

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



Presented to the

State Planning Commission (SPC)

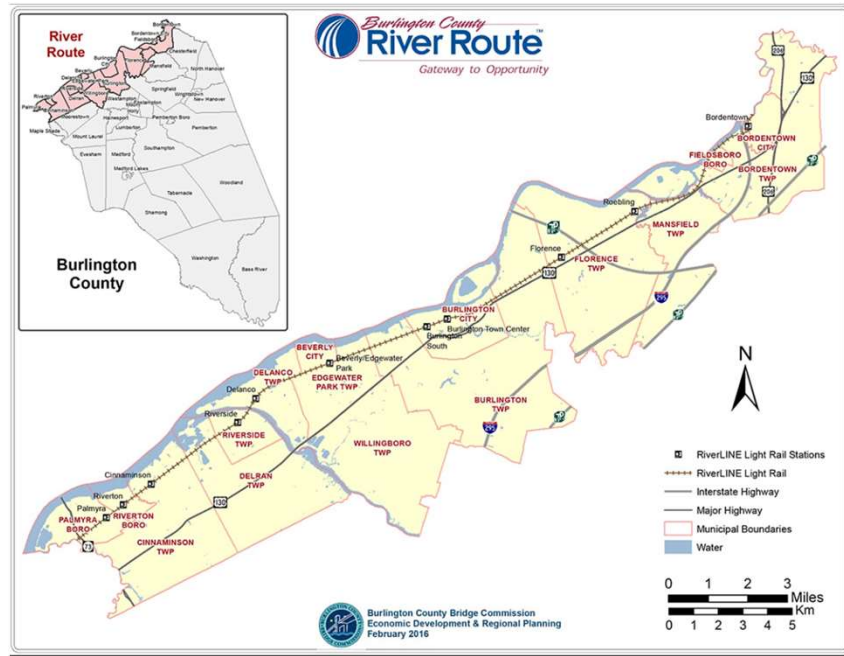


By Meghan Wren, AICP, CFM  
NJ Office of Planning Advocacy

August 3, 2022

*With HUGE thanks to the Burlington County Bridge Commission*






BURLINGTON COUNTY, NEW JERSEY

DRAFT

**ROUTE 130/DELAWARE RIVER CORRIDOR  
STRATEGIC PLAN**

PART ONE: CONSTRAINTS AND OPPORTUNITIES ANALYSIS

EXECUTIVE SUMMARY



INITIATED BY:  
BURLINGTON COUNTY BOARD OF CHOSEN FREEHOLDERS

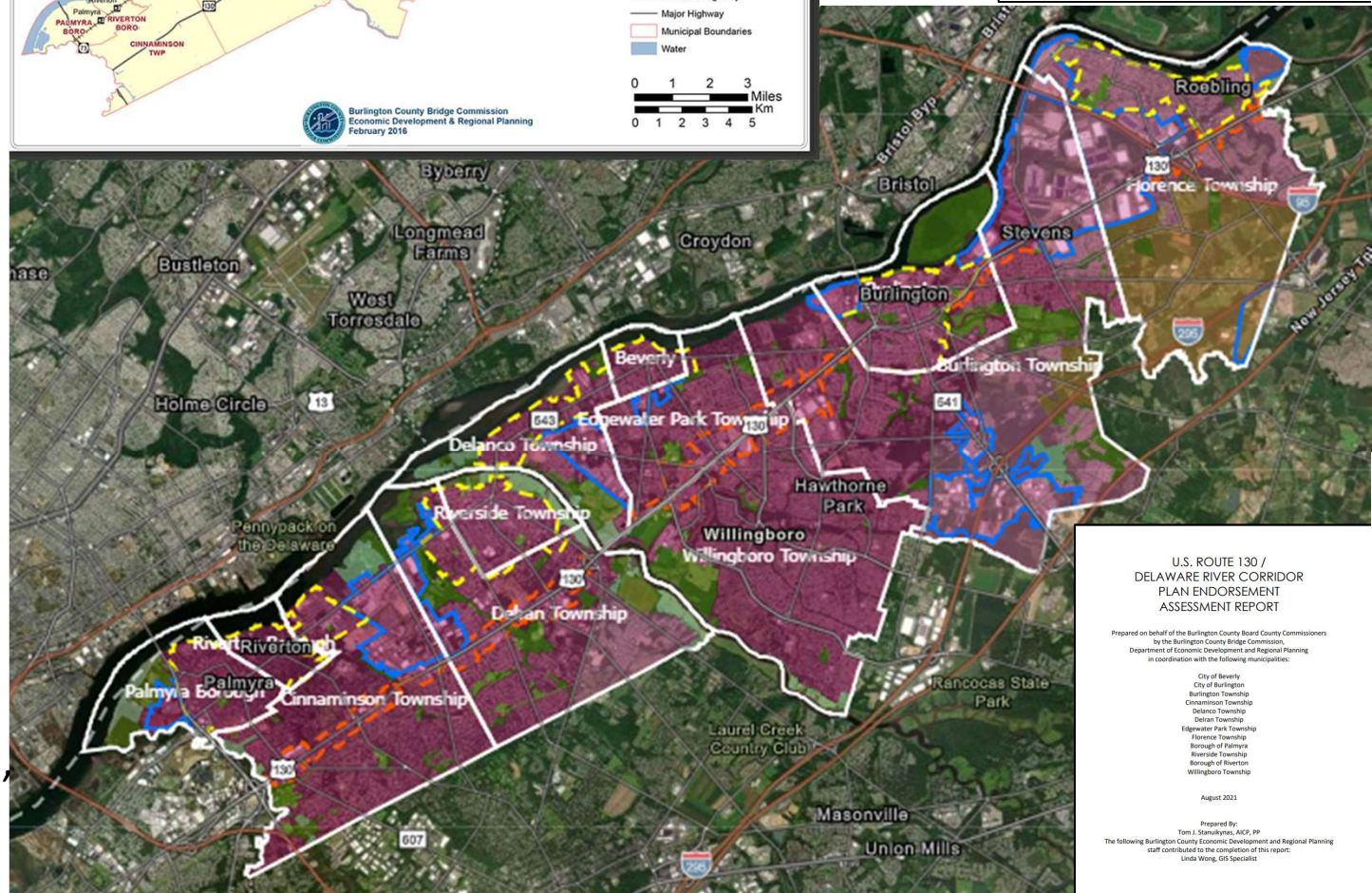
PREPARED BY:  
ROUTE 130/DELAWARE RIVER CORRIDOR STEERING COMMITTEE

WITH ASSISTANCE FROM:  
BURLINGTON COUNTY OFFICE OF LAND USE PLANNING

DECEMBER 1997

Twelve communities had their regional plan endorsed April 28, 1999:

- ❖ Palmyra,
- ❖ Riverton,
- ❖ Cinnaminson,
- ❖ Delran,
- ❖ Riverside,
- ❖ Delanco,
- ❖ Beverly,
- ❖ Edgewater Park,
- ❖ Willingboro,
- ❖ Burlington Township,
- ❖ Burlington City,
- ❖ Florence



**U.S. ROUTE 130 /  
DELAWARE RIVER CORRIDOR  
PLAN ENDORSEMENT  
ASSESSMENT REPORT**

Prepared on behalf of the Burlington County Board of County Commissioners  
by the Burlington County Bridge Commission,  
Department of Economic Development and Regional Planning  
in coordination with the following municipalities:

City of Beverly  
City of Burlington  
Burlington Township  
Cinnaminson Township  
Delanco Township  
Delran Township  
Edgewater Park Township  
Florence Township  
Borough of Palmyra  
Riverside Township  
Borough of Riverton  
Borough of Burlington  
Willingboro Township

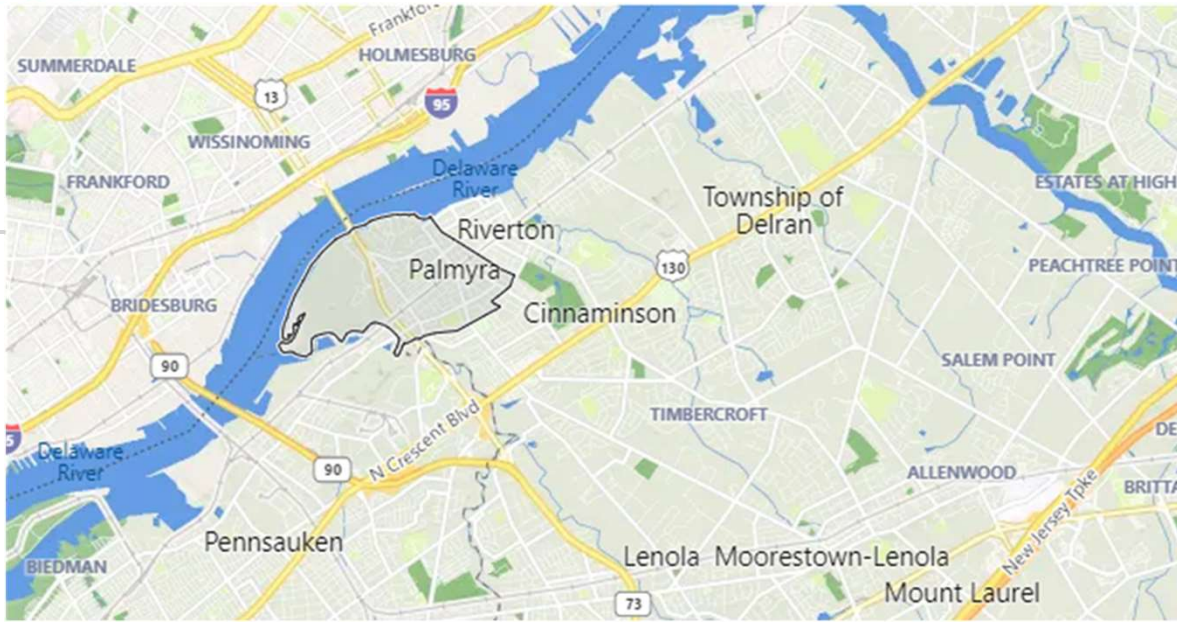
August 2021

Prepared By:  
Tom J. Szanibylus, AICP, PP

The following Burlington County Economic Development and Regional Planning  
staff contributed to the completion of this report:  
Linda Wong, GIS Specialist



# Plan Endorsement Recommendation



Presented to the

## State Plan Commission (SPC)



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



August 3, 2022

*With HUGE thanks to the Burlington County Bridge Commission*



# Demographics/Trends



## Income

**\$34,601**

Per capita income

about three-quarters of the amount in Burlington County: \$44,735

about 80 percent of the amount in New Jersey: \$44,153

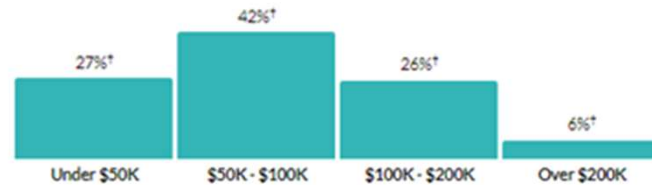
**\$73,212**

Median household income

about 80 percent of the amount in Burlington County: \$90,329

about 90 percent of the amount in New Jersey: \$85,245

## Household income



[Show data / Embed](#)

## Poverty

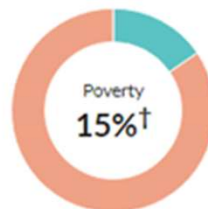
**10.6%**

Persons below poverty line

more than 1.5 times the rate in Burlington County: 5.9%

about 10 percent higher than the rate in New Jersey: 9.7%

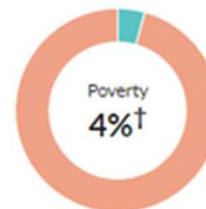
### Children (Under 18)



■ Poverty  
■ Non-poverty

[Show data / Embed](#)

### Seniors (65 and over)



■ Poverty  
■ Non-poverty

[Show data / Embed](#)

# Palmyra Planning & Plan Endorsement Chronology

Event(s)	Date	Notes
Land Use Element	1990	
Master Plan <u>Reexam</u>	1992	(elements included: Housing Plan, Circulation, Community Facilities, Recreation, Conservation, Utilities, Historic Preservation and Recycling)
Centers Designated	April 1999	With the Strategic Corridor Plan
Route 73 Redevelopment Study Rpt	2008	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	unknown	On DEP website
Shade Tree Commission, Tree Officer and Ordinance	2012	ECode360 Chapter 259-3
Fair Share Settlement Agreement	2016	Rehab 4; Prior 20; 3 <sup>rd</sup> Round 116 (to be met through Rt 73 project)
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017 (2009)	
Redevelopment Plan Route 73	2018 (2003,2005)	
Master Plan Reexamination	2018 (1992, 2001, 2008)	Major public outreach with survey
Burlington Co Hazard Mitigation Plan	2019	
Submitted PE Petition	September 27, 2019	
Prepetition Meeting	March, 2020	
Zoning Map	2021	
<u>Stormwater Pollution Prevention Plan</u>	2021 (2006)	ECode360 Chapter 236
Appointed PE Advisory Committee	April 2021	
Submitted MSA	October 2021	
Visioning Session (Regional)	May 2022	With BCBC & OPA support
PIC Recommendation	June 15, 2022	
SPC ADOPTION (scheduled)	July 6, 2022	

# State Plan Consistency

## Goal 1: Revitalize the State's Cities and Towns:

Palmyra is mostly built out in its neighborhoods and along its highway corridors. To revitalize its existing developed communities, the Borough has sought **redevelopment and infill development**. In particular, it is encouraging commercial development along the Route 73 corridor so as to expand the tax base while concomitantly preserving adjoining residential areas.

## Goal 2: Conserve the State's Natural Resources and System:

Palmyra has a comprehensive system of public recreation facilities including the **Palmyra Nature Cove**; protects natural and environmental resources, and is developing an effective energy conservation program.



## Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ:

The Borough has embraced the **RiverLine** and economic growth, through its plans, ordinances, and development, providing a full-service community. It protects residential areas from encroachment of commercial and industrial uses and improves the **downtown business district** through the encouragement of commercial in-fill construction. It encourages commercial development along the **Route 73** corridor so as to expand the tax base while concomitantly preserving adjoining residential areas.

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

The Borough provides **waste collection and recycling** and is working on **rectification of storm drainage** problems; it has programs to protect its natural and environmental resources, particularly through its Green Team and Palmyra Nature Cove and is developing an effective energy conservation program.

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

The Borough has established a balanced land use development pattern enabling **effective public facilities** management and is working toward the **improvement of the transportation system** for the more efficient movement of people and goods.

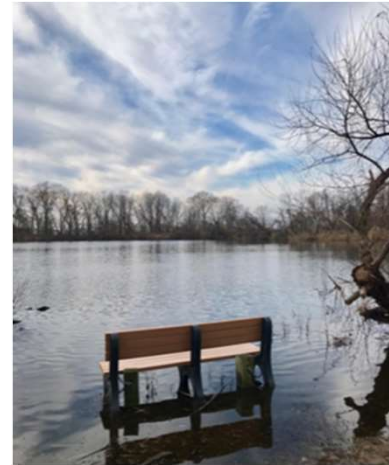


## Goal 6: Provide Adequate Housing at a Reasonable Cost:

The Borough already provides a range of housing options, and the proposed redevelopments will add to the options, potentially bringing more rental units in these growth areas. This potential connection, along with what could become a mixed use, transit-oriented development near the rail station, would place needed affordable housing in a location with great accessibility to the broader economic region, while reducing transportation costs and commuting times for families. The Borough is committed to satisfying its affordable housing obligations, and as has removed regulatory barriers to the construction of inclusionary developments in proposed growth areas. This will provide options for new residents to live in the community, while helping to address the needs of existing or future residents who may be cost burdened, to find suitable housing in Palmyra. Palmyra also has a Settlement Agreement (2016) with FSHC to meet both its Prospective Need and Prior Round Obligations.

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

- The provision of a comprehensive system of **public recreation facilities**.
- The protection of natural and environmental resources.
- The **preservation of Palmyra's heritage**.
- The expansion of open space through the development of parklands along Delaware River from the **Pennsauken creek** to Riverton, and through the development of a linear park and the anticipated **Heritage Trail**.

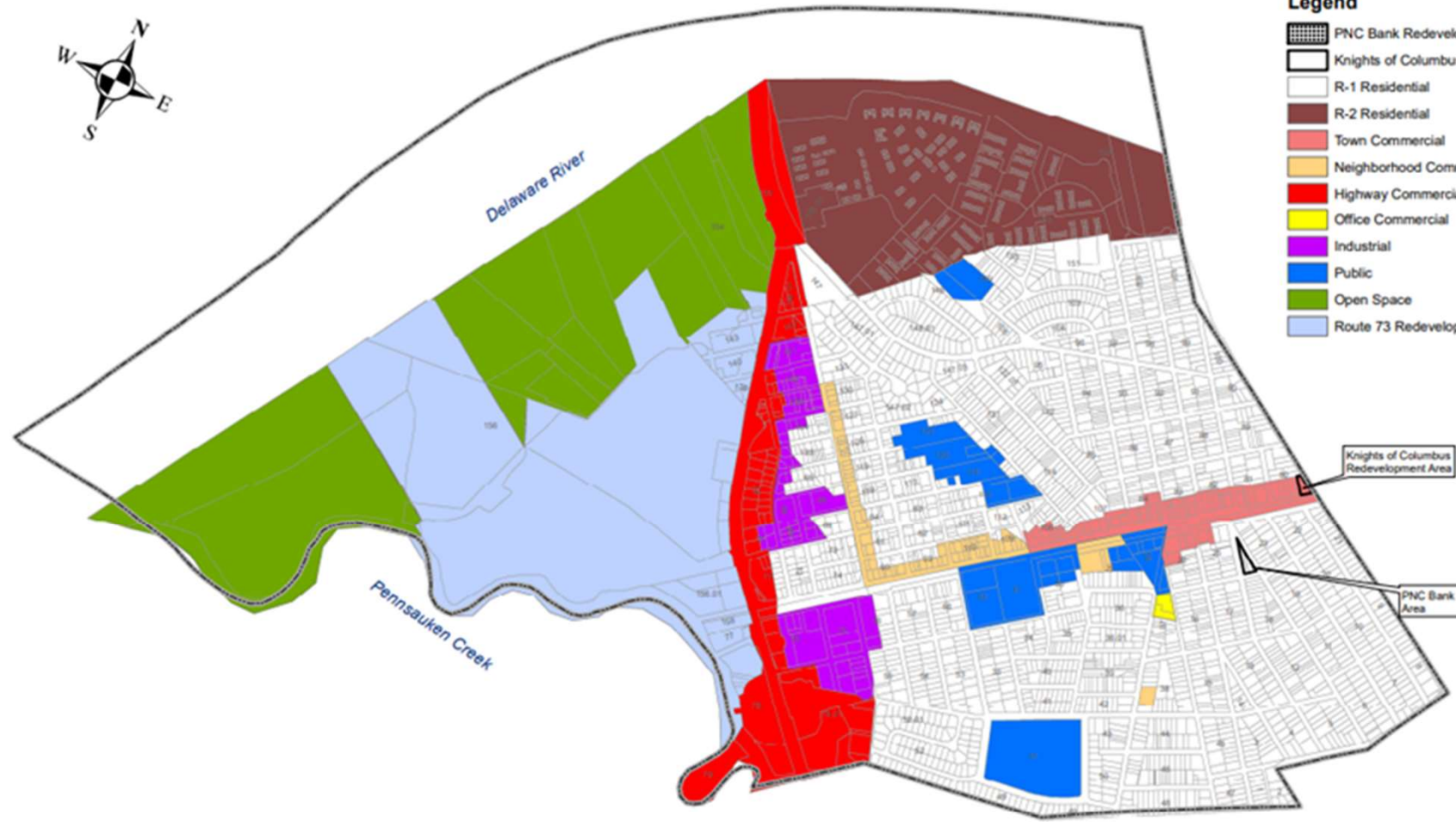


## Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide:

Through this **Plan Endorsement** process, the Borough is seeking integrated planning with state agencies. The proposed center and node 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 Palmyra 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 Borough'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 Borough's **master plan, housing plan**, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to centers and nodes. Also, work with **Burlington County** officials to support the Heritage Trail as a means to facilitate travel by visitors and tourists to the **Palmyra Arts District**.

- Support business development, technical assistance and work with County planning and economic development staff on same.
- Redevelopment planning as enunciated under the Land Redevelopment and Housing Law N.J.A.C. 40A:12A-1 et. seq. should continue to be promoted.





**Legend**

-  PNC Bank Redevelopment Area
-  Knights of Columbus Redevelopment Area
-  R-1 Residential
-  R-2 Residential
-  Town Commercial
-  Neighborhood Commercial
-  Highway Commercial
-  Office Commercial
-  Industrial
-  Public
-  Open Space
-  Route 73 Redevelopment Zone

Knights of Columbus Redevelopment Area

PNC Bank Redevelopment Area

NOTE:  
THIS MAP REVISES AND SUPERSEDES THE ZONING  
MAP PREPARED BY LAND ENGINEERING & SURVEYING  
CO., INC. DATED SEPT. 2005 AND LAST REVISED TO 6-20-2007



**ZONING MAP  
PALMYRA BOROUGH  
BURLINGTON COUNTY, NEW JERSEY**

DATE: 3/28/21 SCALE: 1"=1000'  
DRAWING: 2021 ZONING MAP.MXD LAST REVISED: 4/1/21

## Present-Day Center, Node and Planning Areas

- Municipal Boundaries
- Centers- Existing
- Nodes- Existing
- Proposed Planning Areas:
  - Metropolitan

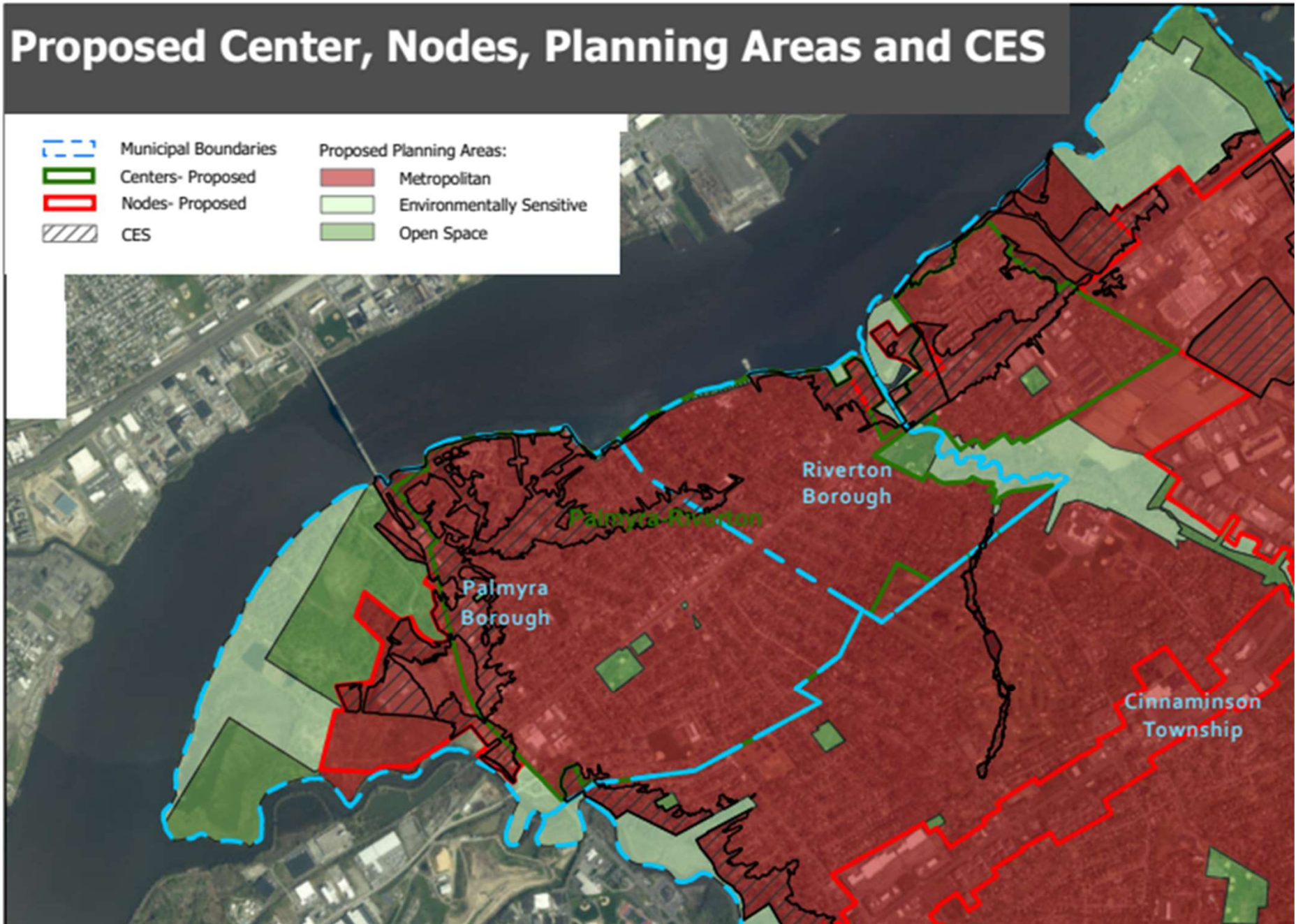


# Existing Mapping



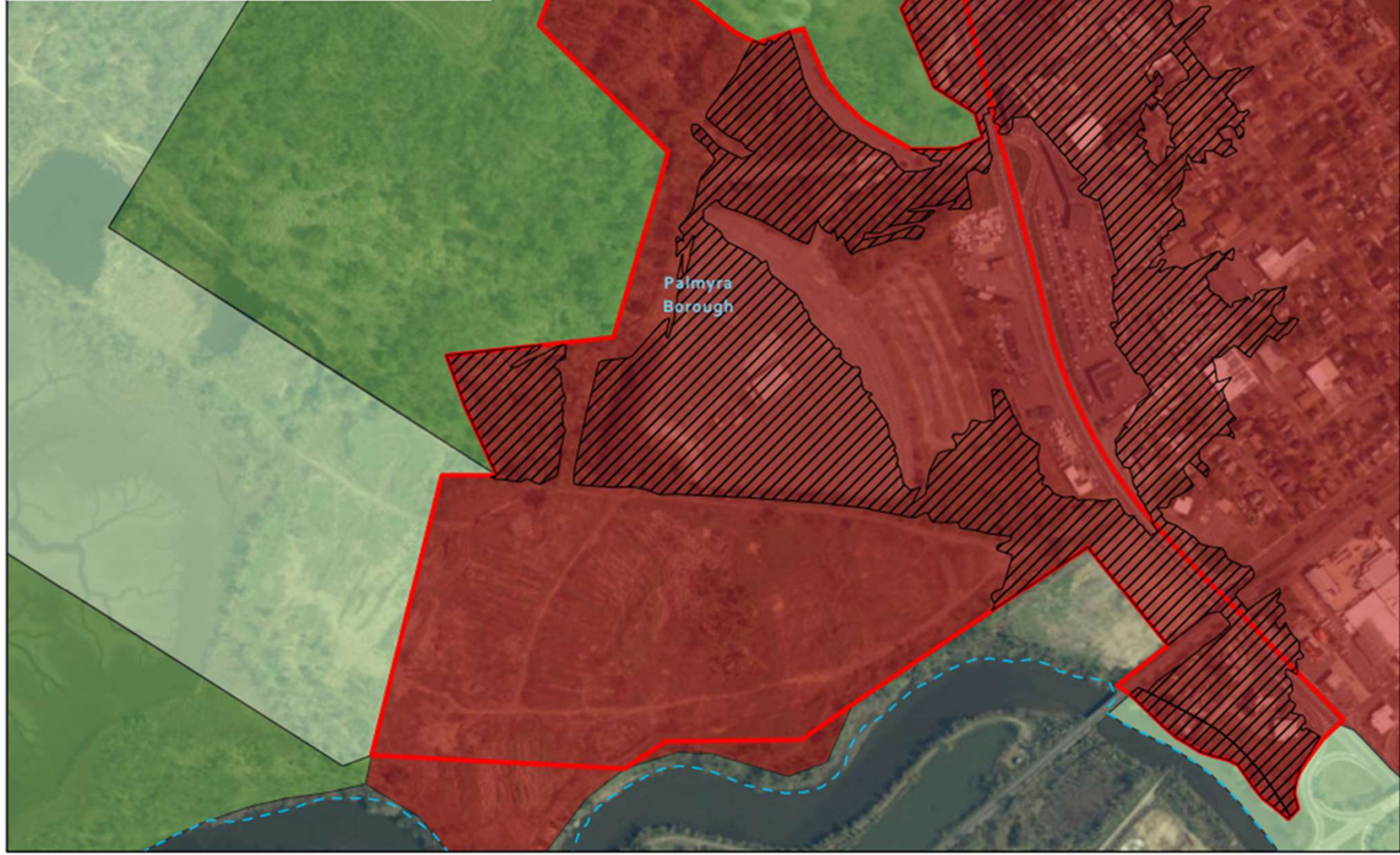
# Proposed Center, Nodes, Planning Areas and CES

- |  |   |
|--|---|
|  Municipal Boundaries | <b>Proposed Planning Areas:</b>   |
|  Centers- Proposed    |  Metropolitan              |
|  Nodes- Proposed      |  Environmentally Sensitive |
|  CES                  |  Open Space                |



# Proposed Node, Planning Areas and CES

 Municipal Boundaries	<b>Proposed Planning Areas:</b>
 Node - Proposed	 Metropolitan
 CES	 Environmentally Sensitive
	 Open Space





***STAFF RECOMMENDATION:***

The Borough of Palmyra has diligently and regularly planned and implemented measures to ensure that their Center, Node and environs remain sustainable and grow using smart-growth principles and has agreed to the actions in the Plan Implementation Agreement. OPA recommends endorsing the Borough of Palmyra as consistent with the NJ State Development and Redevelopment Plan.