

Burlington County
Route 130/Delaware River Corridor
Delran
Plan Endorsement Recommendation



State Planning Commission (SPC)

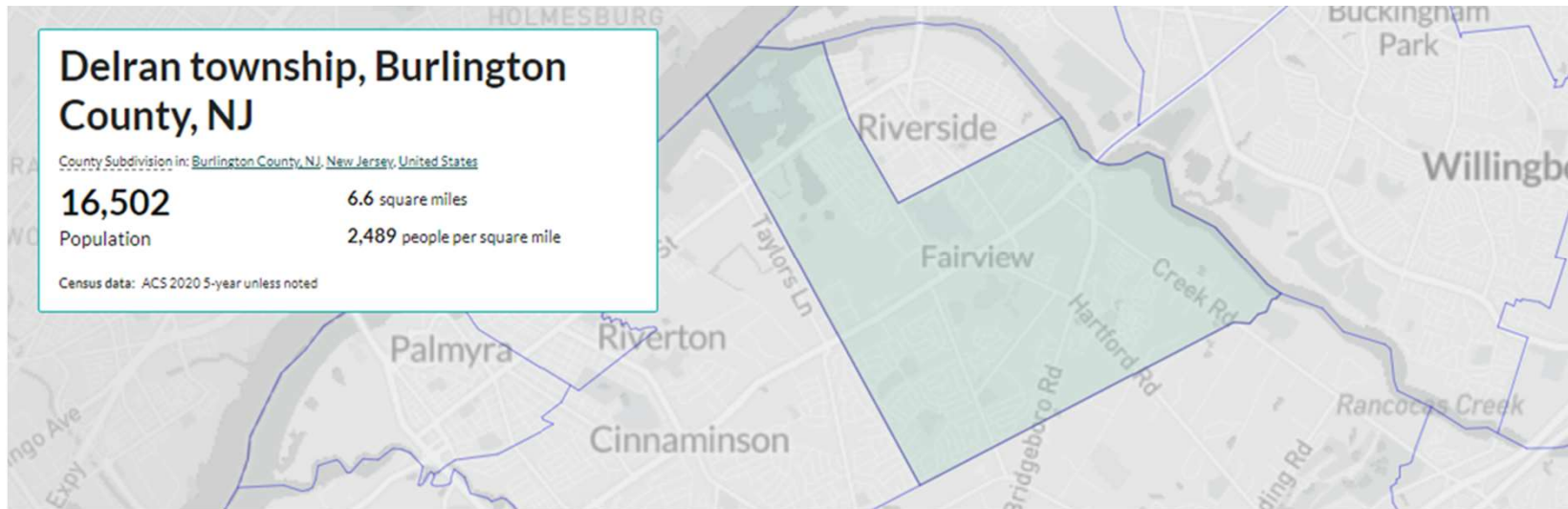


By Meghan Wren, AICP, CFM
NJ Office of Planning Advocacy

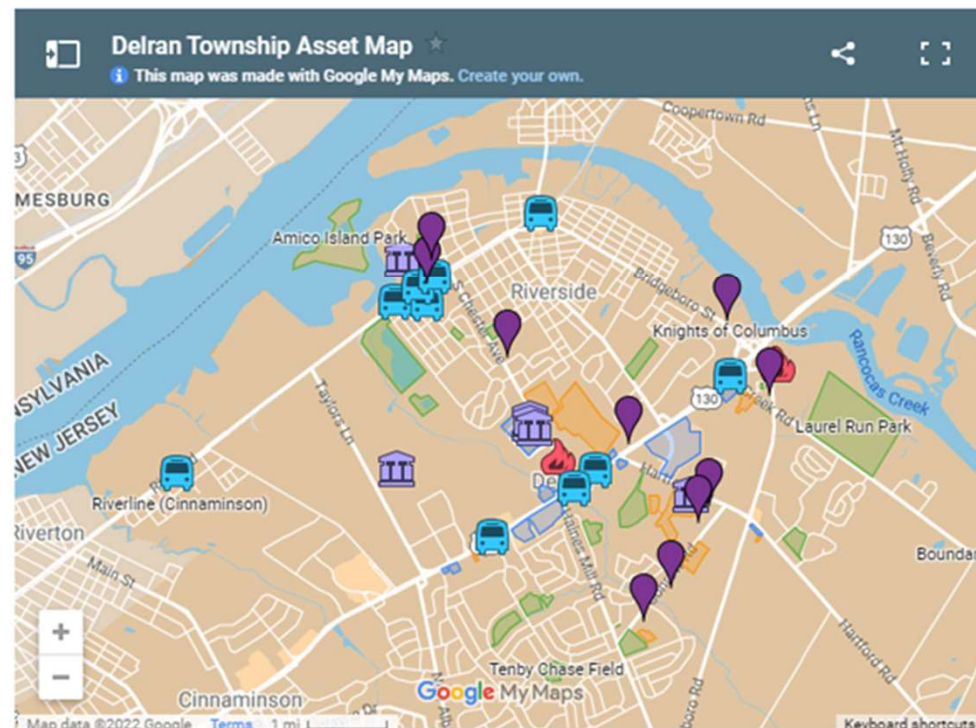
August 3, 2022

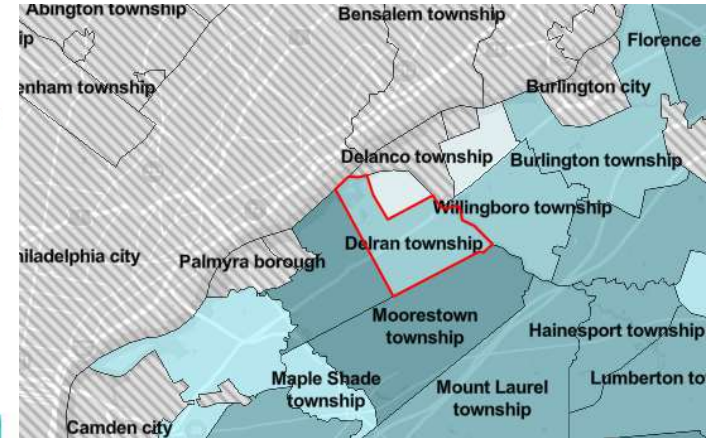
With HUGE thanks to the Burlington County Bridge Commission





Boy Scout Liam Taylor created a map of Delran and the public places of interest – government buildings, schools, parks and playgrounds, churches and public transit. The map includes a description, web links and phone numbers. [Check it out.](#)





Income

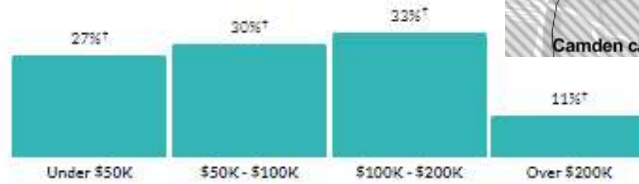
\$40,909 ±\$3,047
Per capita income

about 90 percent of the amount in Burlington County: \$44,735 ±\$710
about 90 percent of the amount in New Jersey: \$44,153 ±\$191

\$85,403
Median household income

a little less than the amount in Burlington County: \$90,329
about the same as the amount in New Jersey: \$85,245

Household income



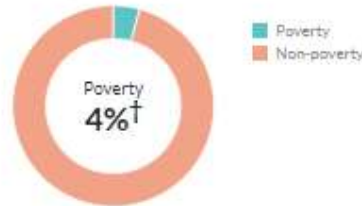
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Poverty

5.2%
Persons below poverty line

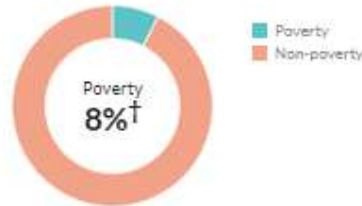
about 90 percent of the rate in Burlington County: 5.9%
about half the rate in New Jersey: 9.7%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[Show data / Embed](#)

Value

\$253,200
Median value of owner-occupied housing units

about the same as the amount in Burlington County: \$259,600
about three-quarters of the amount in New Jersey: \$343,500

Value of owner-occupied housing units

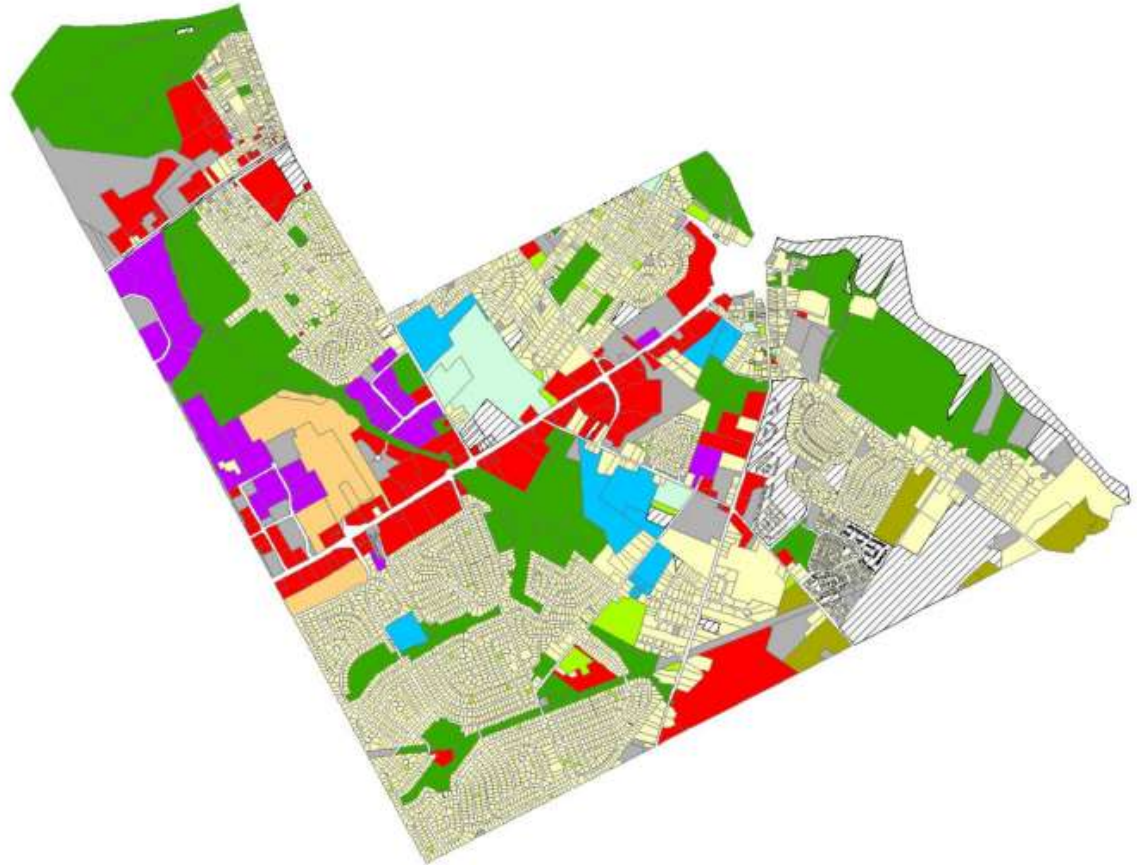


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Land Use 2019

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
Population	16,896	17,882	+986
Households	6,148	6,572	+424
Household Size	2.74	2.72	-0.03
Residential Units	6,442	6,763	+321
Vacancy Rates	4.6%	2.8%	-1.7%
<i>Population Projection for 2050 +1,789 residents</i>			
<i>Employment Projections for <u>2050</u> +318 jobs.</i>			

Delran Township Vision (1999 Master Plan)

“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.”

- *Encourage a balanced development pattern, which will protect and enhance long-term economic and social interests of present and future residents in order to maintain and improve the Township’s overall quality of life.*
- *Coordinate land use and transportation planning to facilitate access and encourages alternative to driving.*
- *Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial and industrial areas while being sensitive to adjacent and existing uses.*
- *Promote a diversified economic base that generates employment growth, increased tax ratable in a sustainable fashion, improves income levels and facilitates redevelopment.*

Delran Commercial/Industrial Initiatives

- U.S. Route 130
 - Target
 - Lowes
 - Shop Rite
 - Home Depot
- Whitesell
 - Cinndel Business Park
 - Millside Business Park
- Simon and Schuster
- Many Small Businesses



Redevelopment Opportunities

- U.S. Route 130
- Holy Cross
- Stellwag Farms
- Mitchell Tract
- Hartford/Bridgeboro Roads



Delran Planning & Plan Endorsement Chronology

Event(s)	Date	Notes
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/NJUCF	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	

Consistency

GOAL 1: Revitalize the State's Cities and Towns

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.

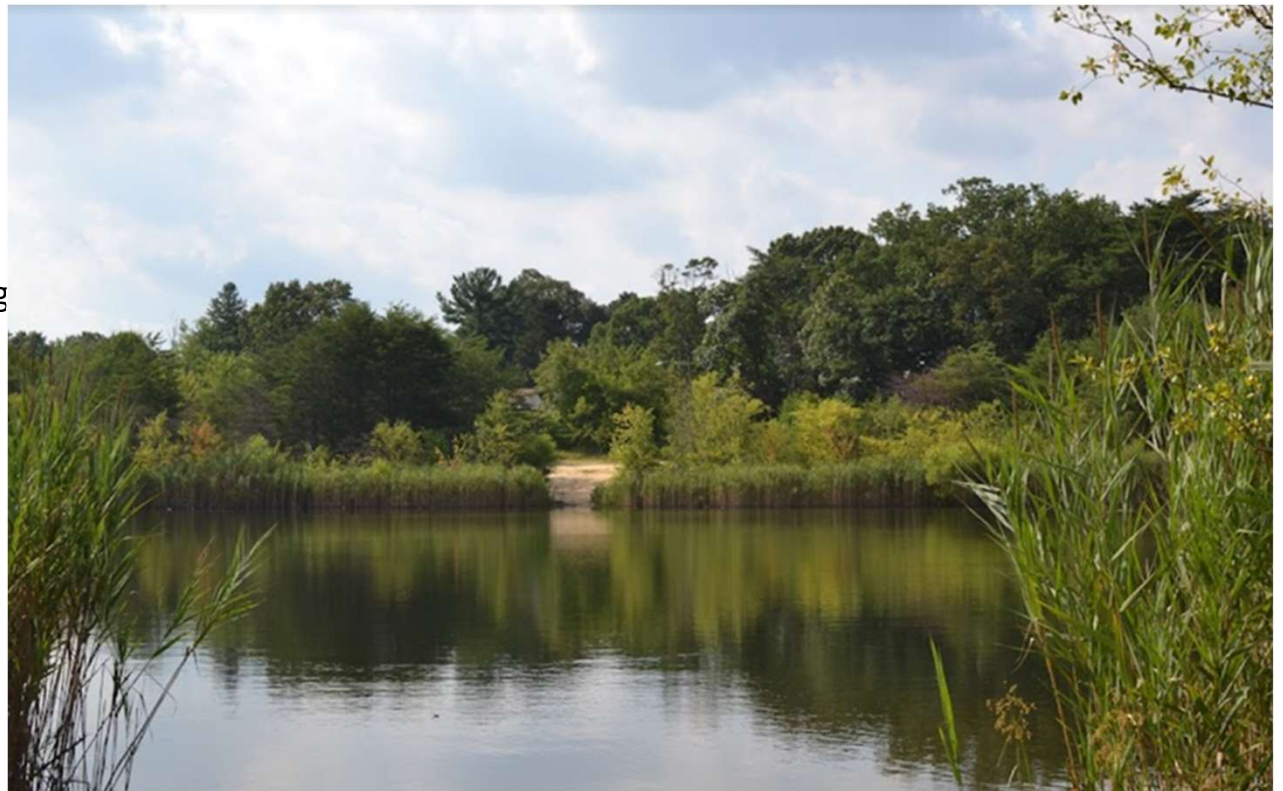
GOAL 2: Conserve the State's Natural Resources and Systems

Approximately 565 acres set aside for open space, conservation, and/or recreation purposes including about 128 acres at Amico Island and 121 acres at Laurel Run Park – Burlington County Parks

Municipal parks/open space, including 134.5 acres along Swedes Run.

Zoning Code includes setbacks and buffering around environmentally sensitive areas such as wetlands and floodways.

Key parcels targeted for open space preservation within the Rancocas Creek Greenway and Delaware River Project Areas, most notably, Hawk Island, at the confluence of the two rivers.



Consistency Continued

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

Encourages balanced development patterns and opportunities, along with balanced growth; revitalizing, redeveloping, or restoring vacant properties or brownfields; creating affordable housing; enhancing economic and aesthetic vitality of existing commercial or industrial areas; and promoting a diversified economic base.

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

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

Committed to maintaining and upgrading existing systems, including parks, roadways, public water, storm water management, and wastewater treatment; preserving the high level of public services; and providing new facilities if they are necessary.



Parks and Recreational Facilities

- 3 County Parks
- Conrow Park
- Delran Community Park
- Jakes Place
- Tenby Chase/Don Deutsch
- Numerous Pocket Parks

**Two new State grants to Delran –
2022 Bikeway Grant \$1,207,000.00 and
2022 Safe Streets to Transit Grant. \$575,000.00**



GOAL 6: Provide Adequate Housing at a Reasonable Cost

Third Round Fair Share Housing Obligations

October 23, 2018, Settlement Agreement/January 9, 2020, a Judgement of Compliance and Repose:

The 597 unit obligation includes:

- 24 rehabilitation units;
- 208 prior round obligation units; and 3
- 65 Third Round Obligation units.

The rehabilitation met with 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



The Mid-Point Review found that all requirements were being complied with, and Delran's on track to satisfy all obligations by 2025.

More Consistency

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

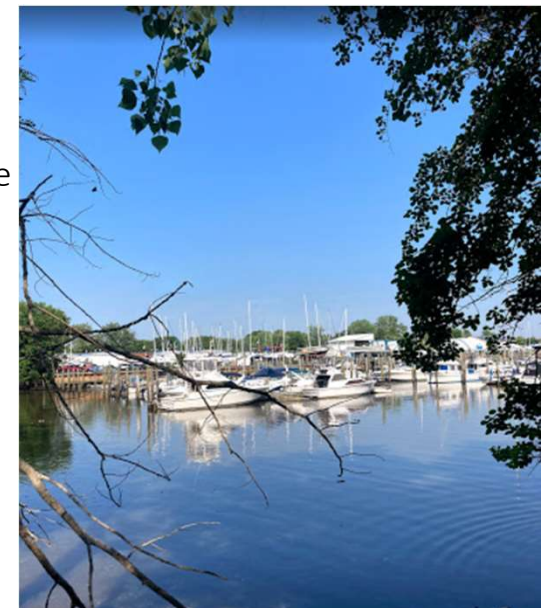
Committed to “agricultural history as well as the historical, architectural and cultural character of the community” and “protecting and preserving natural environmental areas that provide aesthetic character to Delran”.

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

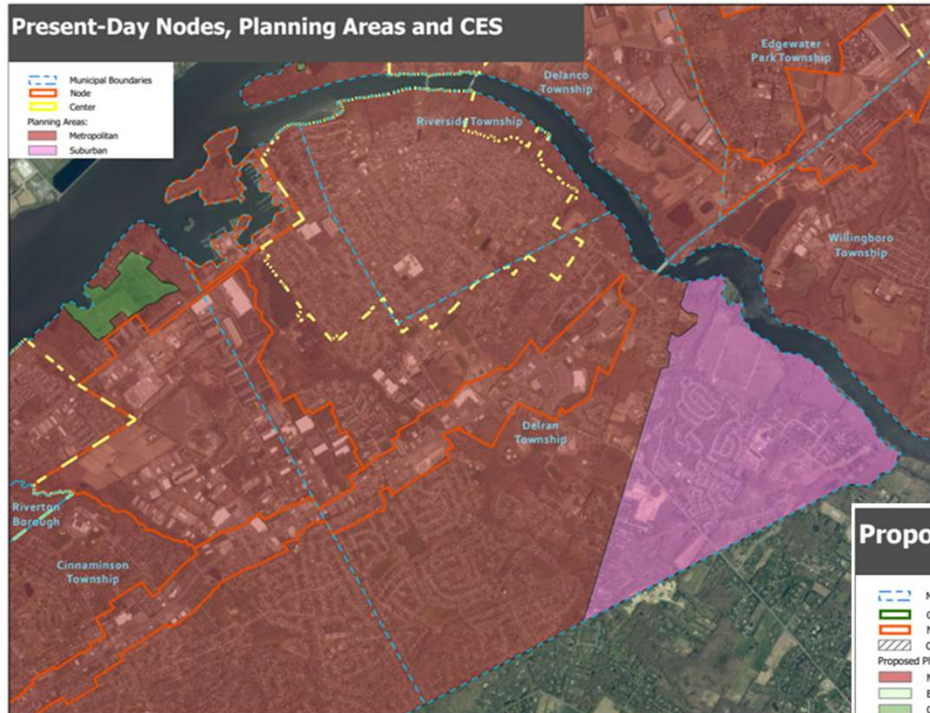
Through Plan Endorsement, the Township is seeking integrated planning with state agencies. The proposed center and nodes and the proposed PA-1 and PA-5 areas and preserved lands are consistent with the State Development and Redevelopment Plan. Proposed growth areas are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. T

The Township’s anticipated growth in population, requires a coordinated effort to meet the demand for new housing and jobs. 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.

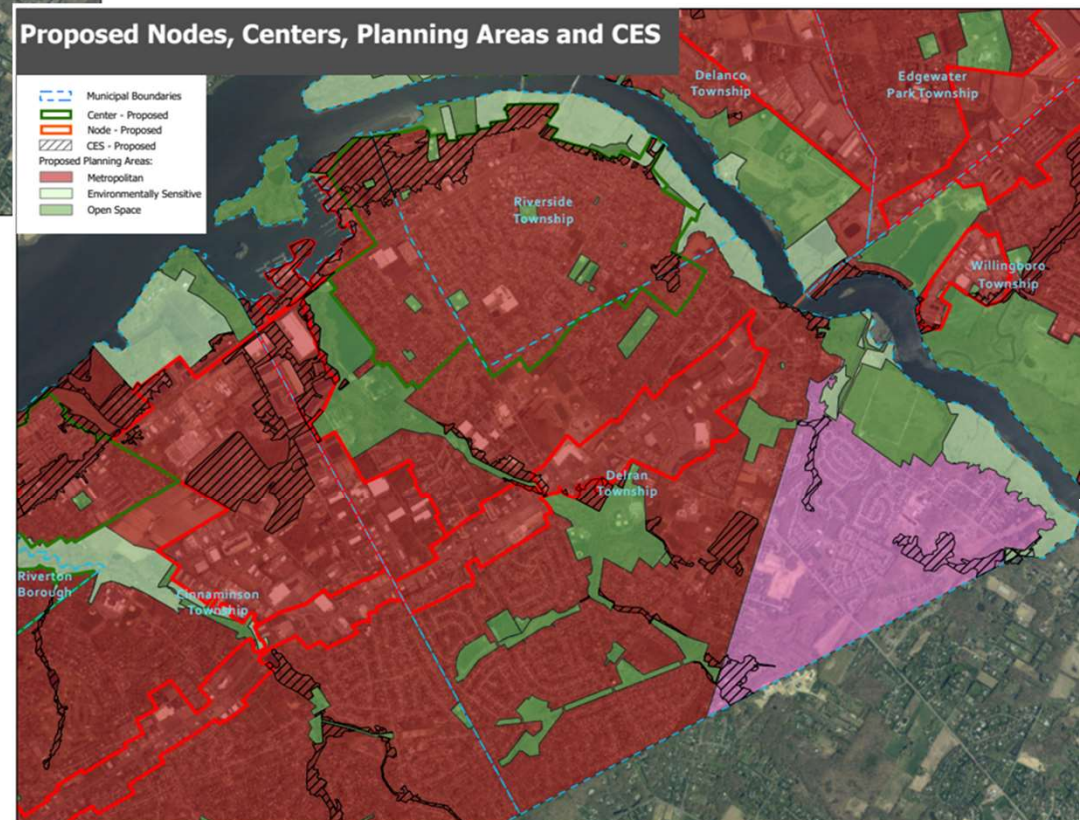
There are three parts of the Route 130 Corridor commercial node located in Delran, and the Riverside Town Center boundary extends into parts of Delran’s northern-most area. These provide for coordination between Delran and neighboring municipalities, and between Delran and the State.



Existing Mapping



Proposed Mapping



Delran Acreage	Existing	Proposed	Change
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

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE: OPA sends certified resolution to NJ State Register, updates GIS layer, sends documents to petitioner and posts certified documents on OPA website.		OPA	ASAP Upon completion of all resolutions	
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	1st Due July 6, 2023; then July 6th, 2024, 2026, 2028, 2030, 2032	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A3	Administrative	*	After adoption, Delran shall submit to OPA any new or modified land use ordinance and/or planning document.	Planning Board and governing body	Technical assistance	Include in Biennial Report.	Include in reports planning, land use or relevant items beyond the PIA actions.
B1	Public Info & Community Engagement		Continue to support the Delran Green Team and enlist them to work on the PIA actions as appropriate.		Governing body, Green Team	ongoing	Delran been Certified Bronze three times, most recently in 2019 and could hit Silver and maybe a Gold Star with these PIA actions.
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement, education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed for short and long-term public engagement.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	The BA who lead this effort has retired, institutional knowledge will need to be developed by the municipality.	DEP/SJ, NJ Adapt, OPA (DVRPC prepared the original with NOAA support.)	1-3 years	Delran should submit its 2017 CVR (and HMP Annex and other relevant maps/documents) to DEP for review to identify gaps for MLUL compliance. It needs to address climate impacts for temperature, precipitation, flooding, heat island, wildfire protection including vulnerability of public and private potable wells, pump stations and wastewater treatment; it should identify utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine Model Ordinance (revised 2020) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	11/30/22	Delran's Flood Loss ordinance is from 2017 (Chapter 167 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Delran has 16 Non-mitigated Repetitive loss properties and 2 Non-mitigated Severe Repetitive Loss properties. (220 NFIP policies with 153 losses during participation). Per 2019 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Governing body	DEP, OEM, FEMA		
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Delran may also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. (Delran has an active Green Team that could help with this and many other actions.)
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	1-3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration in areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance was passed in 2017 and needs revision (see C3). NJDEP Updated the model ordinance in 2020 to be compliant with NFIP. Delran needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc..

#	Topic	Req (*)	Activity	Page 3 of 8 Local Effort	Assistance	Time Frame	Comments
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			
D5	Land Use		Update the 2006 Open Space & Recreation Plan (OSRP)	Work with County, neighboring communities, DVRPC, DEP, NGOs and OPA for planning/support.	DVRPC, County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementation.	Be sure to incorporate climate change considerations when developing the plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROS) Be sure to maintain consistency with the county OSRP.
D7	Land Use	*	Add appropriate Overlay Zone(s) to Zoning Ordinance/Map.			Within 2-3 year of PE	The municipality's zoning ordinance shall be amended to include an overlay (or 2 overlays) that follow(s) the agreed upon CES (Critical Environmental Sites) layer. In 1% flood areas (based on FEMA's flood layers), vulnerable uses will be excluded and all relevant floodplain building restrictions must be followed. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres- ESA25), the municipality shall require a Habitat Suitability Study that finds no adverse impact on key species in order to consider a site plan for approval.
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
E1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
E3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include: • Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it relates to other elements of the plan • Document public engagement activities • Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas • Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • Establish a vision for local sustainability and resilience, expressed in a succinct statement • Establish sustainability and resilience goals and objectives • Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures and metrics for tracking progress toward objectives • Assign responsible parties for implementation actions • This could be expanded to be a Climate Action Plan if so desired.	Page 4 of 8	DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
E4	Sustainability	*	Review recycling code to ensure consistency.				Delran has an extensive recycling code and Green Team support for residents.
F1	Conservation		Maintain NJUCG accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP; Sustainable Jersey	2-3 years	Delran has these and should maintain.
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Governing body & Green Team	DEP	2-3 years	sample provided
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and develop a Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Open Space Preservation Committee, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Develop an Environmental Resource Inventory ERI (or Natural Resource Inventory, NRI), including climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geo web, NJ Adapt	3-5 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Delran and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brown field site.	Planning Board, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Delran should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SI	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, SJTPO	3 years	Delran agrees to work on the Circulation Element.
G3	Transportation & Circulation		Coordinated assistance in preparation and update to the Route 130 corridor study in order to update the vehicular and pedestrian circulation around this corridor.		NJDOT, DVRPC, BCBC, Vorhees Transportation Center, OPA, others	ASAP	
G4	Transportation & Circulation		Gather the appropriate team to develop a strategy for pedestrian/bikeways providing connectivity between east and west Delran especially addressing a potential bike/ped overpass across Route 130.	Governing Body with agency support	NJDOT, DVRPC, Vorhees Transportation Center, OPA, others as identified	1-2 years to develop strategy; 1-2 years to secure funding; 2-4 years to construct.	Delran could engage local, regional, state and other stakeholders to tackle this important priority raised by residents at the visioning sessions. Potentially seek funding through the NJDOT Bikeway grant, any assistance appreciated.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
11	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, governing body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. https://www.dvrpc.org/Products/18018/ This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Delran can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
12	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		2-3 years	https://www.sustainablejersey.com/actions/#open/action/482
13	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body &		2 years and phased	Sustainable Jersey points and support
14	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	w/in 2 years	Sustainable Jersey points and support
15	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SI possible \$\$	must initiate by yr. 4 (can be multi-year)	Sustainable Jersey points and support
16	Energy		Greening the municipal fleet: • Trip optimization software • Proper vehicle maintenance • Driver training • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years.	Governing body & Green Team	BPU, DEP, SI possible \$\$	recommended	Sustainable Jersey points and support
17	Energy	*	Renewable Energy Generation: • Onsite Solar or • Geothermal system or • buy electric from a renewable source or • community solar project or • Renewable Energy Aggregation	Governing body & Green Team	BPU, DEP, SI possible \$\$	must do 3 within 6 years	Sustainable Jersey points and support
18	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SI possible \$\$	1-2 years	Delran still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
19	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation/design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in PE and EVSE education (1-2 yrs); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs).	Governing body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3; EV ordinance now required by law.)	Delran has yet to adopt the state's model ordinance for Electric Vehicles. Must meet the PE required 3 items in this action. Sustainable Jersey points and support.
J1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Planning Board, water purveyor, county MUA, private water companies	DEP	2-4 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
J2	Infrastructure	*	County should be current with its WMP with a local annex and a new FWSA map pursuant to 7:15-4.2 (c)	County OEM, Municipal OEM	NJ OEM, NJDEP		WMP submitted in 2017. Delran should check on the local annex.
J3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May. (electronic WWTP Outfall pipe map ?) Be aware of local TMDLs.		DEP and other agency technical & financial support for SW projects		The county's SPPP will expire in 2024, Delran should participate in it's next iteration and ensure submittal of MS4 reports each May. Delran updated its stormwater ordinance in 12/2020 and would appreciate support for stormwater management improvements.
J4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is recommended that Delran incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J5	Infrastructure/ Utilities		Consider initiating conversations with the County and neighboring communities about a long-term plan for a regional wastewater plant, sited out of the flood hazard area and protected from climate change considerations.	Engineer and governing body	DEP and BCBC technical assistance, Ibank etc	Long-term but begin discussions soon	Agencies support to the extent practicable.
K1	Economic Development		Promote Delran's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities. Develop plans for center-based /walkability improvements and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.			Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interests in discussions, event coordination and marketing campaigns.
K2	Economic Development		Funding for assistance with remediation activities, including the Abrasive Alloys site (a brownfield site that is being redeveloped for affordable housing).	Governing Body	DEP, EPA, EDA, DCA, HMFA		
K3	Economic Development		Consider a Farmland Preservation Plan element to support remaining farmland and farm operations.		NJDA		Look at ensuring preservation/functionality of remaining farms. Make use of existing county plans.
L1	Historic Resources		Review and update Historic Preservation regulations, inventory and Commission. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic Preservation Commission and governing body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Prepare a Historic Preservation Plan, completing a historic resources inventory, and then prepare and adopting a historic preservation ordinance defining the roles and responsibilities of a potential Historic Preservation committee.	Governing Body, Planning board, Green Team	SHPO, County	Report on progress in biennial review	
M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
O1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.



STAFF RECOMMENDATION:
The Township of Delran has diligently and regularly planned and implemented measures to ensure that their center, villages 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 Plan Implementation Agreement, are aligned with the State Plan. OPA recommends approving the Township of Delran' petition for Plan Endorsement to the State Planning Commission conditional on the adoption of the PIA by the municipality.