

CHESTERFIELD TOWNSHIP MASTER PLAN

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WHAT IS A MASTER PLAN?

“A place for everything, and everything in its place”

The Master Plan is the overall land use and development policy guide for a municipality.

It is the document that describes the vision for the future of a community, addressing the manner and locations for development and/or conservation.

Although not a regulatory document, it sets the framework for all land use and zoning regulations – primarily the zoning ordinance, and the zoning map.

WHAT IS IN A MASTER PLAN?

Master Plan shall include:

A report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following:

1. A statement of principles, assumptions, policies, goals, and objectives
2. A land use plan
3. A statement regarding consistency with County and regional plans, the State Plan, and any contiguous municipalities, and the district solid waste management plan.

There are also 12 optional elements of a Master Plan

ROLE OF PLANNING BOARD & ZONING BOARD

Planning Board:

Prepare and adopt the master plan (typically done by consultant)

Review and approve of site plan and subdivision applications

Reviews all regulatory documents referred by the Committee (ordinances and redevelopment plans)

Zoning Board

Hear applications for variances

Hear appeals of decisions of Zoning Officer and interpret zoning ordinance

Planning Board deals with permitted activities, Zoning Board deals with prohibited activities

ROLE OF PLANNING BOARD

Development Applications

Reviewing subdivision and site plan applications to ensure two things:

1. Consistency with all zoning and design regulations;
2. Ensure any improvements on a site will be safe – protect the public health, safety, and welfare.

Decisions must be made on facts, and be based on land use, not the personal character of the applicant.

If an application meets all of the zoning regulations, you are obligated to approve it, unless there are extreme circumstances.

ROLE OF PLANNING BOARD

Ordinance Review

Township Committee cannot adopt any new zoning regulation or redevelopment plan until it has been referred to the Planning Board for their review.

Board reviews for consistency with the Master Plan, and can make any other general recommendations or suggestions.

However, Township Committee can still adopt a regulation even against the recommendation of the Planning Board, and it is considered a valid law.

ROLE OF PLANNING BOARD

Redevelopment and Rehabilitation (Blight)

The Planning Board, at the request of the Township Committee, is responsible for reviewing investigations of properties that may be in need of either redevelopment or rehabilitation.

Redevelopment/Rehabilitation Study is purely a fact finding mission. A property either does or does not meet the criteria.

If a property does meet the criteria, a redevelopment plan may then be prepared, creating specific zoning requirements for the property.

ROLE OF ZONING BOARD

Variance Applications

Burden of proof for any variance, no matter how big or small, is on the applicant to demonstrate that they meet the positive and negative criteria:

Positive – There must be special reasons

Negative – No substantial detrimental impacts to community, and does not substantially impair the intent of the zoning plan (Master Plan).

If an application does not meet their proofs, the Board must deny it.

ROLE OF TOWNSHIP COMMITTEE

The Governing Body (Township Committee) is responsible for adopting ordinances that are laws.

The Committee alone has the authority to enact regulations and laws

The zoning ordinance and zoning map are both regulatory documents that can only be adopted or amended by the Committee.

RELATIONSHIP OF MASTER PLAN

Any land use regulation (zoning ordinance and map) is required to be consistent with the municipal Master Plan.

MLUL ties the substance of the land use regulations to the vision of the master plan.

Planning Board reviews all land use ordinances for consistency with master plan

Zoning Board considers intent of master plan when determining whether or not to grant variances

USING THE MASTER PLAN

The Master Plan can be used to guide all sorts of land use decisions, transportation plans, community development activities, and almost anything in the Township.

Where it comes into play regarding the law is for two main activities:

1. Enacting any land use regulation (zoning ordinance or redevelopment plan)
2. Determining whether or not a variance can be granted.

CONTENTS OF A MASTER PLAN

“All land uses shall be in appropriate locations.”



“All residential buildings should be designed in the gothic revival style, and include an asymmetrical front porch of 6-8 feet in depth across 75-80% of their frontage”



Level of Specificity for Plan Goals, Objectives,
and Recommendations

Flexibility vs Specificity

1997 MASTER PLAN

The Township's most recent comprehensive Master Plan was adopted in 1997.

This plan had one primary goal:

Promote the industry of agriculture

1997 MASTER PLAN GOALS

Character of Development

- Protect the right to farm, and protect the rural character
- Direct non-farm development to receiving areas and the villages

Farmland Preservation

- Preserve continued opportunity for commercial farming

Environment

- Direct growth away from critical areas

Housing

- Provide higher density housing in the receiving areas

Jobs and Retail Services

- Jobs in the receiving area will be at local retail establishments

1997 MASTER PLAN GOALS

Road System

- Update capacity of the road system to support new development in the receiving zones

Water & Sewer

- Ensure capacity and provide water & sewer for new development in receiving zones, and the villages

School, Recreation, & Open Space

- Provide lands for parks and schools to support the new development

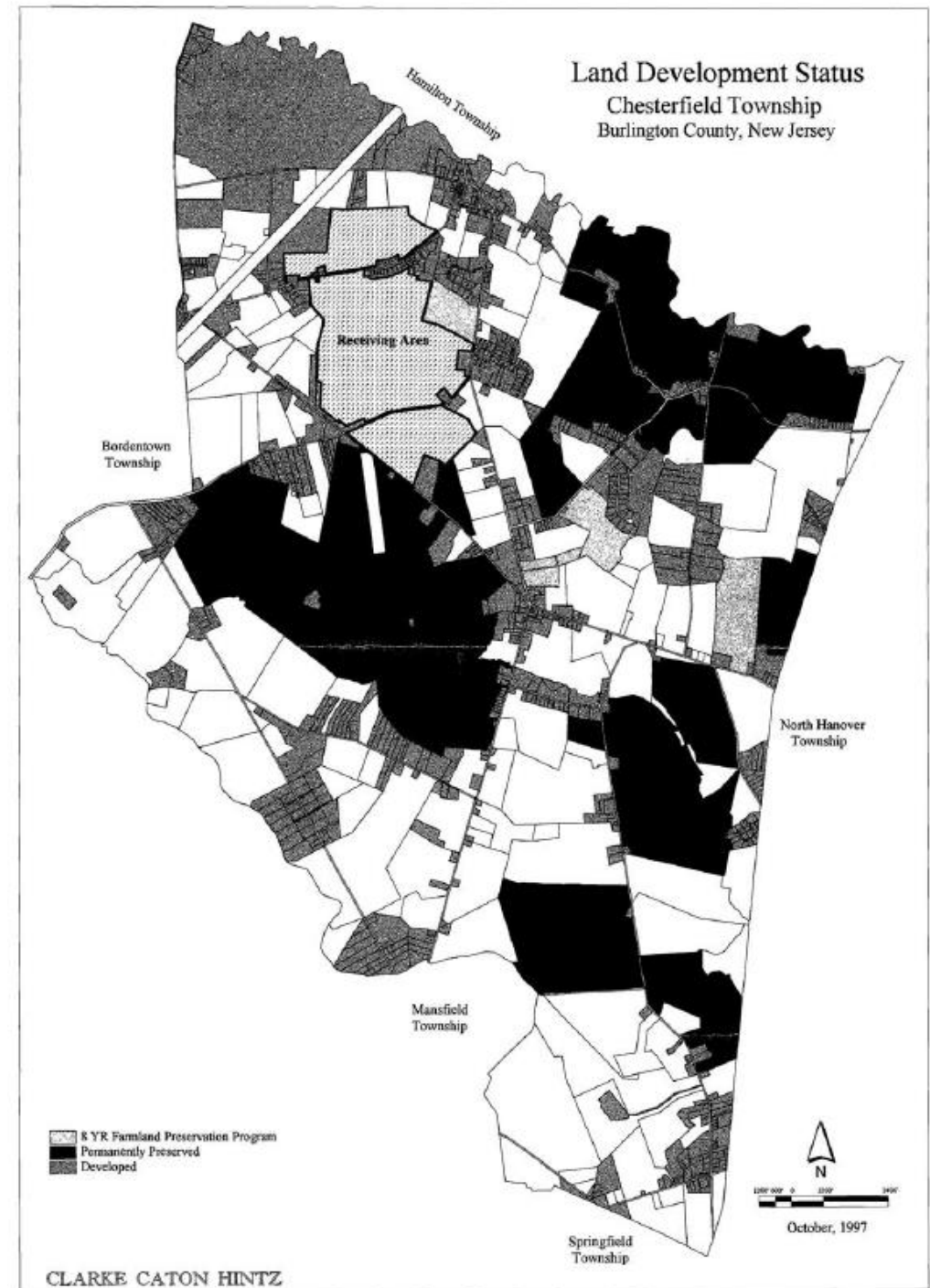
Historic Preservation

- Encourage reuse of historic resources, discourage demolition
- Transfer development rights on historic sites

1997 LAND USE PLAN

Growth Management –

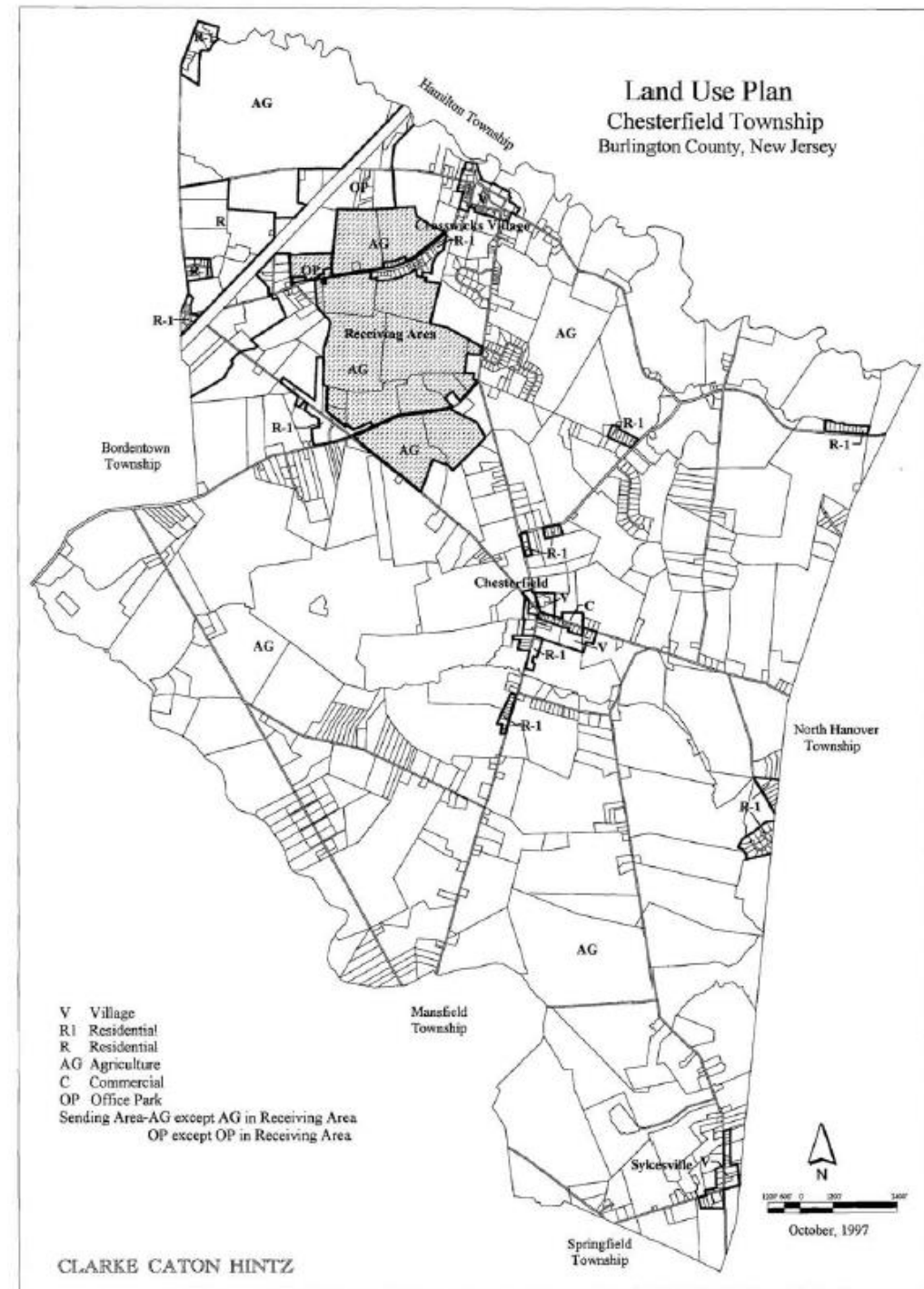
Balance the preservation of agriculture with the promotion of clustered growth while preserving landowner equity.



1997 LAND USE PLAN

Promote Cluster Development

Preserve farmland



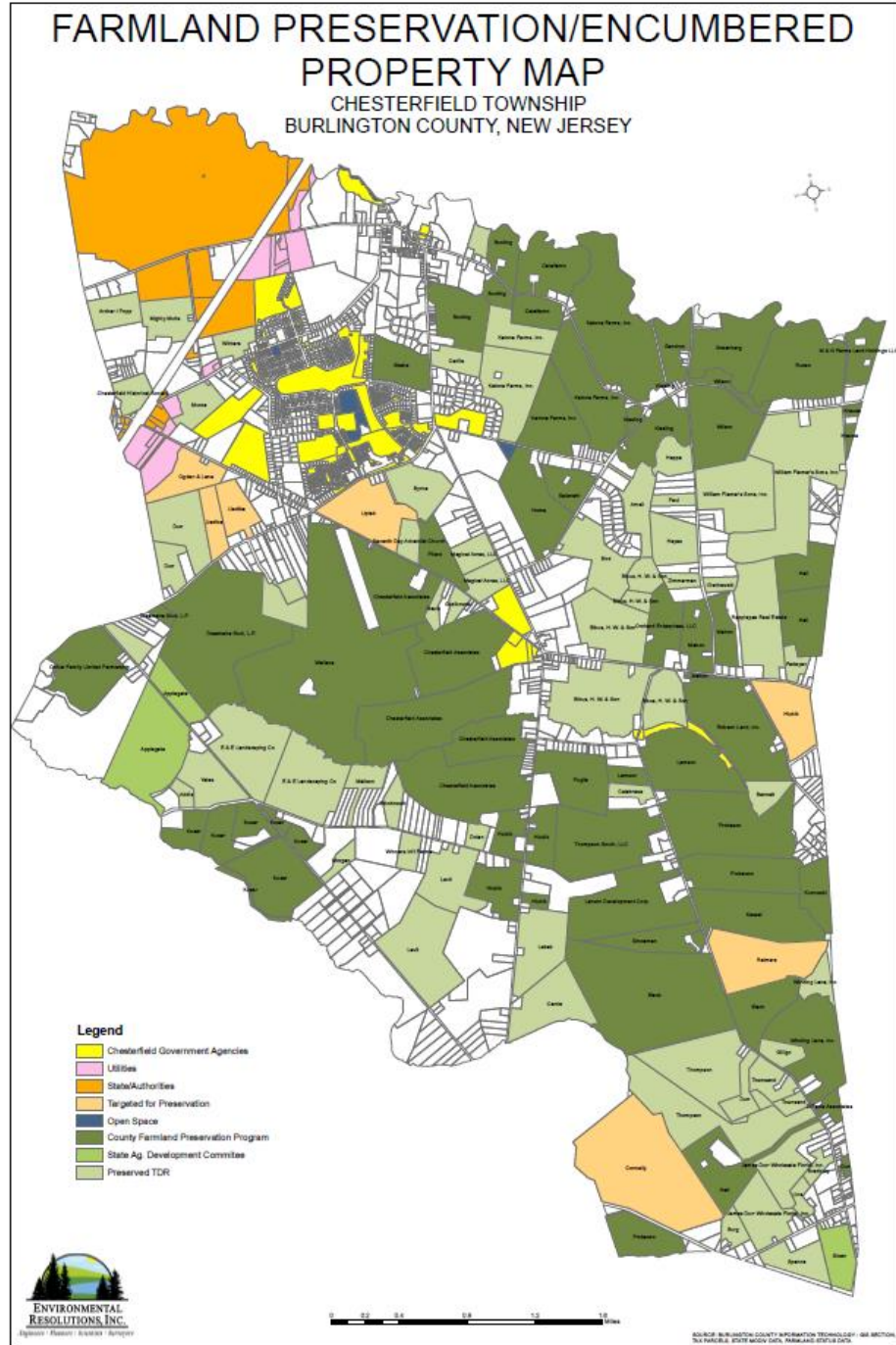
TRANSFER OF DEVELOPMENT

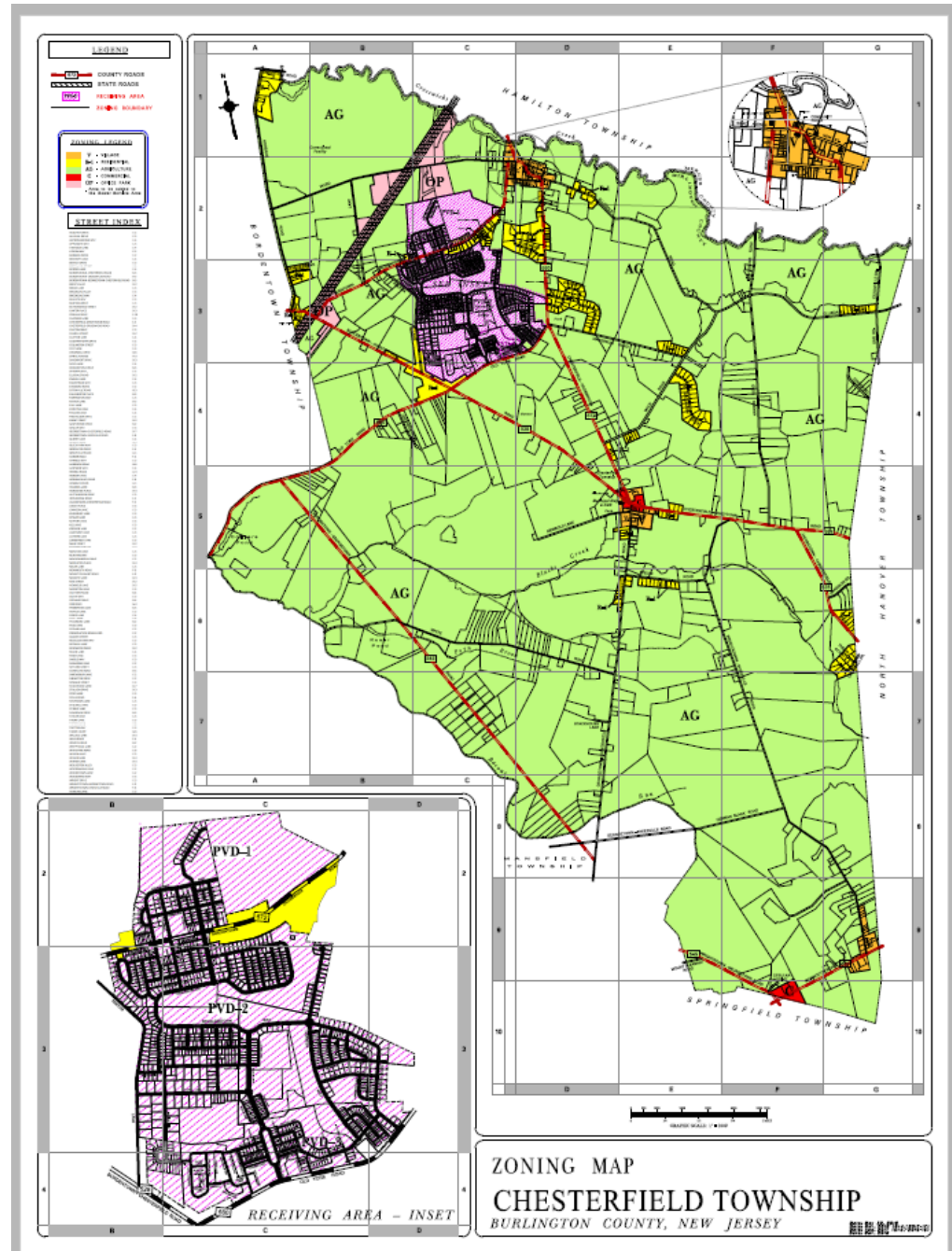
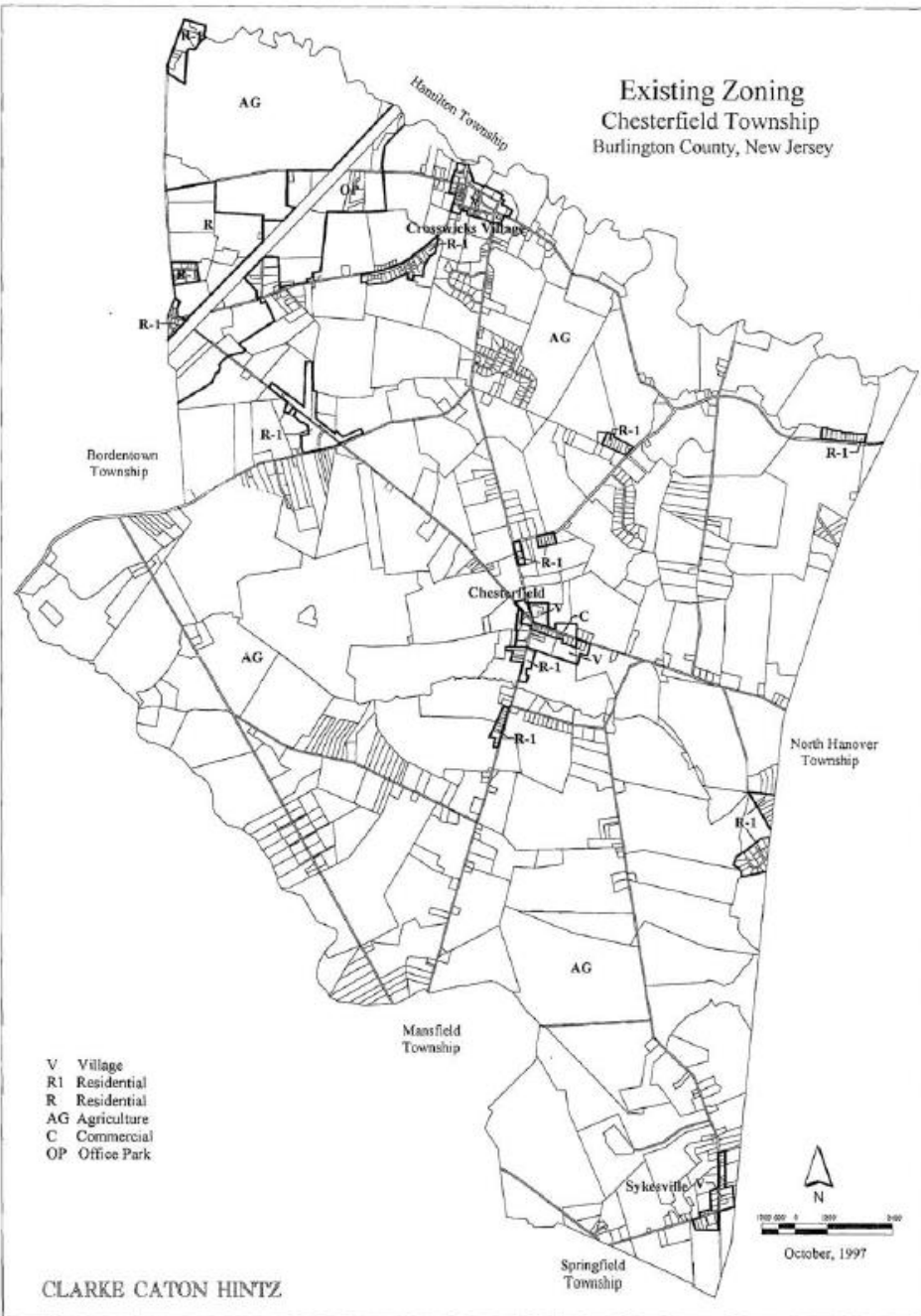
The TDR program is a direct result of the 1976, and 1997 Master Plan recommendations to preserve farmland through innovative planning.

Attempts to balance the economic interests of land development with the goal of preservation

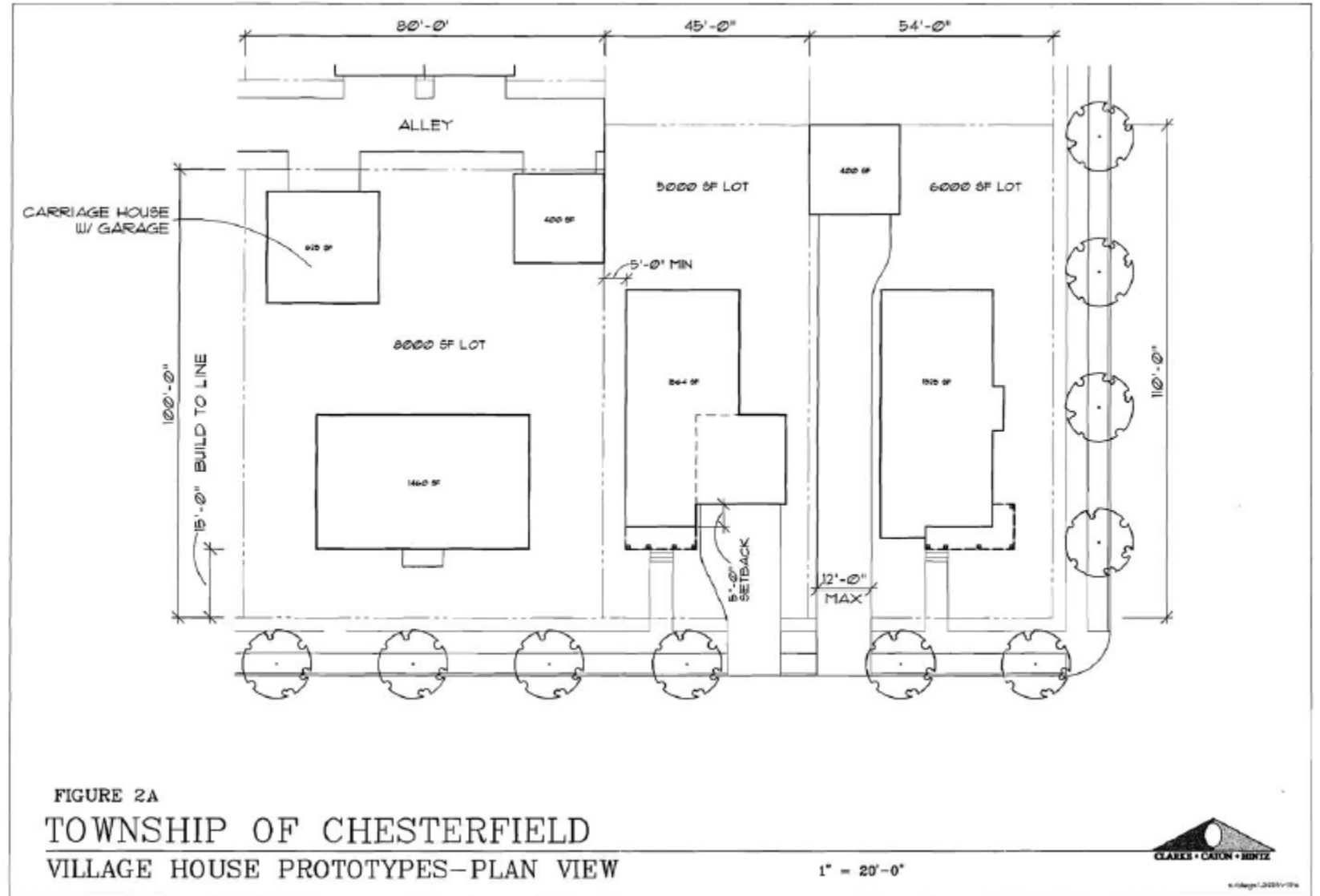
Establishes a Sending Zone (no development)
And a Receiving Zone (extra development)

Master Plan also recommended that Chesterfield and Sykesville Villages be considered as additional receiving zones.

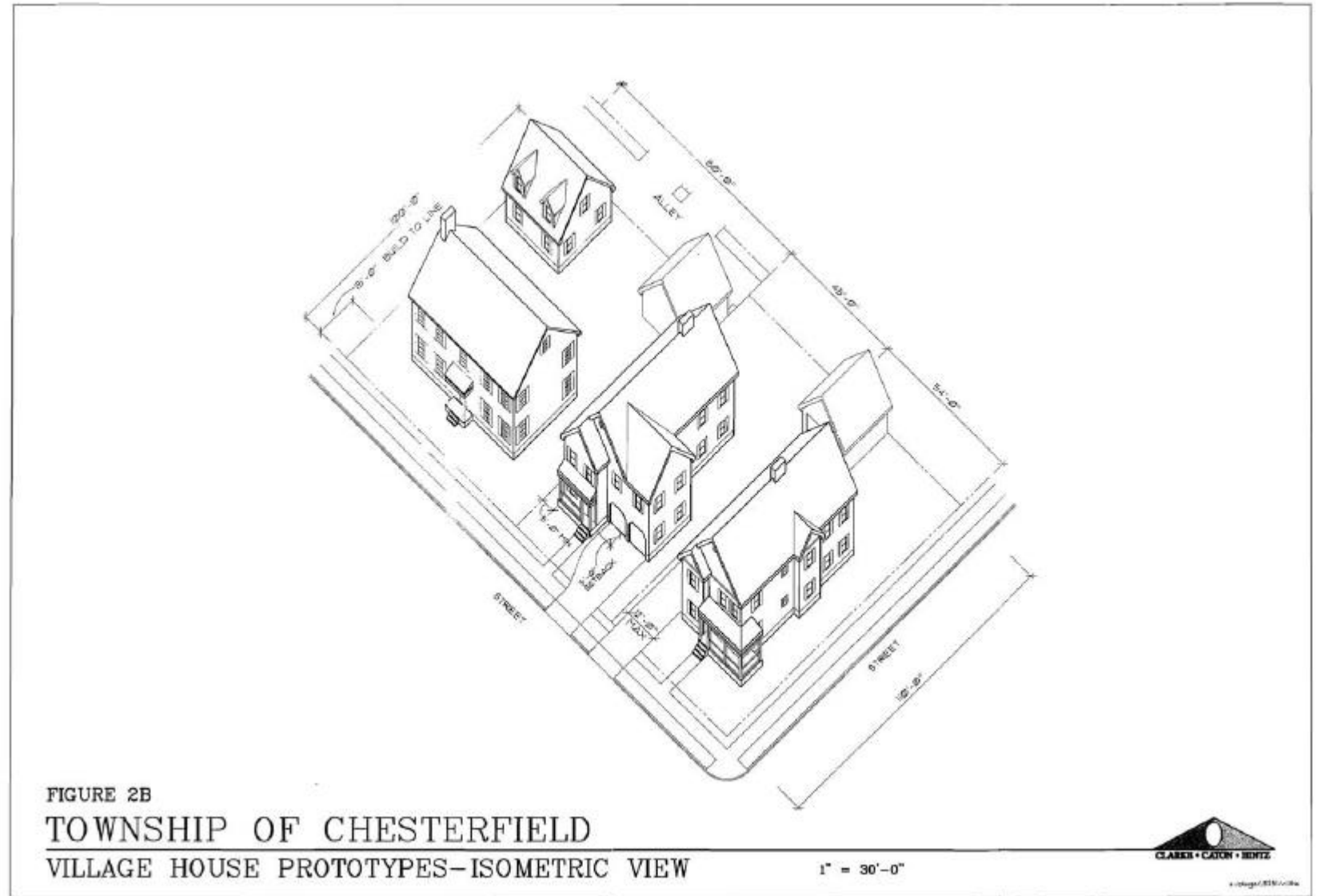




VILLAGE ZONING



VILLAGE ZONING



VILLAGE ZONING

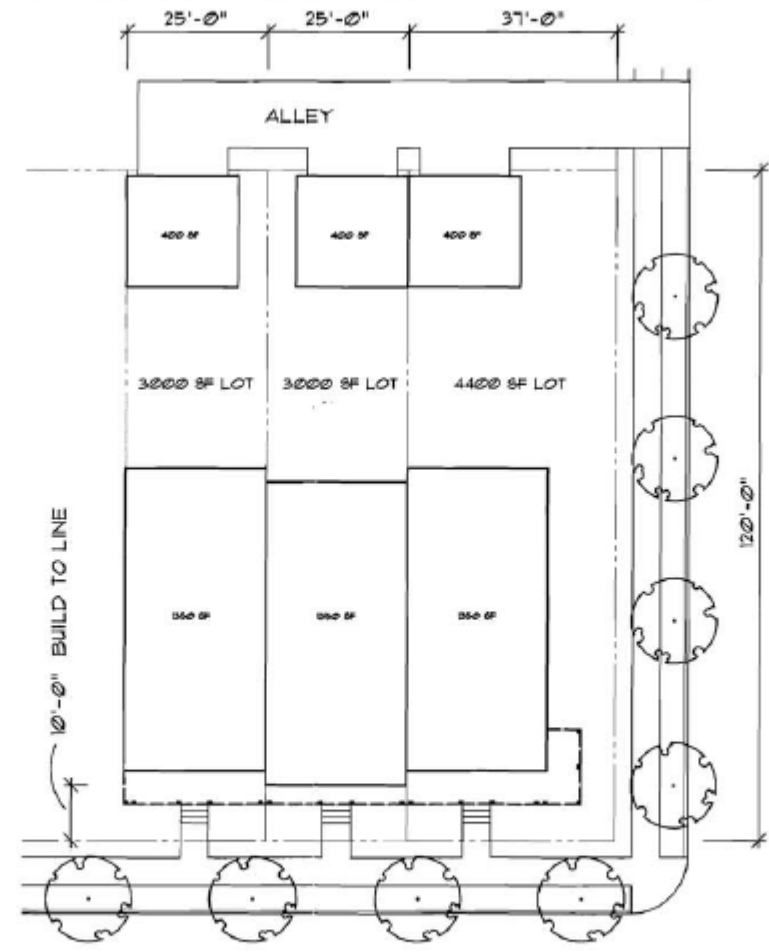


FIGURE 4A
TOWNSHIP OF CHESTERFIELD
TRI-PLEX PROTOTYPE-PLAN VIEW

1" = 20'-0"



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2017 RE-EXAMINATION REPORT

Review of Previous Master Plan(s)

Determine whether or not the plan remains valid.

Recommendations of 2017 Report:

Historic Preservation

- Update the MP HP Plan and establish a Commission
- Recap available TDR credits to complete Old York Village
- Explore preservation of historic villages through TDR credits

2017 RE-EXAMINATION REPORT

Recommendations of 2017 Report:

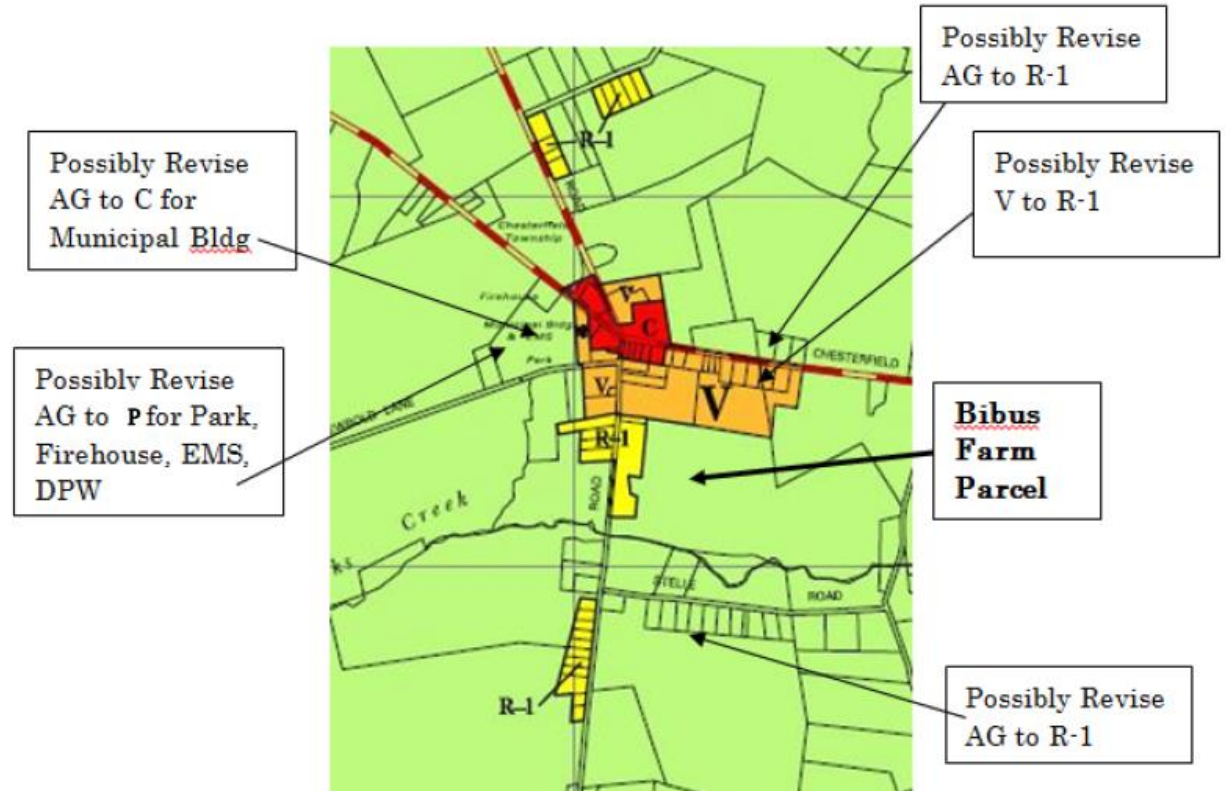
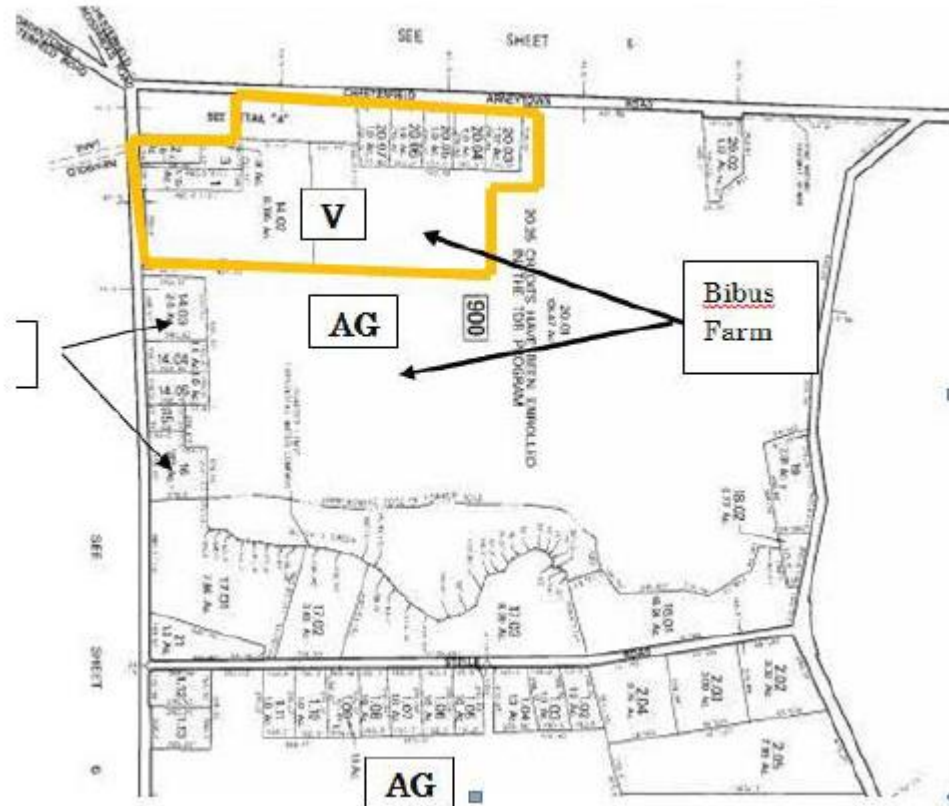
Circulation

- Incorporate the 2009 Bicycle & Pedestrian Study into Master Plan
- Revisit recommendations from 1997 Transportation Study to alleviate traffic impacts on the villages.

2017 RE-EXAMINATION REPORT

Zoning Recommendations:

Split Zoned Parcels:



2017 RE-EXAMINATION REPORT

Zoning Recommendations:

Rezoning:

Consider commercial zoning near border with Springfield Township



2017 RE-EXAMINATION REPORT

Recommendations of 2017 Report:

- Revise the AG District to limit permitted uses to agriculture and farms, single family residences, and public parks
- Research restrictions for cultivation of medical marijuana
- Update the Township's cell tower regulations
- Update the Community Facilities Plan
- Increase solar generation capacity limit for accessory solar uses
- Establish a "P" Public Zone