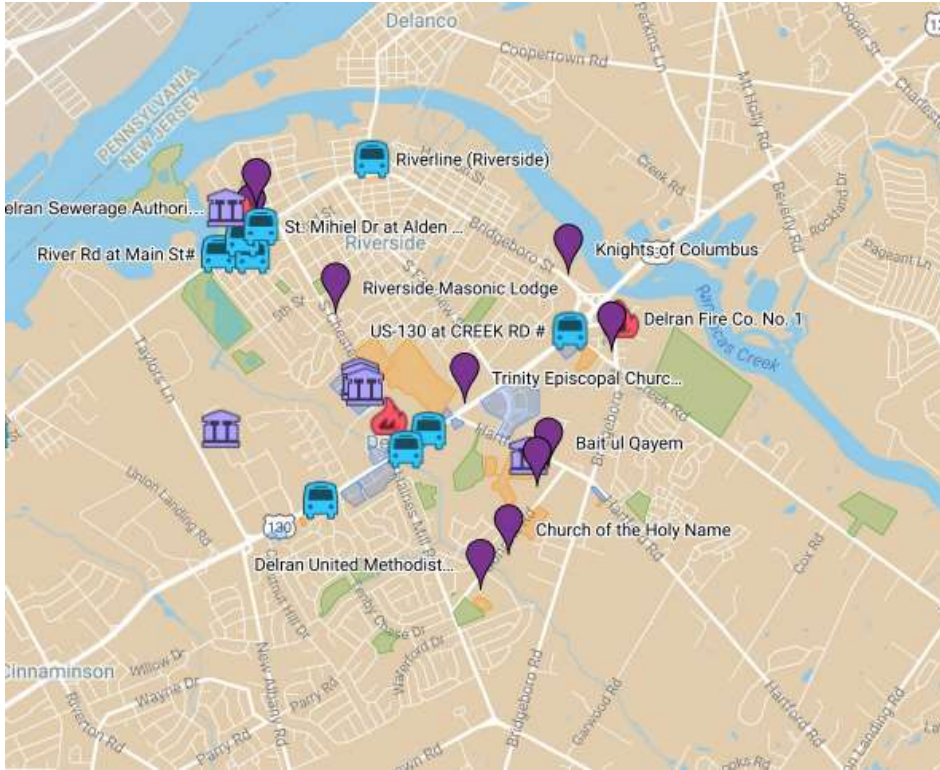


# Plan Endorsement Recommendation Report

## Township of Delran



Asset map of Delran created by Boy Scout Eagle Project for Green Team

### Government Buildings

- Delran Board of Education
- Delran Emergency Squad
- Delran Fire Co. No. 1
- Delran Fire Co. No. 2, Station #1
- Delran Fire Co. No. 2, Station #2
- Delran Municipal Building
- Delran Sewerage Authority
- Delran Twp Police Department
- New Jersey-American Water Co

### Parks

- Amico Island Park
- Ash Street Playground
- Boundary Creek Natural Resource Area
- Brown St. Park
- City Park
- Conrow Road Park
- Delran Community Park
- Faunce Street Playground
- Ken Johnston Memorial Park
- Lake Lonnie
- Laurel Run Park
- Notre Dame Dr. Park
- Ohio State Dr. Park
- Princeton Park
- Rancocas Ave. Park
- Steward Ave. Playground
- Tenby Chase Field
- Tenby Chase Playground #1
- Tenby Chase Playground #2

### Schools

- Delran High School
- Delran Intermediate School
- Delran Middle School
- Holy Cross Academy
- Kiddie Academy of Delran
- Millbridge Elementary School
- Montessori Academy
- Red Balloon Nursery School
- The Goddard School

### Religious Buildings

- Bait ul Qayem
- Calvary Chapel of Riverside
- Calvary Church
- Church of the Holy Name
- Delran United Methodist Church
- House of God
- Knights of Columbus
- Park Community Church
- Riverside Masonic Lodge
- Trinity Episcopal Church

### Plazas

- Bridgeboro Square
- Delran Professional Center
- Dollar Tree Plaza
- Hartford Corners
- Heritage Square
- Joe Canal's Discount Liquor Outlet
- Medical Arts Center of Delran
- Millside Business Park
- Millside Plaza
- New Divan Plaza
- Rt. 130 Food Mart
- Tenby Plaza

**New Jersey Department of State**  
**Office of Planning Advocacy**  
**Meghan Wren, AICP, CFM, Area Planner**  
**July 20, 2022**

This document is a recommendation report prepared by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC or Commission), based on input of our partner agencies, Township of Delran, Burlington County Bridge Commission and members of the public. OPA will post this report and other material related to the Township of Delran Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to [osgmail@sos.state.nj.us](mailto:osgmail@sos.state.nj.us).

Documents submitted by the Township of Delran for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Township's Master Plan, Amendments, Redevelopment Plans, Affordable Housing Plan, etc.

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## **INTRODUCTION**

The Township of Delran (hereafter Delran or Township) first had its centers designated April 28<sup>th</sup> of 1999 as part of the regional Burlington County Route 130/Delaware River Corridor Strategic Plan, developed under the leadership of the Burlington County Bridge Commission, prior to when the formal Plan Endorsement process was in place. It received various extensions over the ensuing years that are scheduled to expire on March 31, 2023.

The Township's interest in pursuing formal Plan Endorsement was discussed on March 10, 2020 at a series of 3 back-to-back joint prepetition meeting with representatives from all twelve Corridor Strategic Plan towns, (Palmyra, Delran, Riverton, Delran, Riverside, Delanco, Beverly, Edgewater Park, Willingboro, Burlington Township, Burlington City and Florence), the state agencies and the Burlington County Bridge Commission. BCBC had, once again, shepherded the communities to this point. Delran's primary objective in seeking Plan Endorsement was to plan and grow in a manner consistent with the State Plan; to update the map with resiliency and equity considerations; and to gain assistance from the State as the community strives to redevelop sustainably, revitalize the local economy, increase pedestrian safety, improve circulation, stormwater management and quality of life.

The local goals, objectives and vision for the Township remain consistent with the State Plan, though some of the Center, Node and Planning Area boundaries are being amended to reflect current habitat data and resiliency considerations. The Township has a 2018 Fair Share Settlement Agreement, completed a Master Plan Reexamination in 2020, has made great strides in its redevelopment efforts and is diligent at implementing its vision for future quality of life, economic viability, and land use stewardship.

## **BACKGROUND/ CHRONOLOGY**

The Burlington County Bridge Commission forwarded the Township of Delran's petition for continuation of its Plan Endorsement in October 2019 along with the eleven other Route 130/Delaware River Corridor municipalities. Early in the process, OPA decided to split the twelve municipalities into two groups, North of the Rancocas and South of the Rancocas to make it more manageable for OPA, the agencies and the SPC to manage the review. For mapping and visioning purposes, OPA further spit the twelve communities into four groups of three, the first three southernmost communities, Cinnaminson, Palmyra and Riverton, often referred to as the Triboro region, were the first Endorsement presentations. Next, we are working with the two municipalities immediately above them, Delran and Riverside. Since the Regional Plan Endorsement process requires that each municipality must individually meet all the requirements for Plan Endorsement, we still need to demonstrate individual consistency and meet the intent and standards of the process for each municipality at each PE Step.

In March, 2020, Prepetition meetings were held for all twelve municipalities; Delran authorized a Plan Endorsement Advisory Committee in September 2021; BCBC submitted a regional Municipal Self-Assessment Report in October, 2021 – with a municipal questionnaire from Delran; Delran, BCBC and OPA hosted a local visioning session via Zoom on February 3, 2022; participated in an in-person regional mapping meeting on March 23; supported a regional visioning session in person on June 27<sup>th</sup>, 2022 and received their opportunities and constraints report on June 18<sup>th</sup> 2022.

Delran has been steadily building on its planning foundation, with efforts toward sustainability and smart growth as follows:

<b>Event(s)</b>	<b>Date</b>	<b>Notes</b>
Master Plan	1999	
Centers Designated	April 1999	With the Strategic Corridor Plan
Clustering Ordinance	2009 (2005)	
Land Use Analysis	2005	
Open Space Plan	2006	With the County
Land Use Element	2009 (1989)	
Circulation Element completed	2009 (1983)	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	2012 (at least)	
Smoke-Free & Tobacco-Free Public Places Ordinance	2015	
Brownfield Inventory	2016	Abrasive Alloys is #1 Priority
Coastal Vulnerability Report	2017	By DVRPC with NOAA & DEP
Burlington County Wastewater Management Plan	2017	With Build out analysis
River Route Circulation Plan		DVRPC/BCBC
Flood Damage Prevention Ordinance	2017	
Zoning Map	2017	
Community Forestry Mgt Plan/NJUFC	2018	Accredited
Fair Share Settlement Agreement	Oct 23, 2018	
Submitted PE Petition	September 27, 2019	
Housing Plan Element	2019	
Burlington Co Hazard Mitigation Plan	2019	
Green Team Bronze Certification	2019 (2017, 2015)	
Stormwater Pollution Prevention Plan	2020	Recently updated (Ch 303)
Master Plan Reexamination	2020 (2003, 2009)	
Judgement of Compliance and Repose	Jan 9, 2020	
Prepetition Meeting	March, 2020	
Appointed PE Advisory Committee	September 7, 2021	Resolution 2021-148
Submitted MSA	November 9, 2021	Resolution 2021-178
Visioning Sessions (Local + Regional)	February 15 & June 27, 2022	With BCBC & OPA support
PIC Recommendation (scheduled)	July 20, 2022	
SPC ADOPTION (scheduled)	August 3, 2022	

## **PUBLIC PARTICIPATION**

As part of the Plan Endorsement process the Township appointed a PE Advisory Committee in September, 2021 and hosted a local visioning session (via Zoom) in February, 2022 and a regional

visioning session (in person) in June, 2022. A key takeaway from these meetings was the glaring issue of disconnectivity between a large percentage of the residential housing/neighborhoods and the town center amenities for recreation, commerce, and transit. Route 130 serves as a barrier to residents on foot and on bicycles.

Another concern was traffic congestion issues on Rt 130 and potential for exacerbation by additional warehouses and other developments coming online in the near future.

A vision statement (from the 1999 Reexam) was reaffirmed at these meetings:

*Delran Township is a stable and balanced mature community. As Delran's future matures, the Township seeks to maintain existing neighborhoods as safe, attractive, healthful and stable residential areas with adequate provisions for recreation and open spaces. While Delran intends to minimize conflict among varying land uses, the Township also intends to pursue development and redevelopment objectives, most particularly along the Route 130 corridor.*

## **LOCATION & REGIONAL CONTEXT**

The Township of Delran was incorporated in 1880 from portions of Cinnaminson Township. In 1895, portions of Delran were taken to create Riverside Township. The name Delran is a contraction of the names of the two streams on which the Township is located: the Delaware and the Rancocas.

The Township is in northwestern Burlington County and bordered to the north by the Townships of Riverside and Delanco and, in the State of Pennsylvania, the Torresdale and Holmesburg neighborhoods of the City of Philadelphia, to the south by the Township of Moorestown, to the east by the Township of Willingboro and to the west by the Township of Cinnaminson. Additionally, the Delaware River forms a portion of the northern border of the Township. Delran has a total area of 7.2 square miles, of which 6.5 square miles is land and 0.6 miles is water. There are several unincorporated communities found within the Township: Bridgeboro, Cambridge, Chesterville, Fairview, Milltown and Riverside Park. Route 130 runs through Delran and serves as the Township's principle artery. According to the 2020 Census, the community's population was 16,502.

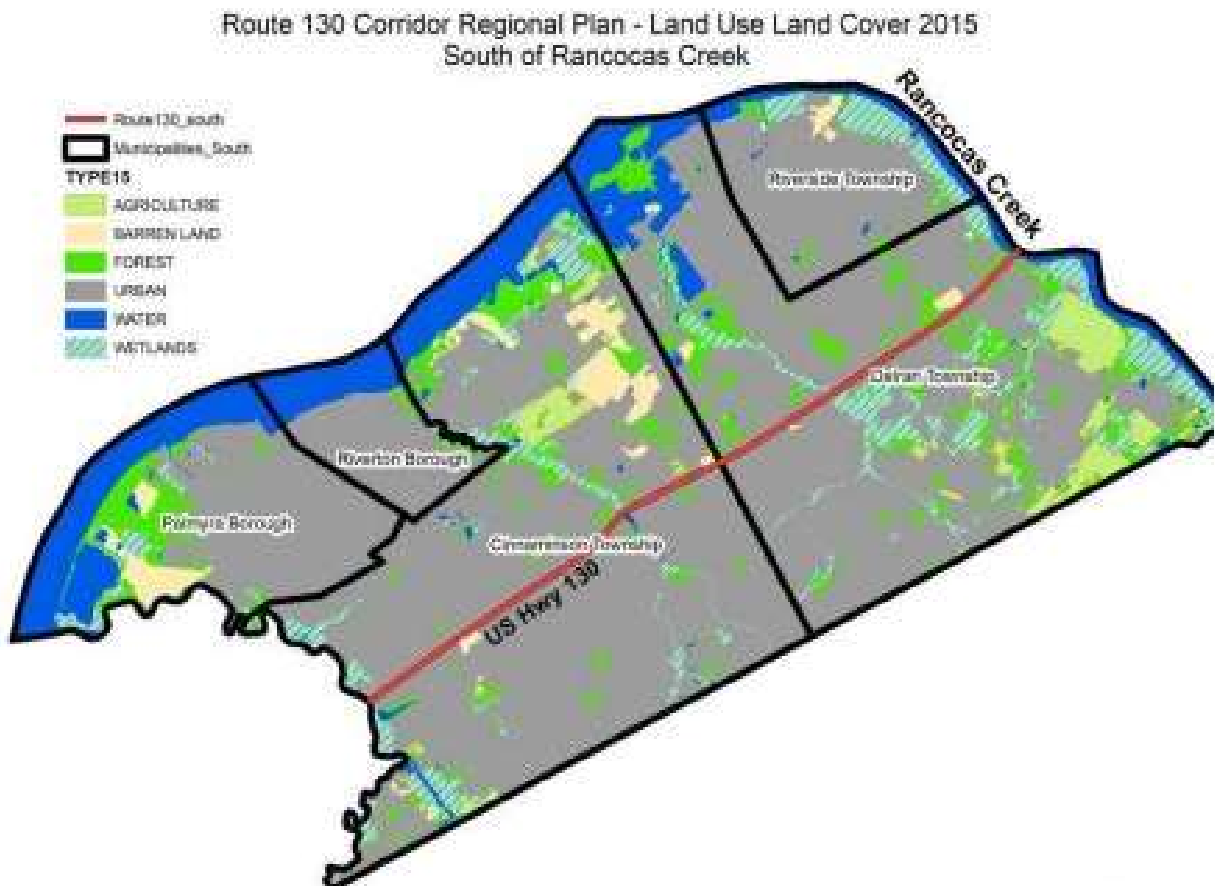
Delran is a primarily residential suburban community, with historic a series of agricultural oriented villages. Today some of the agricultural heritage remains visible as some of the eastern portions of the Township remain rural and agricultural in nature. The western portions of the Township are characterized more as a highway oriented suburban area, with built-out neighborhoods along Route 130 and stretching towards the Delaware River. Route 130, a New Jersey State highway, serves as the primary commercial corridor in Delran. It provides connectivity to the region as it runs parallel to the river from Salem County, near the Delaware Memorial Bridge, north to New Brunswick, as one of the major highways in southern and central New Jersey.

The Riverside-Delran Town Center is along the Delaware River portion of the Corridor northeast of the Palmyra-Riverton-East Riverton Town Center. The Riverside-Delran Town Center shares common physical links with its southwestern neighboring town center, including CR 543, the railroad and the Delaware River. The Riverside-Delran Town Center is an existing Town Center comprised of almost the entire municipality of Riverside Township and the Cambridge section of

Delran Township. The Cambridge section of Delran is located southwest of Riverside. Although it is in Delran Township, Cambridge appears to be part of Riverside, a later extension of the residential neighborhoods of Riverside and many of the sanitary sewers serving Cambridge flow to the Riverside sewage treatment plan. Cambridge consists primarily of residential neighborhoods built upon a grid system. Simon & Schuster, a large publishing company operates a distribution center in the Cambridge section. The Riverside-Delran Town Center has the highest population density of all the Town Centers in the Corridor. As Riverside redevelops the Watchcase Tower, the Taubel’s Mill site and the Zurbrugg Hospital site, new employment opportunities may emerge, which will increase the number of jobs within the Town Center.

## LAND USE, DEMOGRAPHICS AND DELRAN’S FUTURE

There have been many successful redevelopment efforts along Route 130 such as the creation of Hartford Commons Planned Commercial development and the connection of Fairview Street and Hartford Road, the Vornado and the Millside retail commercial centers. The creation of a Town Center unique to Delran is an important goal for Township as it looks for a proper location. Delran’s reexamination reports recommend the creation of a Circulation Element and a comprehensive Conservation, Recreation and Open Space Element. Modifications were recommended to the permitted and conditional uses within the zoning districts along Route 130 and modernizing and upgrading the appearance, safety and function of Route 130 by improving cross-corridor circulation, especially for pedestrians and bicycles and creating design guidelines.





# Land Use 2019

## Property Class

- Vacant – 8%
- Residential – 34%
- Farm – 10%
- Commercial – 12%
- Industrial – 4%
- Apartment – 3%
- Railroad – 0%
- School – 5%
- Public – 22% (17% Open Space)
- Other Exempt – 2%



# Delran Township Fast Facts



- Population continues to increase
- 71% White, 9% Black, 1% Hispanic
- Median Age (40) YOUNGER than County
- Median Income HIGHER than County
- Poverty Level LESS than County
- Unemployment LESS than County
- Household Size HIGHER than County
- Management, Business, Office, Sales

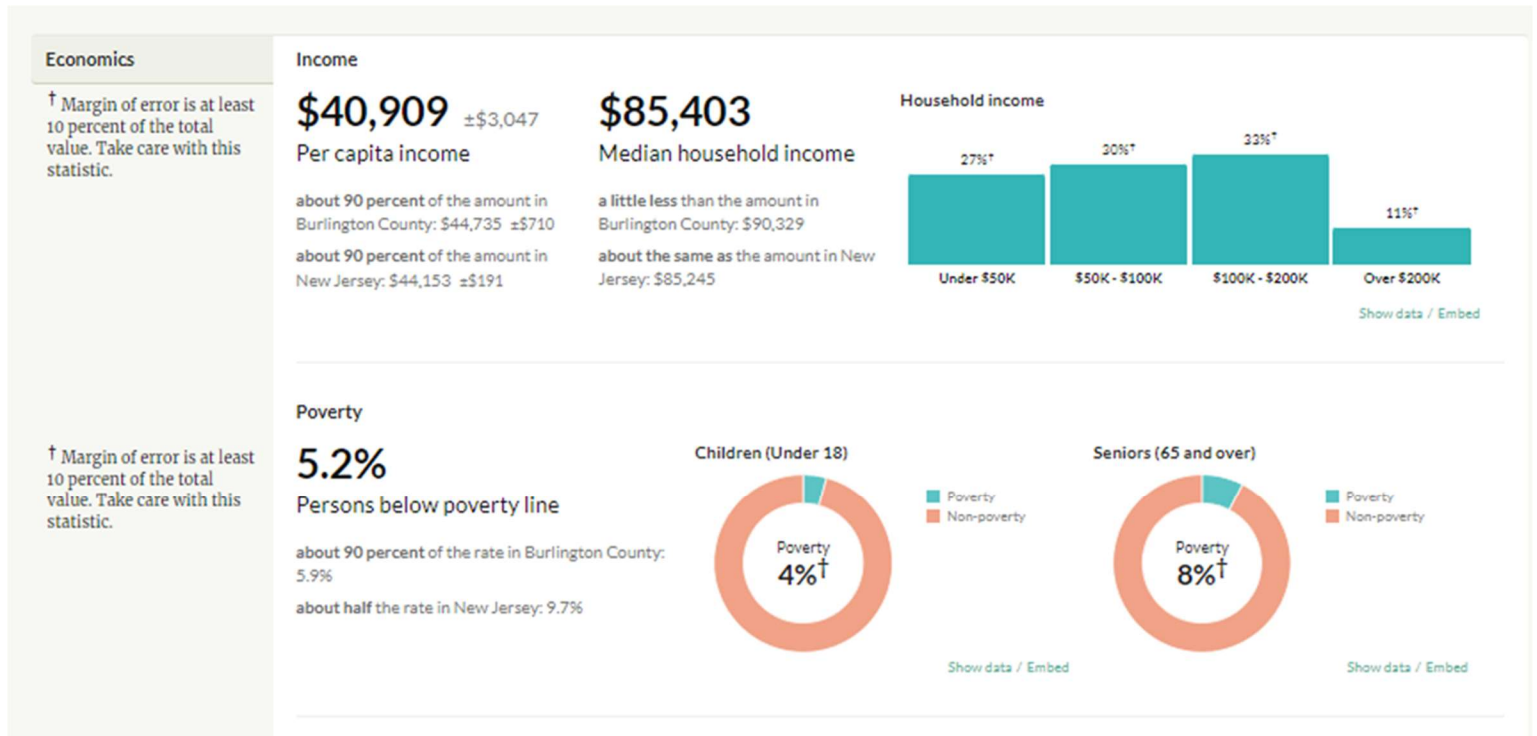


## Delran Population Trends

	2010 Census	2020 Census	Change
<b>Population</b>	16,896	17,882	+986
<b>Households</b>	6,148	6,572	+424
<b>Household Size</b>	2.74	2.72	-0.03
<b>Residential Units</b>	6,442	6,763	+321
<b>Vacancy Rates</b>	4.6%	2.8%	-1.7%

*Population Projection for 2050 +1,789 residents*  
*Employment Projections for 2050 +318 jobs.*

## Delran Census Data 2020:



## Third Round Fair Share Housing Obligations

On October 23, 2018, the Township reached a settlement with the Fair Share Housing Center for a total low and moderate-income housing obligation of 597 units. On January 9, 2020, a Judgement of Compliance and Repose was issued for this settlement.

- The 597 unit obligation includes:
  - 24 rehabilitation units;
  - 208 prior round obligation units; and 3
  - 65 Third Round Obligation units.
- The rehabilitation obligation is being met with the establishment and operation of a municipal housing rehab fund and program.

- Prior round obligation will be met by:
  - RCA transferred to City of Burlington
  - Existing group homes
  - Existing inclusionary for sale Summer Hill development
  - Proposed Atlantic Delta development
    - 192 market rate units and
    - 48 affordable family rental units
    - Received site plan approval from Planning Board
  
- Third Round obligation will be met by:
  - Existing for-sale Garden Club development
  - Proposed Stellwag inclusionary development
    - 111 age-restricted units, with 20 set aside as affordable units
    - Site plan approval from Planning Board
  - Chester Avenue development
    - 212 units, with
    - 53 affordable units set aside
    - Received site plan approval
  - Market to Affordable program administered by Triad Associates (10 units)
  - Abrasive Alloy redevelopment
    - 100% affordable housing development
    - Township has zoned property for this use
    - Township has received will-serve letters for sewer and water utilities
    - Township is in talks with affordable housing developers to launch project
  
- A Mid-Point Review Report concluded that the Township “is on track to satisfy all of its affordable housing obligations by the year 2025 and all requirements of its settlement agreement

## INFRASTRUCTURE

**Water** The Township is served by New Jersey American Water Company. Western Division and Delran has permitted 68 private wells

**Sewer Service Area** Delran has its own wastewater treatment plant run by the Delran Sewer Department but Burlington County is responsible for its wastewater management planning. Burlington County’s countywide Wastewater Management Plan (WMP) was approved in 2013.

### Future Sewer Service Map

On July 11, 2012 by Resolution No. 2012-00369, the Burlington County Board of Chosen Freeholders approved a Future Wastewater Service Area map as the first phase of development of the county-wide wastewater management. Following public review and comment, DEP adopted the Future

Wastewater Service Area map as an amendment to the Tri-County Water Quality Management Plan on May 7, 2013.

### County Wastewater Management Plan

On May 24, 2017 by Resolution No. 2017-00240, the Freeholders authorized submission of the Burlington County Wastewater Management Plan to DEP for adoption into the Tri-County Water Quality Management Plan. The build -out analysis prepared by Burlington County in 2017 as part of their Wastewater Management Plan is below:

#### Delran Township

Zone Designation	Zone Description	Municipal Area (Acres)	Developable Area (Acres)	Acres per Dwelling Unit	# of Units Residential -SSA	# of Units Residential - ISSDS	F.A.R	# of Units Non-Residential - SSA (Square Feet)	#Units of Non-residential - ISSDS (Square Feet)
A-1	Agricultural	1294.2	221.31	1	174	25	N/A	0	0
C-1	Limited Retail and Service	9.9	4.4	N/A	0	0	0.3	50076	0
C-2	General Commercial	313.5	36.3	N/A	0	0	0.3	349454	0
C-3	Limited Commercial and Institutional	122.8	14.72	N/A	0	0	0.3	128300	0
H	Harbor	364.7	8.55	N/A	0	0	0.4	20190	84553
M-1	Limited Industrial and Office	113.6	5.2	N/A	0	0	0.3	23626	0
M-2	General Industrial and Commercial	231.1	25.78	N/A	0	0	0.3	245949	0
M-3	Special Industrial and Commercial	244.7	2.4	N/A	0	0	0.3	24236	0
NC-1	Neighborhood Commercial	34.8	8.5	N/A	0	0	0.3	80777	0
NC-2	Neighborhood Commercial	17.3	0	N/A	0	0	0.4	0	0
O-1	Office 1	76.3	15.8	N/A	0	0	0.3	47045	0
PCD	Planned Commercial Development	82.3	9.0	N/A	0	0	0.3	4574	0
R-1	Single Family Residential	1324.2	16.8	0.345	26	2	N/A	0	0
R-2	One and Two Family Residential	323.0	14.96	0.345	16	11	N/A	0	0
R-3	Multifamily Residential	22.2	0	*	0	0	N/A	0	0
<b>Totals</b>		<b>4,654</b>	<b>383.72</b>		<b>216</b>	<b>38</b>		<b>974,227</b>	<b>84,553</b>

## TRANSPORTATION/CIRCULATION

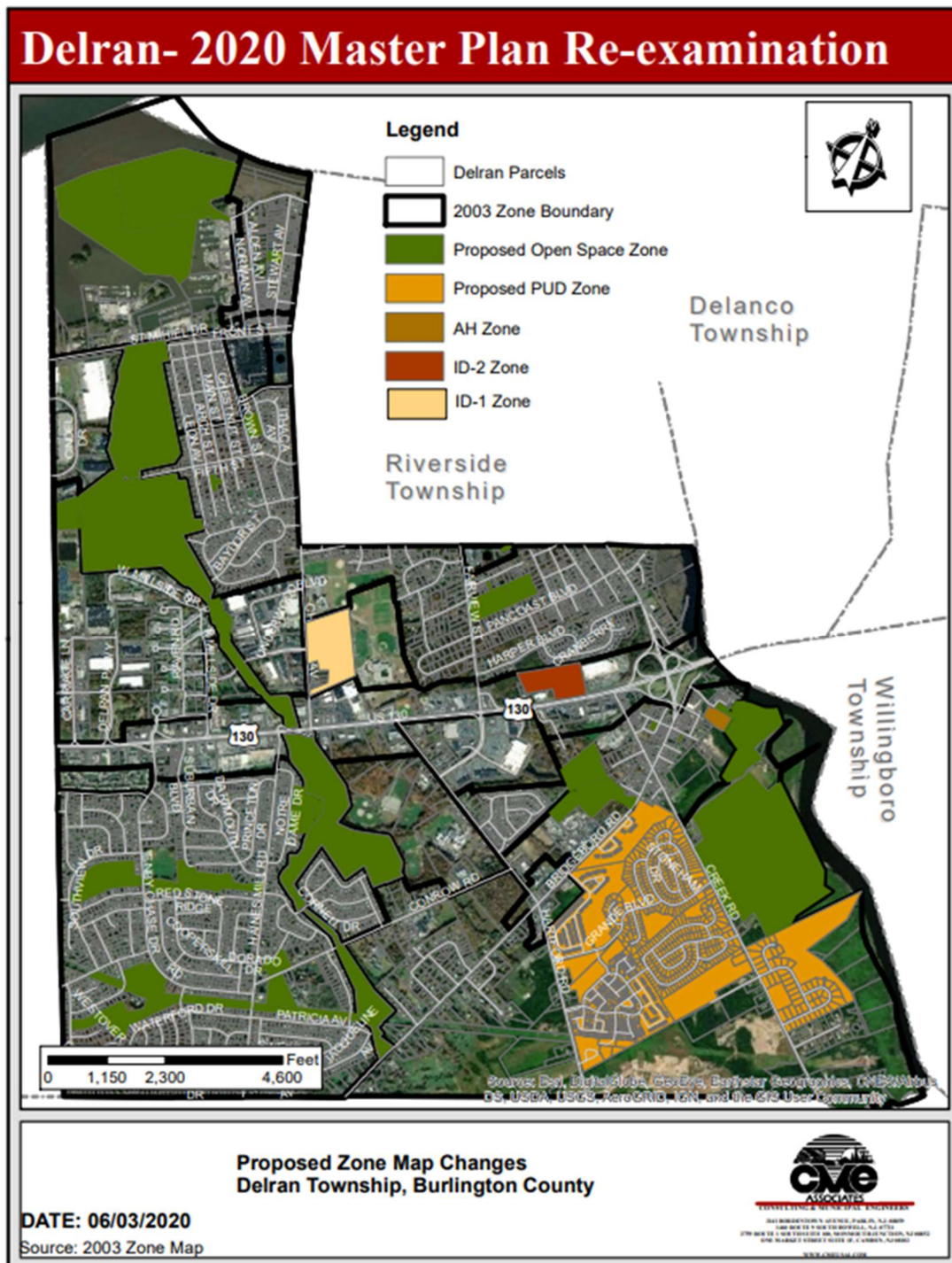
The Circulation Element is recommended to be updated with emergent issues as a PIA action item. Future transportation/transit planning initiatives and projects may need partnerships with NJTA, NJDOT, DVRPC and BCBC to achieve key objectives.

In 2004, the light rail system the RiverLine opened, it passes through but does not stop in Delran.

Delran has limited infrastructure to allow for pedestrian and bicycle travel through the Township. To support the stated goal of becoming a sustainable community, where residents can walk safely or bicycle to shopping centers, recreation areas, schools and access to public transit, a network of pedestrian walkways and bicycle trails need to be established.

This remains an ongoing goal and recommendation. In particular, there should be a focus on providing bicycle and pedestrian accessibility in the form of sidewalks and/or trails to major points of interest in the Township, such as parks, schools, and public buildings, as well as towards bus stop areas on Route 130, and along River Road as the areas within Delran with access to public transportation.

**FUTURE LAND USE /ZONING MAP (Below)**





## Redevelopment & Rehabilitation

In addition to wanting to establish a town center for Delran, the 2020 Master Plan Reexam highlights the following principles for the municipality's growth and redevelopment:

focus economic development on growth sectors and existing commercial and industrial districts;

Balance redevelopment initiatives in a manner that considers the fiscal impacts to the Township while not adversely impacting traffic, population, safety and environment, character and privacy of existing residential area or placing increased demands on municipal services;

Encourage and support the rehabilitation and infill of the housing stock, maintaining the character, scale and privacy of the established residential neighborhoods;

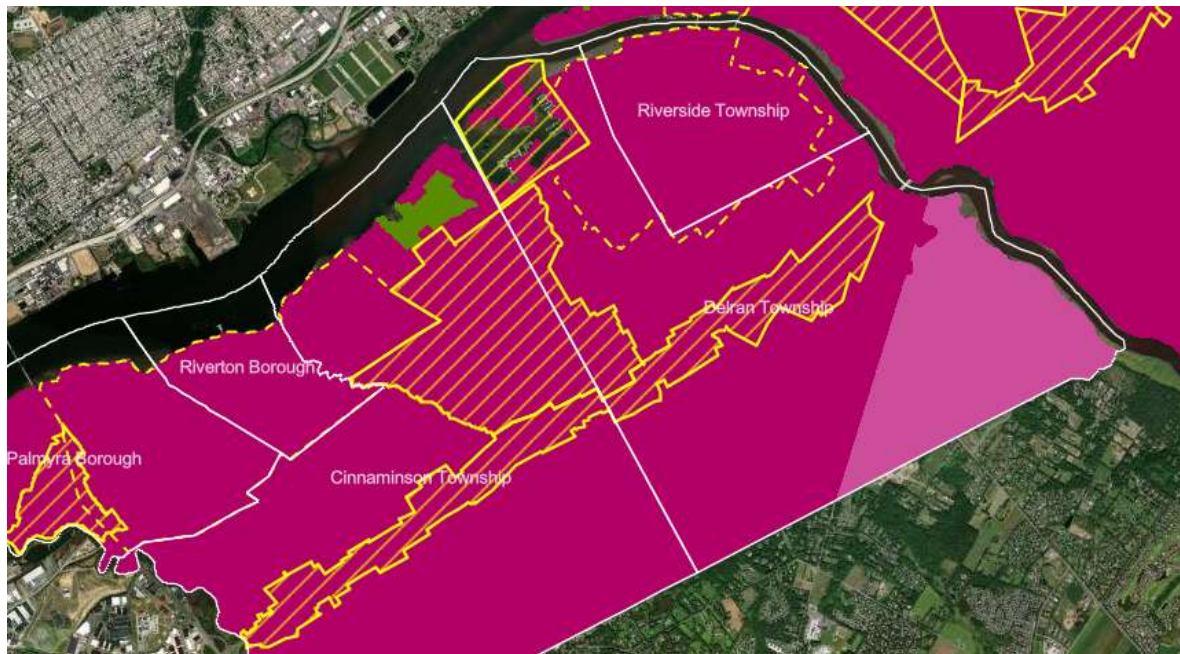
Promote the establishment of new and innovative development patterns including mixed use, while protecting the needs of the established residential neighborhoods;

Promote new development that will create and sustain attractive, safe neighborhoods guided by existing community standards and that will enhance, rather than detract, from neighboring areas in terms of open space, parking, local and regional access and overall aesthetics;

Promote site improvements that are built to human scale and with reasonable limitations on size, bulk and site disturbance. For example, houses should not be oversized compared to lot size, and a neighborhood should offer some visual diversity.

## PROPOSED MAP AMENDMENTS

Delran has reached consensus on their map's Planning Areas and Center/Core Node boundaries. See below:



*Existing Planning Areas show mostly PA1, Metropolitan, with a triangle along the Rancocas Creek PA2, Suburban. The center, shared with Riverside, is bounded by dotted yellow while the Nodes (two shared with Cinnaminson, one along the RT 130 Corridor and one between RT 130 and the River Line. There is a third Node encompassing the marina district along the Delaware River.*



*Proposed Planning Areas with Centers and Nodes and Critical Environmental Sites (CESs) over Special Flood Hazard Areas and critical habitat.*

**Delran Map Amendment Summary of Acreage**

<b>Delran Acreage</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
PA1 Metro	3221.64	2708.15	-513.49
PA2 Suburban	1053.19	775.39	-277.8
PA5 Environmentally Sensitive	0	145.83	145.83
Open Space/ROSI	0	642.72	642.72
CES (Habitat & Flooding)	0	271.37	271.37
Center	310.5	307.95	-2.55
Nodes	915.64	629.64	-286

**STATE PLAN GOALS REVIEW**

**GOAL 1: Revitalize the State’s Cities and Towns**

With about three-quarters of its land area in the Metropolitan Planning Area, (the remaining quarter is located in the Suburban Planning Area), the Township is engaged with several redevelopment/rehabilitation efforts of dilapidated properties, mostly for affordable housing projects. The Township is also committed to maintaining economic viability in its commercial and retail areas, especially the Route 130 corridor, and promoting a diversified economic base. Both of these goals were stated in the 2009 and 2020 Master Reexaminations.



## ***GOAL 2: Conserve the State's Natural Resources and Systems***

Approximately 565 acres of land within the borders of the Township have been set aside for open space, conservation, and/or recreation purposes under the NJDEP Green Acres program, including about 128 acres at Amico Island and 121 acres at Laurel Run Park, both of which are part of the Burlington County Parks System. The remainder of the Green Acres lands are municipal parks or open space, including 134.5 acres along Swedes Run. The Township's Code includes setbacks and buffering around environmentally sensitive areas such as wetlands and floodways.

The Burlington County Open Space Master Plan identifies key parcels in the Corridor targeted for open space preservation within the Rancocas Creek Greenway and Delaware River Project Areas, most notably, Hawk Island, which is located at the confluence of the two rivers

## ***GOAL 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey***

The 2020 Master Plan Reexamination includes goals and objectives relating to Goal 3, including encouraging balanced development patterns and opportunities, along with balanced growth; revitalizing, redeveloping, or restoring vacant properties or brownfields; enhancing economic and aesthetic vitality of existing commercial or industrial areas; and promoting a diversified economic base. The Reexamination also includes goals/objectives relating to developing properties for affordable housing stock.

## ***GOAL 4: Protect the Environment, Prevent and Clean Up Pollution***

The Township's most recent Master Plan Reexamination includes goals/objectives about redeveloping and rehabilitating brownfield sites, especially the Abrasive Alloys site on the east side of Delran. The Township's Zoning Ordinance includes setbacks and buffering requirements for environmentally sensitive areas, such as floodways and wetlands, the identification of which are based on references to federal (FEMA Flood Mapping) and state (NJDEP wetlands mapping) level delineations.

## ***GOAL 5: Provide Adequate Public Facilities and Services at a Reasonable Cost***

The 2020 Master Plan Reexamination includes goals relating to maintaining and upgrading existing systems, including parks, roadways, public water, storm water management, and wastewater treatment. It also provides a goal for preserving the high level of public services and providing new facilities if they are necessary.

## ***GOAL 6: Provide Adequate Housing at a Reasonable Cost***

The Township reached a settlement with the Fair Share Housing Center in October 2018 in which Delran agreed to a total affordable housing obligation of 597 dwelling units. The Mid-Point Review of Delran's Affordable Housing Obligations found that all requirements of the settlement were being complied with, and that the Township is on track to satisfy all obligations by 2025.

**GOAL 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value**

The Township’s 2020 Master Plan Reexamination includes the objective of preserving the “agricultural history as well as the historical, architectural and cultural character of the community.” As noted above, the Township also contains over 560 acres of land preserved as open space under the Green Acres program. The 2020 Reexamination also includes the objective of protecting and preserving natural environmental areas that provide aesthetic character to Delran.

**GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS:**

Through this Plan Endorsement process, the Township is seeking integrated planning with state agencies. The proposed center and nodes and the proposed PA-1 and PA-5 areas are consistent with the goals of the State Development and Redevelopment Plan. The proposed lands to be preserved are also consistent with the SDRP. Proposed development growth areas within Delran are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. With the Township’s anticipated growth in population, there will need to be a coordinated effort to meet the demand for new housing and jobs in the region. The Township’s master plan, housing plan, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to highway corridors, centers and nodes.

There are three parts of the Route 130 Corridor commercial node located in Delran, and the Riverside Town Center boundary extends into parts of Delran’s northern-most area. These provide for coordination between Delran and neighboring municipalities, and between Delran and the State.

**RESILIENCY**

The Township has undertaken several efforts to support a more sustainable and resilient municipality and is preparing to undertake more:

- The Township is working to update and amend its Flood Hazard Ordinance.
- Delran has achieved Bronze Certification through Sustainable Jersey Green Team that will likely help the municipality work on sustainability and resiliency issues.
- The 2019 Burlington County All Hazard Mitigation Plan, including the Delran Annex, takes the first step in identifying vulnerable assets and actions to mitigate defined vulnerabilities.
- Delran is aware of the Climate Change Related Vulnerability Assessment requirement of the Plan Endorsement process and of NJ Adapt suite of tools as well as NJDEP potential for technical assistance.

**STAFF RECOMMENDATION:**

From Delran's regional MSA, "Over the last 20 years, Burlington County, the municipalities, and State agencies have worked together to implement sound planning principles and the common goals set forth in the State Development and Redevelopment Plan and Route 130/Delaware River Corridor Strategic Plan. The vision set forth in the 1999 Plan remains relevant and the goals are still valid. The municipalities have invested in the success of the Plan and have implemented, many, if not most of the recommendations and strategies. In order to continue this successful partnership, the County, on behalf of the 12 municipalities is again seeking plan endorsement, in order to further advance the transportation, economic and land use goals of the Corridor and extend the existing Town Center designations for another ten years. The regional approach undertaken in the Strategic Plan is unique as compared to other Endorsed Plans. It could be a model for other areas of the State, where several municipalities must cooperate to achieve common goals."

Delran has followed and implemented the Endorsed 1998 Route 130/Delaware River Corridor Strategic Plan as the regional and local manifestation of the State Plan. They have completed the activities under Land Use, Housing, Economic Development, Transportation, Recreation and Open Space, Historic Preservation, Public Facilities and Services and Intergovernmental Coordination. This plan was the approximation of a Plan Implementation Agreement (PIA) for Delran since the municipality was endorsed before PIAs existed.

The Township of Delran has diligently and regularly planned and implemented measures to ensure that their center, nodes, and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the PIA, are aligned with the State Plan. It is staff's recommendation that the Plan Implementation Committee move the Township of Delran to the SPC for consideration for Plan Endorsement. Please see the attached PIA for details of their implementation agenda.