

Cluster Development

Eastampton Township, Burlington County

ARTICLE IX Additional Development Options [Added 8-8-1989 by Ord. No. 19894]

§§ 103-23. Cluster developments.

Cluster residential developments of single-family detached dwellings, which will meet applicable state, county and township standards and regulations, shall be permitted in RL, RM and R-1B Districts, subject to the provisions contained in this section

****Webmaster's Note:** The previous reference to districts has been amended as per Ord. No. 1999-03.

- A. Purpose The purpose of this section shall be to provide a method of development of residential lands which will nevertheless preserve desirable open spaces within the township
- B. Objectives In order to protect and preserve the open space of the township and to further the public health, safety, morals and general welfare, the following statement of objectives is set forth
 - (1) To encourage innovations in residential developments so that the growing demands of the population may be met by a greater variety of types, design and layout of buildings and by the conservation and more efficient use of open space
 - (2) To encourage a more efficient use of land and of public services or private services in lieu thereof
 - (3) To provide for a continuous and integral open space system.
 - (4) To conserve the value of the land
 - (5) To encourage more flexible land development that will preserve and enhance natural resources such as streams, lakes, floodplains, groundwater, wooded areas, steeply sloped areas and areas of unusual importance to the natural ecosystems
 - (6) To provided a common open space within developments which shall be planned and designed to achieve the township goals of ensuring that adequate recreation areas are set aside in suitable locations to provide for the recreation needs of the residents of the development and township
 - (7) To provide for various densities, lot sizes and street patterns that are suitable to the land and aesthetic factors that will enhance each development.

- (8) Furthermore, it is the general purpose and intent of the open space and recreation requirements that all new development in the township contribute to the overall recreation and land conservation program of the township, that passive and active recreation are of equal importance and both serve legitimate municipal health, safety and welfare purposes, that, to the extent feasible, central recreation facilities owned and maintained by the township be generally accessible to the majority of township residents, that active recreation be centrally located in close proximity to population centers and existing recreation facilities, such as the schools and township-owned recreation lands, and that passive open space be utilized to create an integral community
- C. Plan submission A subdivision or site plan, as applicable, shall be submitted, except that when any portion of a project is being subdivided, then the entire project shall be submitted as a subdivision plan in one (1) entity The Planning Board may waive, for large parcels, those submission requirements that are not needed at the preliminary plan level and which will be submitted in detail with the final plan submission.
- D. Size The minimum tract size shall be forty (40) acres.
- E. Limitations. No cluster development shall be permitted to provide a number of lots in excess of the number which would be permissible under noncluster development procedures.
- F. Utility connections. The project shall be connected to and adequately serviced by a utility system, including water, sewerage and drainage.
- G. Size requirements. The lot size, yard, bulk and height requirements shall conform to the applicable standards for each zone.
- H. Open space The open space areas resulting from the reduction in lot size, as set forth above, shall be in conformity with the definition of open space set forth in §§ 103-4. The open space areas shall not constitute less than twenty-five percent (25%) of the total tract to be developed in the R-M Districts and 50% of the tract area in the R-L District. The open space areas shall be interior to the development, and no parcel of open space be less than four (4) acres. Where possible open space parcels should be large enough to accommodate active recreation facilities. In order to provide continuous jogging and bicycle paths, large parcels of open space should be interconnected using the regular sidewalks and/or separate path system Fingers of open space less than fifty (50) feet wide are prohibited between the rear property line of homes in order to discourage property encroachment and the movement of people close to the rear yards of homes and to encourage proper maintenance of open space. The entire project site design should locate homes adjacent to large-scale open space parcels so the aesthetic benefit of the open space is shared by as many residents as possible, At least twenty-five percent (25%) of the open space shall be developed as active recreation facilities, and wetlands shall comprise no more than forty percent (40%) of any required open space The open land shall include, whenever feasible, natural features, such as streams, brooks, wooded areas, steep slopes and other natural features of scenic and conservation

value The developer may be required by the Planning Board to plant trees or make other similar landscaping improvements in order to preserve the natural open areas

****Webmaster's Note:** The previous paragraph has been amended as per Ord. No. 1999-03. Ordinance No. 1999-03 also says " To amend Section 103-23 to delete subparagraph 1.", however, there is no subparagraph 1. The attorney for Eastampton has been contacted and the appropriate changes will be made upon confirmation.

I. Bonus provision for financial contributions in lieu of space. See §§ 103-24 for standards applicable to the bonus provision for financial contributions in lieu of open space.

****Webmaster's Note: *****

J. Location of open space. The open space shall be located so that it is easily accessible to the maximum number of residents of the development. There should be a close visual and physical relationship between the open space and as many dwelling units as am reasonably possible- The configuration of the open space area should be so arranged that connections can be made to existing or future open spaces.

K. Recreation Portions of the open space shall be developed with passive and active recreation facilities in accordance with the standards set forth in the subdivision ordinance.

L. Roads. The roads within the cluster development shall be designed to discourage any high speed or through traffic, shall have the exclusive function of providing seem to properties abutting the road and shall follow the contours of the land to the greatest extent possible. The road system of a cluster development should provide a logical hierarchy of roads in accordance with township design standards. No home shall front upon in arterial road, nor shall any private driveway enter upon an arterial road

M. Common open space Whenever feasible, the applicant shall provide common open spaces designed and intended for the use of residents of or ancillary to the cluster residential development Common open spaces shall be maintained by an open space trust. The choice of dedication to the township or an association shall be decided by the Township Council

N. Additional plan requirements. Each sketch plan and preliminary plan for a cluster residential development shall clearly show all of the contiguous property holdings of the applicant and/or developer so that the purposes and intent of this section are not circumvented. The Planning Board may request an overall development plan of contiguous properties in order to evaluate the relationship of the proposed project with contiguously owned properties, adjacent land developments and the Township Master Plan.

O. Lands reserved for or dedicated to open space. Lands reserved for or dedicated to public use shall be physically suitable for public use Such lands shall be coordinated with other public lands to achieve effective locational distribution of public lands within the township Sites designed for public use shall be readily accessible and shall be of such size and shape as to

be usable for public uses as approved or designated by the Planning Board. The Board, in its review and evaluation of the suitability of such land, shall be guided by the Master Plan of the township, by the ability to assemble and link such lands to adjoining areas to form continuous bands of open space and by the accessibility and potential utility of such lands. Every parcel of land so dedicated on the subdivision plat of a cluster development shall be free of any liens of any nature at the time final approval is granted by the township to the final subdivision plat, and each parcel so dedicated shall have the following wording written on the plat in conformance with the subdivision chapter. "Lands dedicated to the Township of Eastampton for conservation, open space and public uses under the cluster zoning provisions of the Zoning Ordinance of the Township of Eastampton, §§ 103-230 "

- P. Phases The applicant shall submit a plan for phasing any development which will be developed in phases Each phase of development shall require separate final approval by the Planning Board before a building permit will be issued No stage or phase shall exceed one hundred (100) dwelling units

Any development which exceed one hundred (100) dwelling units shall provide a phasing plan No more than seventy-five (75) units of any one (1) development shall be developed per year without the express approval of the Planning Board

- Q. Traffic impact report A traffic impact report shall be prepared at the applicant's expense by a qualified traffic engineer in accordance with the Eastampton Township Traffic Study, as amended and supplemented
- R. A stormwater management plan shall be submitted in conformance with the Eastampton Township stormwater management plan