



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
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Governor

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Secretary of State

SHEILA Y. OLIVER
Lt. GOVERNOR

DONNA A. RENDEIRO
Executive Director

MEMORANDUM TO: Members of the State Planning Commission
FROM: Donna Rendeiro
RE: Proposed Delran Endorsement
DATE: July 28, 2022

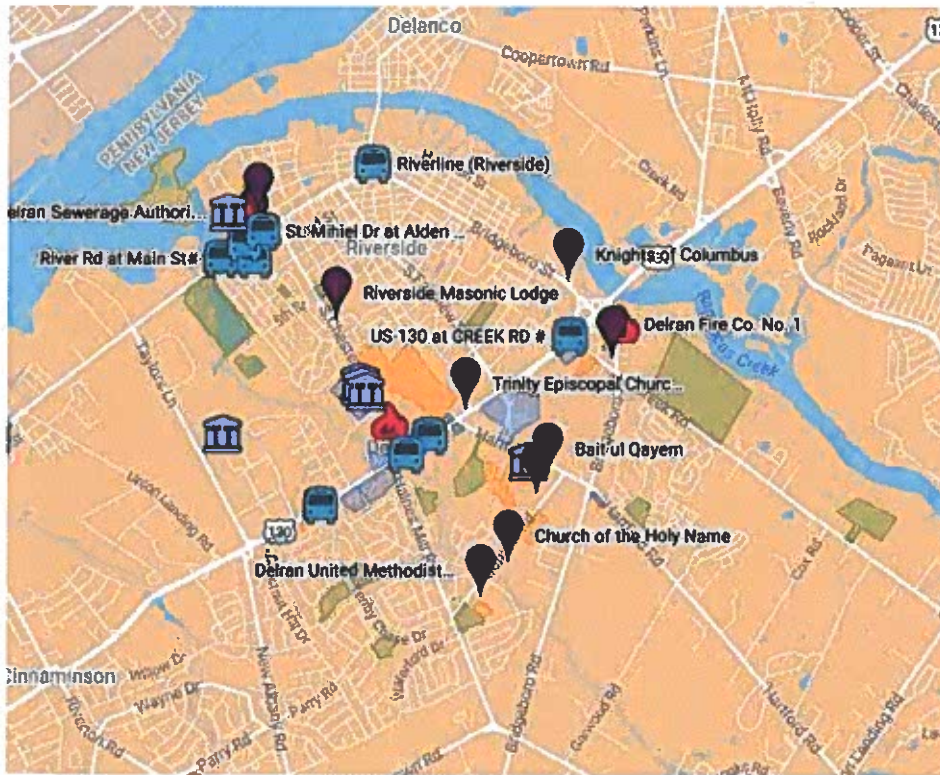
The Township of Delran received Town Center designation in April 1999. In October 2021, the Burlington County Board County Commissioners, on behalf of the Township, submitted their Municipal Self-Assessment to the Office, beginning their process to renew the endorsement and their Center boundaries. The report was written for the U.S. Route 130/Delaware River Corridor Regional Plan Endorsement and includes the Township of Florence, the City of Burlington, the Township of Burlington, the City of Beverly, the Township of Edgewater Park, the Township of Delanco, the Township of Willingboro, the Township of Cinnaminson, the Township of Delran, the Borough of Palmyra, the Borough of Riverton, and the Township of Riverside. The Governing Body of Delran places a high value on public information and transparency. The details are provided in the attached recommendation report written by Meghan Wren.

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 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. Delran has invested in the success of the Plan and has implemented, many, if not most of the recommendations and strategies. The regional approach undertaken in the Strategic Plan is unique as compared to other Endorsed Plans.

Given the Township's vision is in line with the State Plan's goals, I fully support the recommendation to grant the Township of Delran's Plan Endorsement.

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 Canaf'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.

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 28th 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 meetings with representatives from all twelve Corridor Strategic Plan towns, (Palmyra, Cinnaminson, 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 27th, 2022 and received their opportunities and constraints report on June 18th 2022.

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

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	

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.

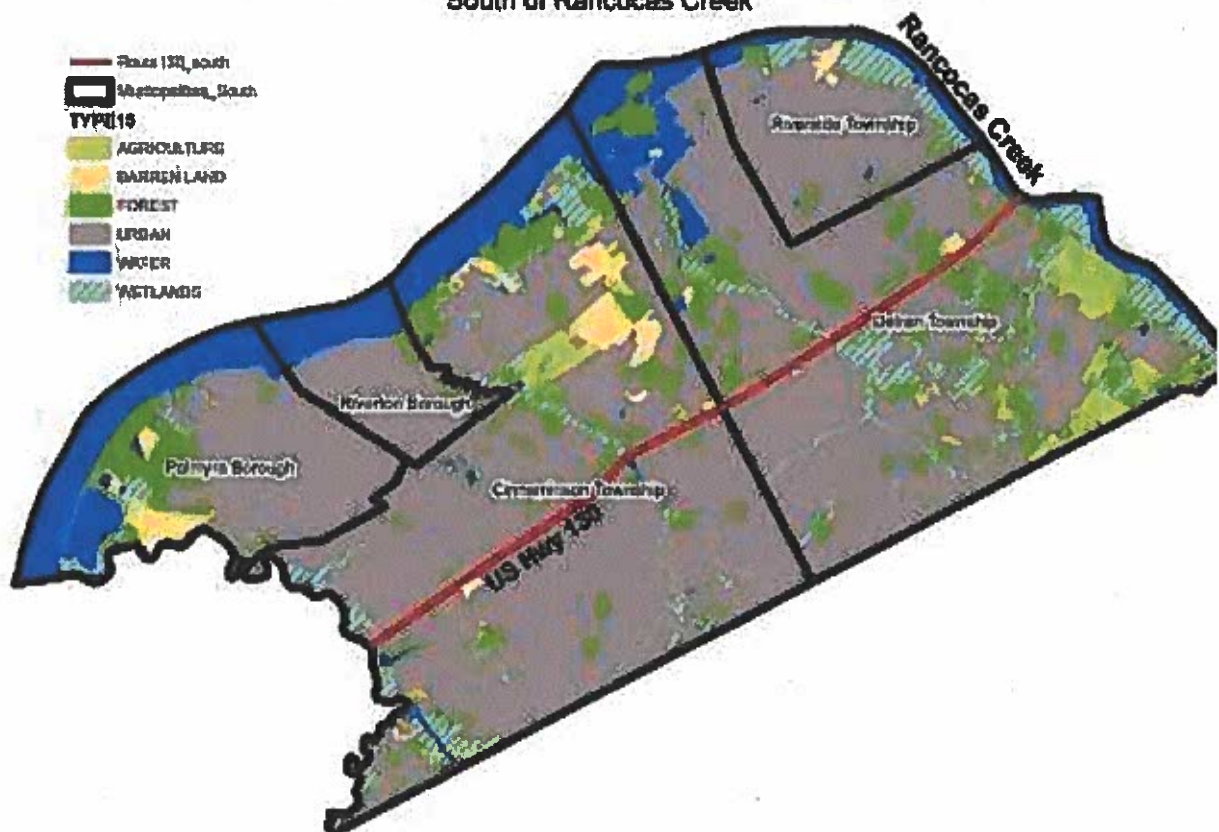
The Riverside-Delran Town Center is along the Delaware River portion of the Corridor northeast of the Palmyra-Riverton-East Riverton Town Center. The Riverside-Delran Town Center shares common physical links with its southwestern neighboring town center, including CR 543, the railroad and the Delaware 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.

Route 130 Corridor Regional Plan - Land Use Land Cover 2015
South of Rancocas Creek



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 2050 +318 jobs.</i>			

Delran Census Data 2020:

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

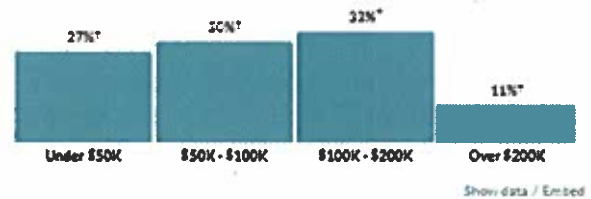
\$40,909 ±\$3,047
Per capita income

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



Poverty

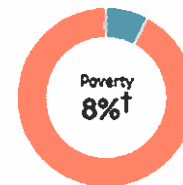
5.2%
Persons below poverty line

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

Children (Under 18)



Seniors (65 and over)



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

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.

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	38.3	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	384.7	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	18.8	0.345	28	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
Totals		4,664	383.72		216	38		974,227	84,553

TRANSPORTATION/CIRCULATION

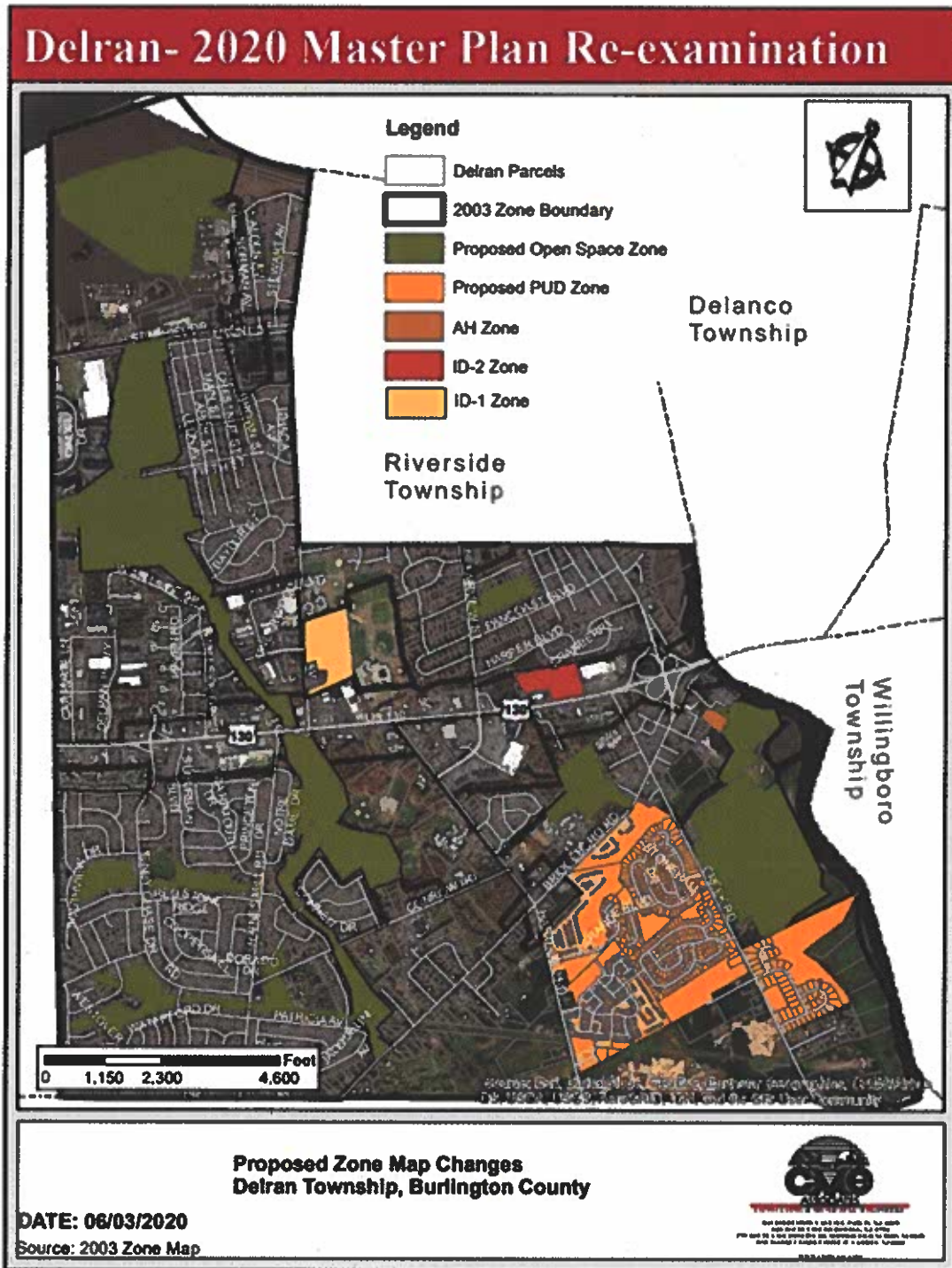
The Circulation Element is recommended to be updated with emergent issues as a PIA action item. Future transportation/transit planning initiatives and projects may need partnerships with NJTA, NJDOT, DVRPC and BCBC to achieve key objectives.

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;

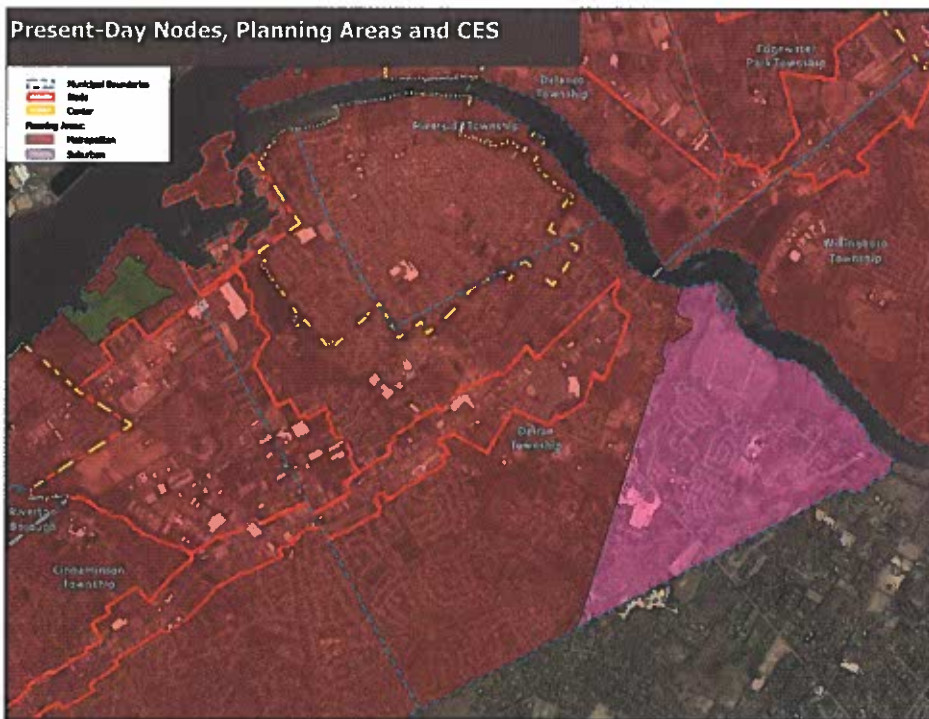
Promote the establishment of new and innovative development patterns including mixed use, while protecting the needs of the established residential neighborhoods;

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;

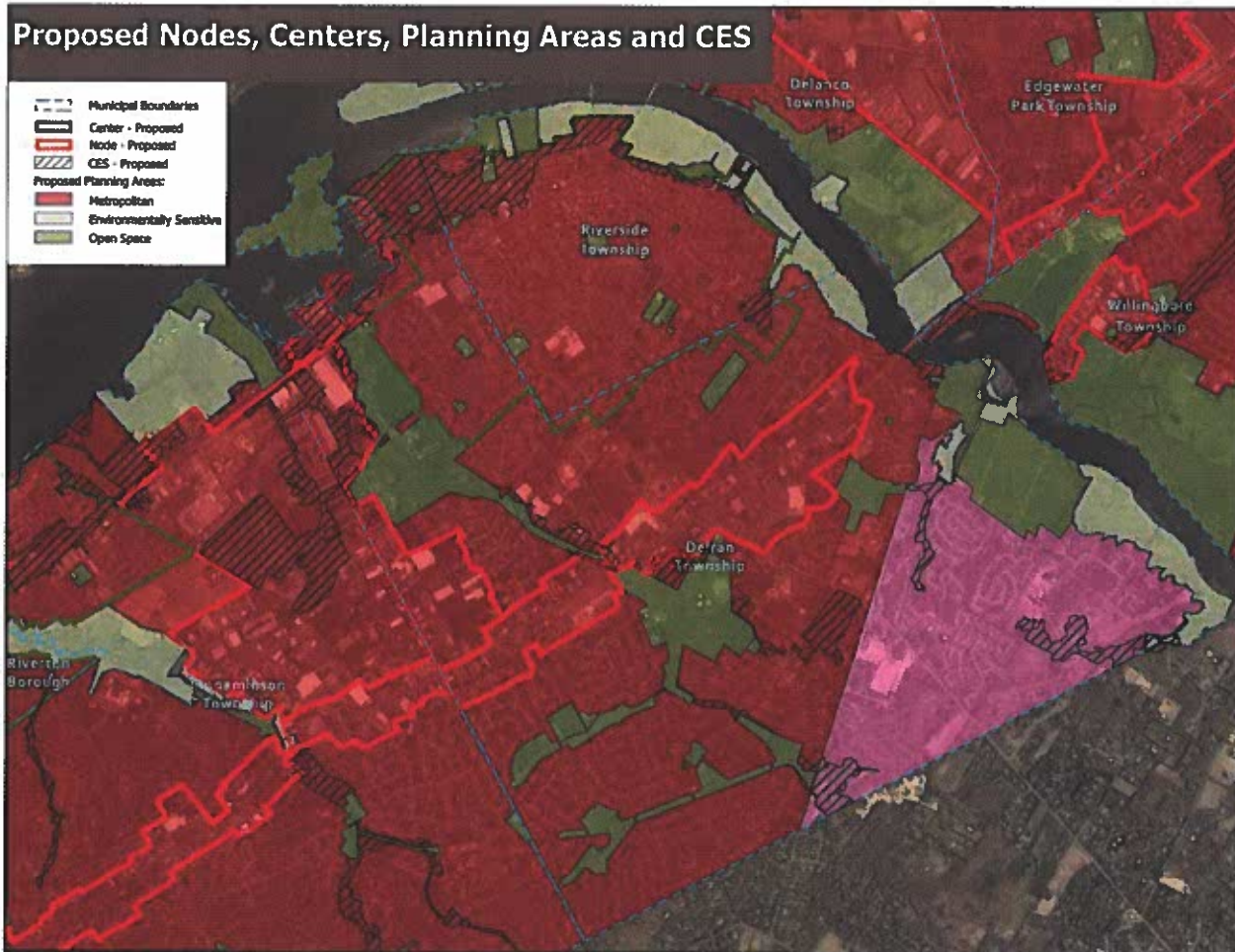
Promote site improvements that are built to human scale and with reasonable limitations on size, bulk and site disturbance. For example, houses should not be oversized compared to lot size, and a neighborhood should offer some visual diversity.

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 are bounded by a red line (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

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

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 State Plan Commission approve the Township of Delran’s petition for Plan Endorsement conditional on their adoption of the PIA. Please see the attached PIA for details of their implementation agenda.

PIA Delran Final 7-15-22		Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
#	Topic						
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/SI, 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	Deiran'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		Deiran 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. Deiran 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. (Deiran 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. Deiran needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc..

#	Topic	Req (*)	Activity	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. (ROSI) 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: <ul style="list-style-type: none"> 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. 	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 NJJCG 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, Geoweb, 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 brownfield 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 NIDEP.
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	NIDOT, SJ	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	NIDOT, 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.		NIDOT, 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	NIDOT, 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
I1	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	80 of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: (http://www.njcleaneenergy.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
I2	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
I3	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		2 years and phased	Sustainable Jersey points and support
I4	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
I5	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, SJ possible \$\$	must initiate by yr. 4 (can be multi-year)	Sustainable Jersey points and support
I6	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, SJ possible \$\$	recommended	Sustainable Jersey points and support
I7	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, SJ possible \$\$	must do 3 within 6 years	Sustainable Jersey points and support
I8	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ 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
J9	Energy		<p>Make your town EV Friendly (choose 3)</p> <ul style="list-style-type: none"> *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	BPJ, 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	NI 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 WWTTP Outfall pipe map?) Be aware of local TMDIs.		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 MSA reports each May. Delran updated its stormwater ordinance in 12/2020 and would appreciate support for stormwater management improvements.
J4	Infrastructure		<ul style="list-style-type: none"> o 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, Fibank 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.		NIDA		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		Repair 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.