycle and pedestrian circulation. The vehicular circulation plan has a clear hierarchy of function: boulevard, parkway, neighborhood street and alley (see Village Plan – Street Hierarchy). The boulevard/parkway is a collector road system which provides essential north/south mobility throughout the Receiving Area, ultimately extending north to Ward Avenue.

As the highest order road, the boulevard is also the organizing element for the major commercial, civic, institutional and recreational uses in the Village. Consequently, the Village Center – a mixed-use development of shops, services, offices and apartments set around a common green – is located on the boulevard near Old York Road. Similarly, the proposed elementary school is sited on the boulevard across from the Village Square near the geographic center of the Village. A variety of other high profile sites along the boulevard are identified on the Village Plan which would be suitable for other civic, institutional and or recreational uses.



# Village Plan Street Hierarchy

Chesterfield Township  
Burlington County, NJ

May 28, 2002

- Boulevard
- Parkway
- Neighborhood Street
- Alley

CLARKE • CATON • HINTZ

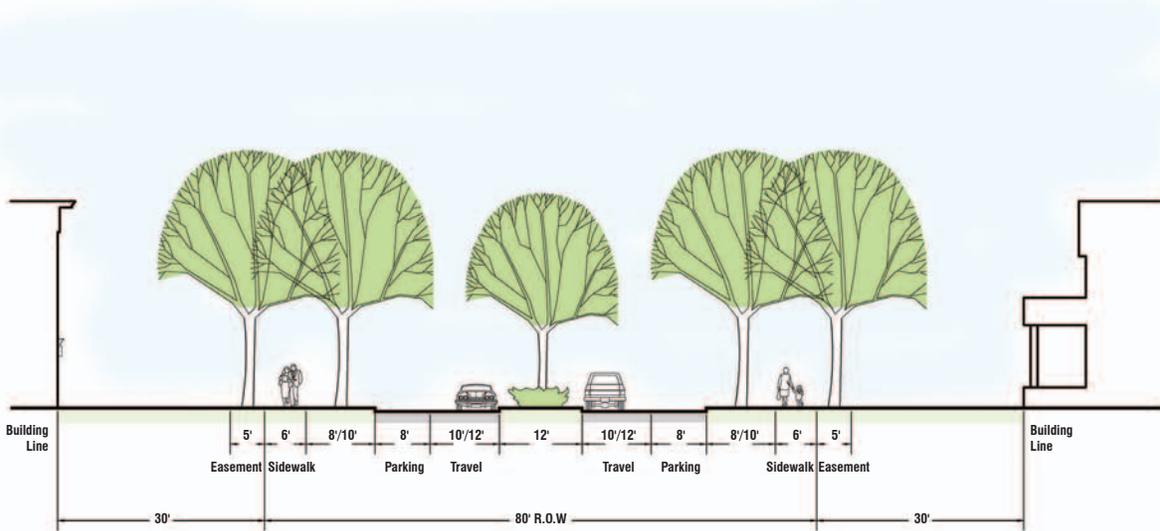


The distribution of these uses throughout the Planned Village will require a revision to Section 130-40 of the Land Development Ordinance which currently restricts certain civic uses to the PVD-3 district alone. The timing of development of such sites must also be considered, since the need for civic/institutional uses may not develop until a sufficient population is in residence in the Village to support them. It is critical that appropriate places be held to accommodate these uses when the need for them matures.

The boulevard/parkway system is not intended as a bypass or to serve a regional transportation function. To the contrary, consistent with the Historic Preservation Transportation Study for Chesterfield Township, dated April 30, 1997 by Lehr & Associates, this collector road will principally serve to facilitate traffic movement – at relatively slow speeds – within the Planned Village itself and from origins/destinations within the Planned Village to and from the adjacent County road system.

The collector road takes the form of a boulevard with a landscaped median along most of its alignment and at all intersections with the adjacent County road network. The boulevard would have one moving lane in each direction, with on-street parking on both sides of the street flanked by tree-lined sidewalks (see Village Plan – Street Sections - Boulevard).

As indicated above, the Receiving Area features wooded stream corridors which interrupt the north/south circulation system. These interruptions present opportunities to integrate the developed and natural components of the Village and to calm vehicular traffic as it moves through the neighborhoods. Consequently, the Village Plan calls for parkways to border stream corridors. These parkways would have residential development on one side and natural open space on the other. The



Note: Cartway width to be consistent with the NJ Residential Site Improvement Standards

# Village Plan Street Sections - Boulevard

Chesterfield Township  
Burlington County, NJ

May 28, 2002

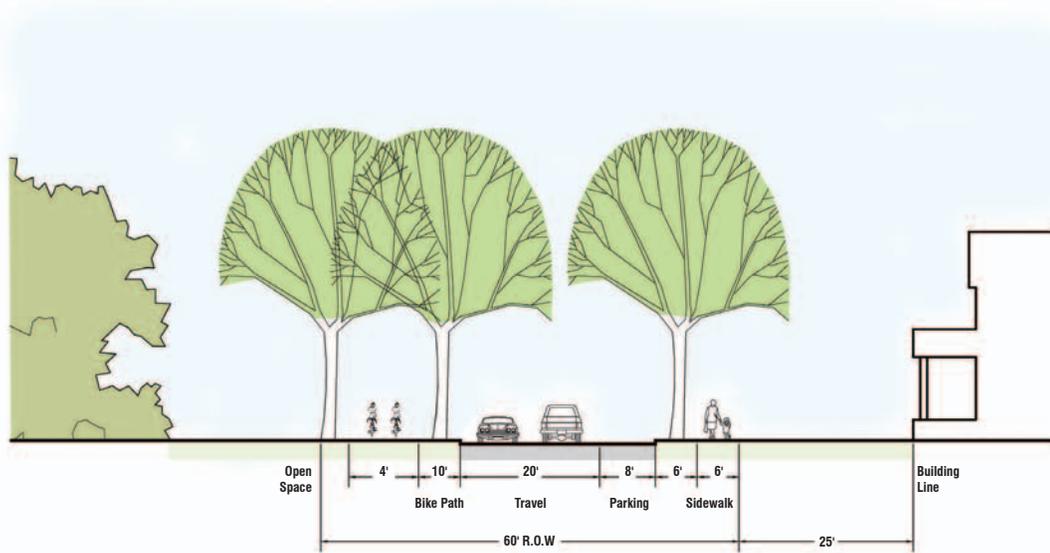
CLARKE ♦ CATON ♦ HINTZ

road section would provide for on-street parking adjacent to the homes, one moving lane in each direction and a tree-lined bicycle path adjacent to the open space (see Village Plan – Street Sections - Parkway).

The parkway design provides continuous public visual and actual access to these stream corridors. This access is particularly important as a counterpoint to the relatively continuous residential development which will occur on the intervening lands. The stream corridors are a prime aesthetic and recreation resource and walking/bicycling route for Village residents; it is critical that this resource not be hidden behind houses and that access not be compromised by the barrier of privately-owned lots.

Typical plans and sections for neighborhood streets, alleys and the bicycling path are also included in this Amendment (see respective Street Sections). The location of neighborhood streets and alleys and lot configurations depicted in the Village Plan are illustrative and it is recognized that individual developers will propose different subdivision plans.

However, the boulevard/parkway system provides the essential framework for the organization of the Village Plan. Consequently, it is the intent of this Master Plan Amendment that applicants for development approvals within the Receiving Area conform to the alignment and design of the boulevard/parkway as depicted herein. This requirement may be subject to such minor adjustments in alignment as are acceptable to both the applicant and the Planning Board and consistent with the philosophy of the boulevard/parkway design as expressed herein. Additionally, the alignment of the extension of the collector road through Block 107, Lot 10.06 to Ward Avenue is the subject of on-going engineering analysis which may require its relocation.

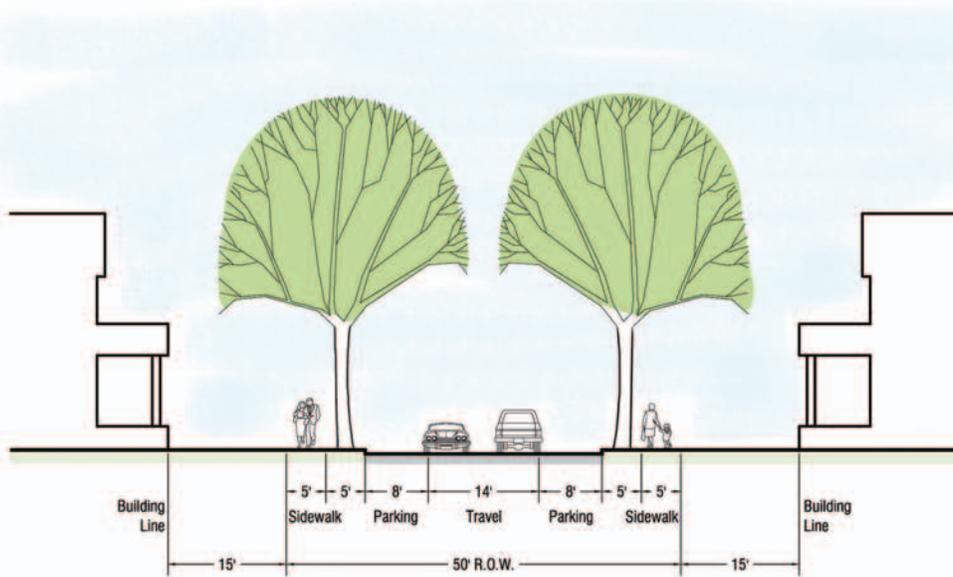
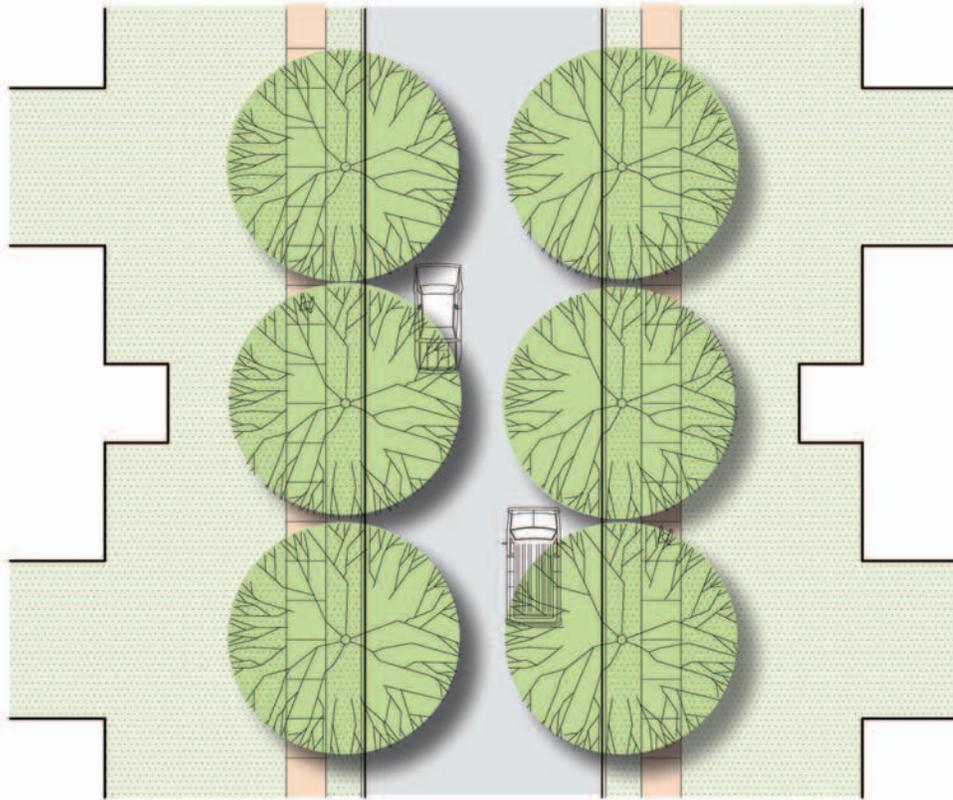


# Village Plan Street Sections - Parkway

Chesterfield Township  
Burlington County, NJ

May 28, 2002

CLARKE ♦ CATON ♦ HINTZ



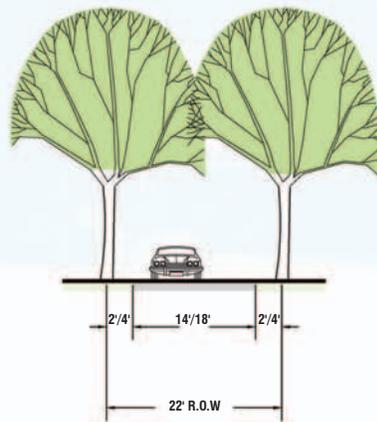
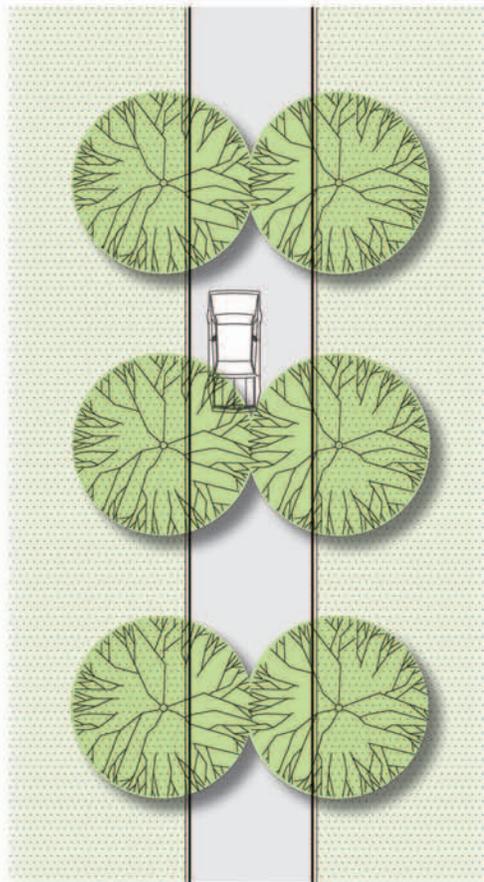
# Village Plan

## Street Sections - Neighborhood Street

Chesterfield Township  
Burlington County, NJ

May 28, 2002

CLARKE ♦ CATON ♦ HINTZ



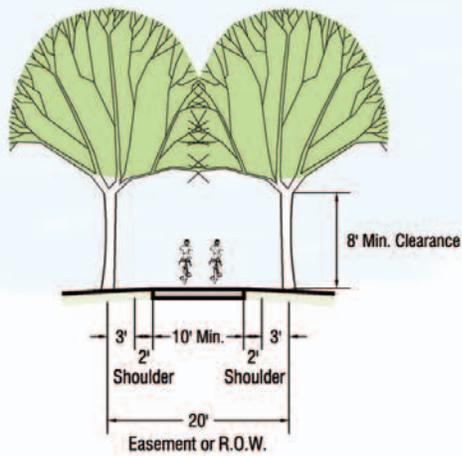
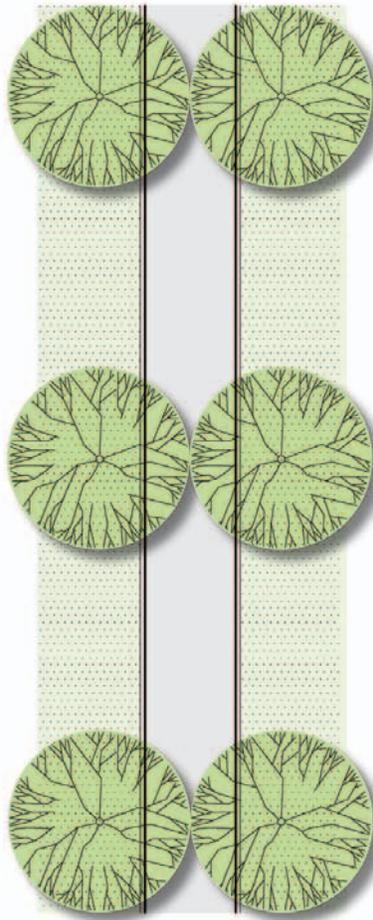
Note: Cartway width to be consistent with the NJ Residential Site Improvement Standards

# Village Plan Street Sections - Alley

Chesterfield Township  
Burlington County, NJ

May 28, 2002

CLARKE ♦ CATON ♦ HINTZ



# Village Plan Street Sections - Bicycle Path

Chesterfield Township  
Burlington County, NJ

May 28, 2002

CLARKE ♦ CATON ♦ HINTZ

The Planning Board recommends that the Township Committee take such action(s) as may be necessary to secure adherence by developers to this aspect of the Village Plan, including the adoption of the boulevard/parkway design as part of the Official Map of Chesterfield Township, the adoption of a Transportation Improvement District Ordinance and/or the acquisition – by condemnation if necessary – of critical segments of the alignment.

The provision of pedestrian and bicycling circulation alternatives is fundamental to TND design and will have a major impact on the livability of the Planned Village. The Village Plan provides for paths through the stream corridors, sidewalks on both sides of all streets and a bicycling path along the open space side of each parkway road segment (see Village Plan – Recreation & Open Space). The dedicated bicycling path system connects with existing and proposed streets to provide for complete bicycle access throughout the Planned Village. Future residents will be able to walk or bicycle to the elementary school and Village Center or simply utilize the path system for strolling or recreation.

### **THE VILLAGE CENTER**

The 1997 Master Plan and the 1998 Land Development Ordinance envisioned limiting retail and office uses to the southern portion of the Receiving Area (the PVD-3 zoning district). Consistent with that approach, the Village Plan locates the Village Center on the boulevard in Block 202, Lot 24.01.

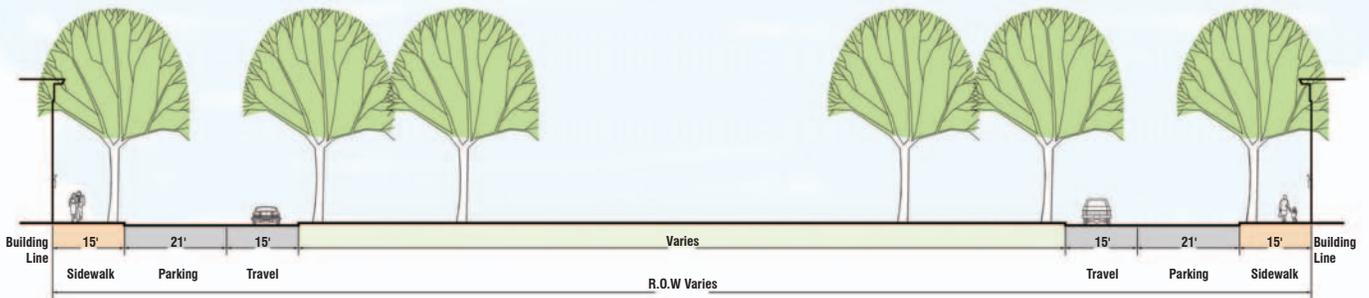
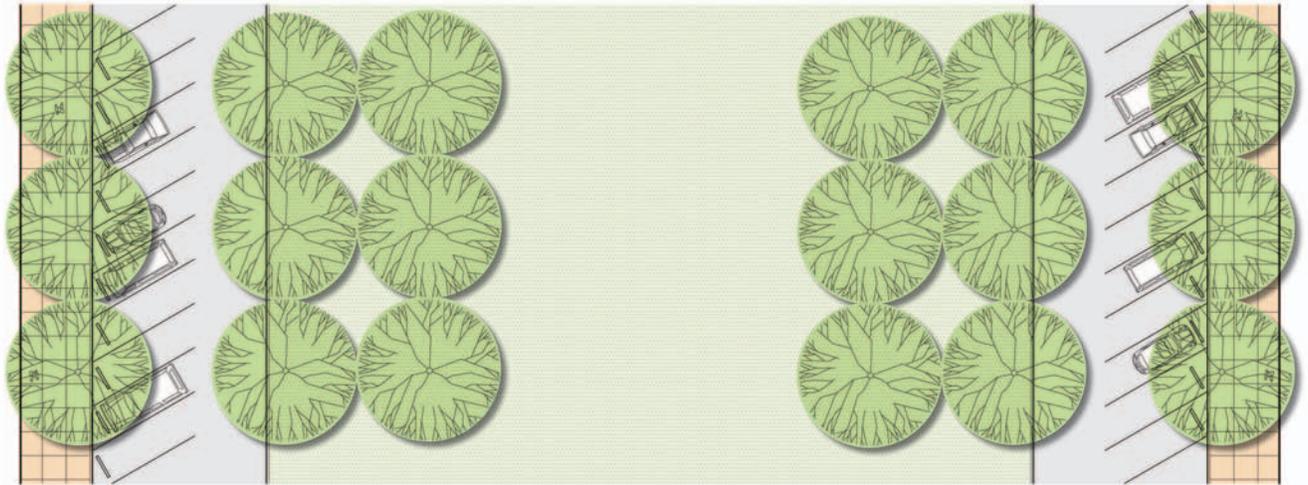
While the design of the Village Center is illustrative, not prescriptive, certain aspects bear explanation and should be considered by any applicant for development in the PVD-3 district.

First, a small, community-oriented center is a highly desirable component of the Village Plan. The presence of a properly-scaled, mixed-use center with shops and services will greatly enhance the quality of Village life.

Moreover, based on the preliminary results of a market study for Chesterfield Township by Urban Partners it appears that retail and office space will be economically viable uses at this location. In fact, the Village Plan provides for only 60,000 sf of ground floor space whereas the study estimates that the Planned Village and surrounding market area could support nearly 50% more retail space. The Village Plan assumes that 30,000 sf of predominately second story space would be occupied by professional and small business office use. The balance of any second or third story space would be residential use – condominium flats or apartments.

The Village Center design provides a one-way vehicular loop around a central green space with angled parking in front of the shops (see Village Plan – Street Sections – Village Center). Additional parking is located in two surface lots which are screened from the boulevard by triplex residential units. Thus, while adequate parking is available, it is carefully located in relation to surrounding buildings and landscaped to be as unobtrusive as possible.

The scale of the mixed-use buildings in the Village Center is rather small – ranging from approximately 8,000 sf to 14,000 sf in the concept plan. This provides an aesthetic benefit in keeping the buildings at a pedestrian scale and providing more opportunities for architectural diversity and interest. It also may prove to be practical, since the Village Center will likely be constructed in stages as the residential units are built and occupied.



# Village Plan Street Sections - Village Center

Chesterfield Township  
Burlington County, NJ

May 28, 2002

CLARKE ♦ CATON ♦ HINTZ

As the commercial center of the Planned Village, the quality of design – both site planning and architecture – of the Village Center will be extremely important. In order to achieve this, Chesterfield’s Land Development Ordinance, Section 130-83 “Architectural design standards and guidelines” should be amended to include design standards specifically tailored to commercial/mixed-use development.

### **THE ELEMENTARY SCHOOL**

The 1997 Master Plan assumed the continued operation of the Chesterfield Township Elementary School and, based upon the projected increase in student enrollment, recognized the need for one or two sites for new schools. The Plan recommended that the new school(s) be located within the Receiving Area in order to be proximate to the incoming residential population.

In 2001 and 2002 the Chesterfield Township Board of Education and its professional staff and consultants have analyzed the implications of the Planned Village on the public education needs for K-6 students in Chesterfield. As part of this process the School Board appointed a School Facilities Advisory Committee to advise the Board on issues such as the size, location and timing of new school construction.

The Board of Education analysis is still on-going so it would be premature to report on any firm policy directions. However, certain background data has been assembled which will inform the Board’s decision.

Based on demographic projections by Whitehall Associates for two alternative development scenarios in the Receiving Area the projected K-6 student population to be generated by the Planned Village ranges from 584 (1,120 units) to 744 (1,430

units) students. The architect for the Board of Education has advised that a site of at least 25 acres is necessary to accommodate an elementary school of this scale.

An elementary school site of 27.5 acres has been identified in the Village Plan on Block 202, Lot 28.01. This site represents the optimal location for the elementary school due to the following factors:

the site is centrally located within the core of the Receiving Area (i.e., that portion located between Bordentown-Crosswicks Road and Old York Road) with frontage on the boulevard, thus rendering it convenient to access both for school and community (after school-hour) activities;

the site is prominently located – fronting not only on the boulevard but also on the 5 acre Village Square; as the largest outdoor civic space in the Village, the Square will accommodate assemblies, performances and other outdoor activities which can be co-ordinated with programs at the elementary school;

the school building will face west on to the Square and the athletic fields associated with it will be arrayed to the east on a long slope leading down to a stream corridor; this setting will provide expansive views of the school across the stream corridor from the parkway and neighborhood to the east as well as elevated vantage points for spectators to view the ballfields which will step down the slope.

The Planning Board recognizes that the Board of Education must balance various factors, including cost in its selection of a site. In order to minimize the cost of acquisition and ballfield construction the School Facilities Advisory Committee is also assessing two alternative school sites.

One of the sites would straddle the Receiving Area line and involve parts of Block 202, Lot 28.01 and Block 202, Lot 31.12. The theory of this site is that the school building itself (on 8-10 acres) would be located within the Receiving Area with the athletic fields (on approximately 15 acres) located to the north outside the PVD District. The availability of Block 202, Lot 31.12 must be ascertained as part of this site analysis.

The second alternate site is in the same general location as the alternate site described above; however, in the event that Block 202, Lot 31.12 is unavailable the entire school site would be located within the Receiving Area on Block 202, Lot 28.01. Although the acquisition cost of this second alternate site would presumably be comparable to that of the preferred site the improvement costs for the recreation facilities may be lower. The feasibility of extending the Village road system eastward to an intersection with Chesterfield-Crosswicks Road should be analyzed since it would provide convenient vehicular access from outside the Receiving Area to a school in either alternative location.

Finally, the actual cost to the Chesterfield school district of developing both sites must be determined. The ballfields can be viewed as a community recreational asset – available to the students during school hours and available to the community when not required for school use. In this sense, the school’s value as a “hub” of the Village will expand beyond the educational role to encompass a broader village constituency.

If the Board of Education is willing to permit broader utilization of the ballfields, then other funding sources are potentially available to defray the cost. These sources include the New Jersey Garden State Preservation Trust, the Burlington County Open Space program and contributions from developers in the Receiving Area.

The Planning Board’s preference for the elementary school site is at the location identified in the Village Plan. If the alternative sites discussed above would cost less to buy and/or improve than the preferred site, then the Planning Board would urge that every effort be made to secure funds from alternative sources to neutralize the financial impact of the preferred site to Chesterfield taxpayers. However, if after such efforts have been made in good faith the Board of Education

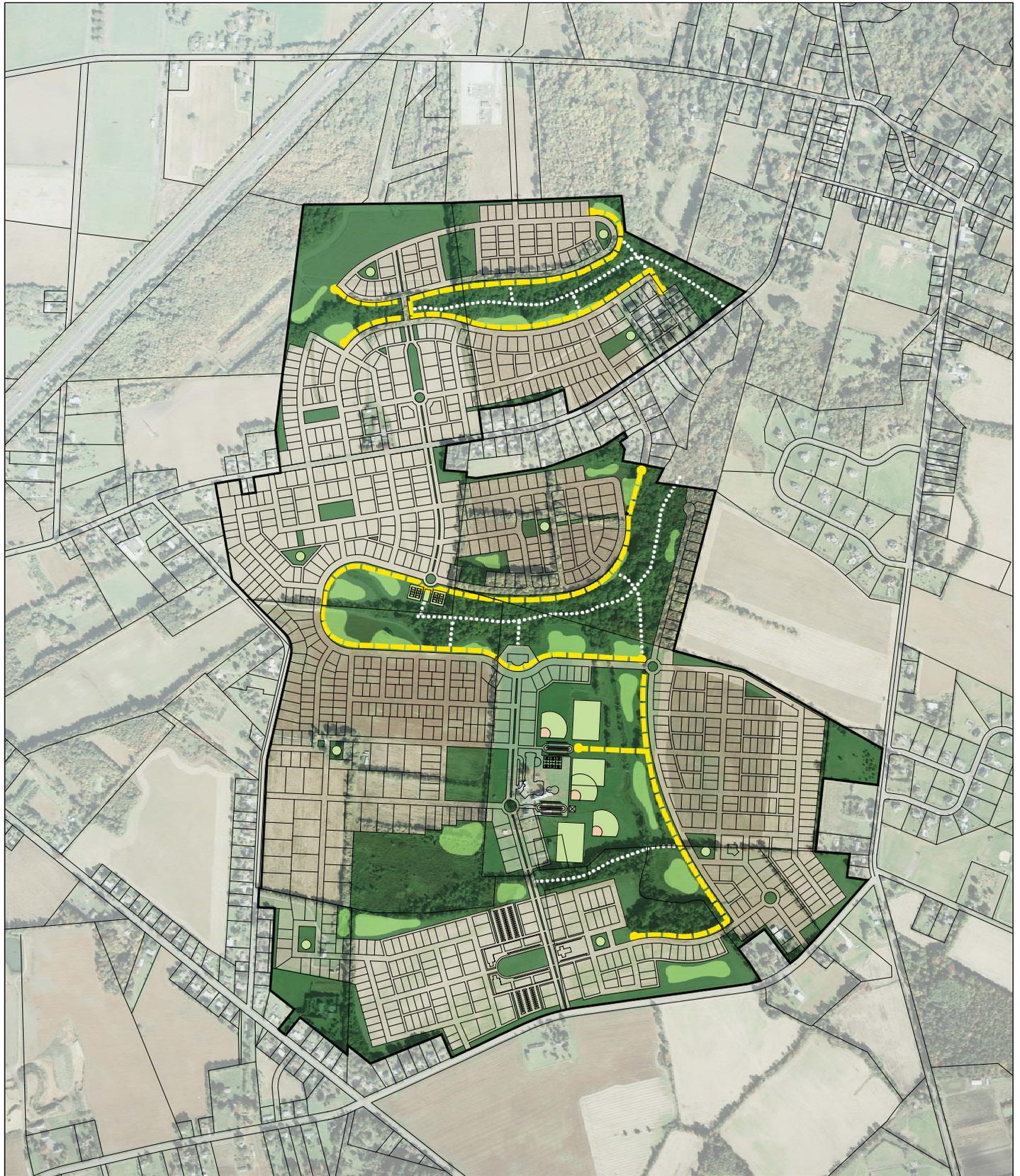
determines that one of the alternative sites should be selected then the alternative sites should be considered consistent with this Amendment of the 1997 Master Plan.

## **RECREATION AND OPEN SPACE**

The 1997 Master Plan compared the existing recreation facilities in Chesterfield with the standards established by the National Recreation and Park Association (NRPA) and recommended that one centralized active recreation complex be planned within the Receiving Area. This facility was envisioned to consist of “playing fields for softball/baseball, football and soccer as well as walking/jogging, tennis and other passive recreation facilities” (Master Plan, p. 109).

The 1998 Land Development Ordinance incorporated a chart which required active recreation facilities to be constructed within each residential development (see Section 130-88D). This approach makes sense for tot lots, which should be decentralized for convenience and to maintain an intimate scale. However, this First Amendment reaffirms the 1997 Master Plan’s preference of clustering the major active recreation facilities which will serve the Planned Village.

The Village Plan designates a major recreation complex adjacent to the elementary school (see Village Plan – Recreation & Open Space). This complex would include 3 baseball/softball fields and 3 multi-purpose fields along with convenient vehicular access and parking. Three or four basketball courts, with a paved area which could also be utilized for in-line skating and street hockey would also be included in the central recreation complex.



# Village Plan Recreation & Open Space

Chesterfield Township  
Burlington County, NJ

May 28, 2002

-  Active Recreation
-  Open Space
-  Bike Path
-  Foot Trail

CLARKE • CATON • HINTZ



The recreation program also calls for four tennis courts and, although these should be clustered, they need not be at the same location as the major recreation complex. The Village Plan locates the tennis facility at the end of the boulevard entrance south from Bordentown-Crosswicks Road. This site would be prominent since it would terminate the view down the boulevard and it would be well buffered by the woods of the stream corridor which would adjoin it.

The other components of the active recreation program for the Planned Village are the bicycling path system (primarily along the parkway roads) and the hiking paths along the stream corridors.

The Village Plan also illustrates various “planned neighborhood parks” which are not intended for active recreation *per se*, although some may incorporate a tot lot in a portion of the area. These are small parks within the neighborhoods which are intended principally for passive enjoyment by residents and to provide relief from the continuity of residential development. These parks are often located at prominent intersections or at the terminus of major streets where visibility is high. Although relatively small, these parks contribute significantly to the quality of life in the traditional neighborhood and provide a common ground where residents can interact and community bonds are strengthened.

Chesterfield’s Land Development Ordinance should be amended to implement this recreation and open space plan. The following changes are recommended:

Section 130-88A “Recreation” currently requires that subdivisions within the Receiving Area set aside no less than 10% of the total (gross) area of the subdivision for recreation and open space. However, many of the major development tracts in the Receiving Area include stream corridors which are largely environmentally constrained yet have lands which can satisfy the ordinance open space requirement. Consequently, this section should be

amended to ensure that a reasonable proportion of open space which is set aside under the 10% standard is appropriate for improvement as “planned neighborhood parks” as described above.

Based on the Village Plan the proportion of land devoted to planned neighborhood parks as a percentage of gross tract area ranges from 1.8% to 7.5%, with five of the seven major tracts grouped between 2.3% and 3.0%. An alternative approach which corrects for environmentally constrained land is to measure the proportion of land devoted to planned neighborhood parks as a percentage of the developed (not gross) area of the tract. Measured in this fashion the range represented in the Village Plan is narrowed: 3.3% to 8.9%, with five of the seven major tracts grouped tightly between 3.3% and 4.0%. Regardless of the standard of measurement the amount of land devoted to planned neighborhood parks in the Village Plan should not be reduced; the Plan depicts the minimum acceptable proportion.

Section 130-88.1C(5) “Off-tract improvements”, which has been reserved pending adoption of a Master Plan amendment concerning recreation and open space, should be amended to provide an equitable mechanism for developers within the Receiving Area to pay for the active recreation and open space facilities intended for general use. These facilities include the ballfields, courts and infrastructure adjacent to the elementary school (to the extent these costs are not covered by the state and county Green Acres programs), the tennis courts, the bicycling paths and walking paths and possibly the improvements to the Village Square. Since these facilities are to be clustered only on certain tracts and yet will be made available to the entire community the cost of acquisition, design and construction should be borne not solely by the “host” developer, but by the community which benefits. On the other hand, the cost of planned neighborhood parks and tot lots would be borne by the respective developers as local improvements.

## **RESIDENTIAL DEVELOPMENT**

The Housing Element of the Chesterfield Master Plan was last amended on January 29, 2001. That document includes a table entitled “Chesterfield Township TDC Receiving Area – Maximum Residential Development Capacity” which inventories the credits permitted to be utilized for development of each lot under the PVD zoning standards (p.51). The three lots within the PVD-1 district (north of Bordentown-Crosswicks Road) are listed at a maximum utilization of 1.5 credits per

acre. This intensity of use is consistent with the Land Use Element of the 1997 Master Plan.

In the course of preparing the Village Plan it has become evident that the PVD-1 district could accommodate a higher intensity of use and still remain reasonably consistent with the net densities achievable in the balance of the Receiving Area. Therefore Section 130-42B(1) of the Land Development Ordinance setting the maximum intensity of use for the PVD-1 district should be increased from 1.5 to 2.0 credits per acre.

This increase in intensity of use has a corresponding impact on the Maximum Development Capacity of the PVD-1 district lots, which in turn increases the development capacity of the entire Receiving Area from 1,507 credits to 1,574 credits. This increase in capacity expands the margin which exists between the capacity for credit utilization in the Planned Village and the number of credits available for use within the Township (1,408 as of January 10, 2001). As the margin increases, so does the likelihood that the Receiving Area will be able to accommodate the marketplace demand for housing even if one or more parcels remain undeveloped.

The Village Plan illustrates the utilization of 1,161.5 credits in creating a community of 1,269 dwelling units (including 76 units of affordable housing) and 90,000 sf of retail/office space. The tabulation of the units/credits in the Village Plan by major development parcel is presented in the tables entitled "Chesterfield Township Planned Village: Development Profiles". These tables also identify the number of additional credits which could be accommodated on the respective parcels under the PVD zoning standards.

The 1997 Master Plan stressed the importance of variety in residential design within the Planned Village and recognized architectural diversity as a key asset of neighborhoods in traditional villages and towns. In order to achieve this objective the Land Development Ordinance required each subdivision involving a tract of 40 acres or more to provide 3 different dwelling unit types and to meet certain architectural standards governing materials, dimensions and detailing of the exterior of dwelling units.

In 2001 the Land Development Ordinance was amended to reduce the required number of dwelling unit types from 3 to 2. This revision prevents the inclusion of a token number of a third dwelling unit type in subdivisions simply to comply with the ordinance. This amendment made sense; however, the ordinance should be reviewed to determine if it will be effective in achieving blocks and neighborhoods with adequate architectural diversity. The specter of a single house design repeated, with slight variations, lot after lot on both sides of a street is the antithesis of traditional neighborhood development and must be avoided in the Planned Village.

## **CONCLUSION**

This Amendment to the Chesterfield Township Master Plan significantly advances the planning for the Receiving Area. While retaining consistency with the 1997 Master Plan and the 2001 Housing Element this Amendment builds on the foundation of the prior documents and provides the level of detail necessary to guide development of the Planned Village.

The Village Plan represents a compelling application of the Traditional Neighborhood Development philosophy espoused in the 1997 Master Plan to the land, natural resources and existing infrastructure of the Receiving Area. The Plan

also identifies critical issues – most notably the collector road system and the provision for active recreation facilities – which will require modifications to the Township’s Land Development Ordinance to ensure their timely and equitable development.

This Amendment brings the Township considerably closer to realizing its Master Plan vision of creating a new village based on traditional settlement principles while preserving Chesterfield’s agricultural heritage.

## CHESTERFIELD TOWNSHIP VILLAGE PLAN: DEVELOPMENT PROFILES

<b>Chesterfield Village Plan: Dwelling Units</b>							
<b>Parcel</b>	<b>Acreage</b>	<b>Single-Family</b>	<b>Tri-Plex</b>	<b>Apt</b>	<b>Mount Laurel</b>	<b>Commercial (SF)</b>	<b>Dwelling Units</b>
Hustak "North"	68.62	114	20	0	8	0	142
Hustak "South"	50.78	115	40	0	10	0	165
Leidtka	61.36	122	0	0	8	0	130
Fauci	56.4	102	0	0	8	0	110
Toll Brothers	103.39	184	0	0	11	0	195
Wilkinson*	84.99	168	21	0	12	0	201
Bentley	8.93	16	0	0	1	0	17
Mey	94.58	96	165	30	18	90,000	309
<b>Totals</b>	<b>529.05</b>	<b>917</b>	<b>246</b>	<b>30</b>	<b>76</b>	<b>90,000</b>	<b>1,269</b>

<b>Chesterfield Village Plan: Credit Utilization and Density</b>				
<b>Parcel</b>	<b>Acreage</b>	<b>Credits</b>	<b>Credits Per Acre</b>	<b>Gross Residential Density (DU / acre)</b>
Hustak "North"	68.62	129	1.88	2.07
Hustak "South"	50.78	145	2.86	3.25
Leidtka	61.36	122	1.99	2.12
Fauci	56.4	102	1.81	1.95
Toll Brothers	103.39	184	1.78	1.89
Wilkinson*	84.99	183.75	2.16	2.36
Bentley	8.93	16	1.79	1.90
Mey	94.58	279.75	2.96	3.27
<b>Totals</b>	<b>529.05</b>	<b>1,161.50</b>	<b>2.20</b>	<b>2.40</b>

<b>Chesterfield Village Plan: Credit Allocation and Utilization</b>					
<b>Parcel</b>	<b>Zoning</b>	<b>Permitted Credits per acre</b>	<b>Permitted Number of Credits</b>	<b>Proposed Number of Credits – Concept Plan</b>	<b>Additional Credits That Could Be Accommodated</b>
Hustak "North"	PVD-1	2	137.24	129.00	8.24
Hustak "South"	PVD-2	3	152.34	145.00	7.34
Leidtka	PVD-1	2	122.72	122.00	0.72
Fauci	PVD-2	3	169.2	102.00	67.20
Toll Brothers	PVD-2	3	310.17	184.00	126.17
Wilkinson	PVD-2	3	254.97	183.75	71.22
Bentley	PVD-2	3	26.79	16.00	10.79
Mey	PVD-2/ PVD-3	3	283.74	279.75	3.99
<b>Totals</b>			<b>1457.17</b>	<b>1161.5</b>	<b>295.67</b>

\*The acreage listing for the Wilkinson farm has been reduced by 27.5 acres to reflect the deletion of the elementary school site