

## Burlington County Route 130 Corridor Municipal Questionnaire

**Please review these questions and fill in as much as you can  
to paint a picture of your status and trends in planning:**

*(We'd love to see additional planning documents if you have them, though we're primarily interested in you telling the story of your community in narrative form so that we get a feel for what makes it unique and what's important to you and your citizens.)*

### **1. Visioning**

*Do you have a vision statement for your future? Please share it here:*

- ***Delran Township does not have a formal vision statement. However, the recently adopted 2020 Master Plan Reexamination notes the following goal and objectives that define the future growth in Delran:***
  - ✓ ***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 facilities redevelopment.***
- ***Furthermore additional goals include:***
  - ✓ ***To protect, preserve and restore natural environmental areas that enhance the aesthetic character of the community;***
  - ✓ ***To promote energy efficiency, conservation and increase use of renewable energy; to reduce waste and increase recycling; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change.***

*If so, when was it last affirmed?*

- ***While not a formal vision statement, the Master Plan Goals and Objectives are the land use policy guide for Township of Delran. This was last adopted in November 2020.***

Through what process?

- **Master Plan Reexamination**

Who participated?

- **Delran Township Planning Board**
- **Delran Township Master Plan Subcommittee**
- **Members of the public at public hearing**
- **CME Associates, Planning Consultant.**

What matters most to your community?

- **Balanced growth and development opportunities with existing infrastructure.**
- **Ensuring economic viability.**
- **Develop a circulation plan element that identifies the vehicular and pedestrian circulation throughout the Township.**
- **Providing open space and safe recreational opportunities for residents.**
- **Developing a town center for a vibrant commercial and residential area.**

Have you thought about your sustainability? Your contributions to Green House Gases (GHG)? How to reduce your GHG contributions?

- **Yes. As noted in the 2020 Master Plan Reexamination one of the goals is:  
To promote energy efficiency, conservation and increase use of renewable energy; to reduce waste and increase recycling; to reduce greenhouse gas emissions and to plan for mitigating the effects of climate change.**
- **While there is much still to be done by the Township, GHG and sustainability are still being thought about by community members and leaders.**

## 2. Resiliency

*Have you started planning for resiliency to climate change and sea level rise?*

- ***The Township has not taken actions specifically intended to mitigate the potential effects of climate change; however, it was awarded a bronze certification from Sustainable Jersey in October 2019. This was a re-certification that had also been awarded in 2015 and 2017. As required by Sustainable Jersey, the Town Council established a Green Team in 2014 that is still operating to provide public education sessions and outreach to the community.***
- ***The 2020 Master Plan Reexamination suggests that the Township engage in developing a Resiliency Plan.***

*If so, please attach any planning documents.*

- ***Please see attached 2020 and 2009 Master Plan Reexaminations.***

*Who has been engaged in the discussions?*

- ***The Green Team with members of the public; Town Council***

*Have you identified your risks? (Flooding? Erosion? Heat island effect? Increased storms? Disease? Other?)*

- ***With borders along the Delaware River and Ranococas Creek, along with Swedes Run within the Township, the Township has identified flooding, including tidal flooding and storm flooding, as a major risk for the community.***
- ***Many of the properties surrounding the Run are protected as open space and listed in the Township Recreation and Open Space Inventory.***
- ***The Township Zoning Ordinance and Subdivision Ordinance include buffering requirements from environmentally sensitive lands such as wetlands, floodways, and streams. Development is prohibited in these buffers, and delineation of the features requiring buffers is provided by reference to federal flood hazard areas and State-determined wetlands areas. As federal mapping or State wetlands delineations change, so too do the areas within Delran requiring buffers.***
- ***The 2020 Master Plan Reexamination suggests that the Township should monitor impacts from storms and floods to determine necessity of updating buffer distances.***

*Have you assessed vulnerable populations?*

- ***No.***

*Do you have an inventory of community assets? (Schools, emergency buildings, senior care, churches, businesses, infrastructure, transportation, energy, communications, health & medical facilities, hazardous materials; food water & shelter; safety & security, natural areas, parks, other?)*

- ***As part of an Eagle Scout project, Liam Taylor and volunteers generated a community assets map that was presented to the Green Team. The map includes local churches, mass transportation stops, schools, parks, and major retail centers. The map is online and available for all residents or visitors to Delran on the Green Team website (<https://delrangreenteam.wordpress.com/actions/delran-community-map/>).***
- ***The last Comprehensive Master Plan adopted in 1999 contained the public facilities plan highlighting the then existing community assets. This is to be updated.***

### **3. Equity**

*Do you have issues of Environmental Justice or other concerns about equity in your community? If so, list communities/neighborhoods that have borne an outsized burden of pollution, traffic and or other considerations that impact on quality of life.*

- ***No assessment of environmental justice or equity has been conducted for the Township. It should be noted that setbacks and buffering requirements within its regulations are noted.***
- ***The above being said, there are several areas that might be at greater risk due to climate change, although a formal assessment would be required to determine exposure and risk. Future flooding from sea level rise effects on tidal flooding might place the neighborhoods identified as Riverside Park and Bridgeboro at higher risk, while storm event flooding might affect Swedes Run and Hillside neighborhoods as well.***
- ***Riverside Park is also situated next to a sewage treatment plan.***
- ***Bridgeboro is located near the intersection of Route 130 (a principal arterial) and Bridgeboro Street (a minor arterial), and is located right at the intersection of Bridgeboro and Creek Road (another minor arterial).***

*What is the status of your affordable housing agreement? And, the status of implementation?*

- ***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***
  - ***365 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 set-aside of 53 affordable units***
    - ***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.”***

#### 4. Community Characterization

*If not identified in the earlier questions, what are the key elements that define your community?*

- ***Delran has a history as a series of agriculturally-oriented villages that grew in population as people were drawn to the open space and low taxes in the area. As the population grew, the character of the community changed from agricultural to suburban, although remnants of Delran's agricultural history are still visible in its eastern landscape. This has created a unique land use pattern and the opportunity to preserve land as open space for the enjoyment of residents.***
- ***Route 130 runs roughly northeast to southwest through the middle of the Township, splitting it into a northern half and a southern half. It also provides the primary commercial corridor for the Township.***
- ***The Harbor District along the Delaware River provides a unique opportunity for commercial and recreational development.***

#### 5. Mapping

*Please attach a file with your zoning map in GIS format (shape files).*

***Zoning Map for Township of Delran has not been developed in GIS.***

*If you have your community assets and vulnerabilities mapped, please include them as well.*

***This map is to be updated. This will be provided once updated.***

*Who is your municipal contact for GIS mapping? (please include email and phone #)*

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## 6. State Plan Consistency

*Please review the 8 goals of the State Development and Redevelopment Plan (attached) and address how your master plan and vision for your community is (or is not) consistent with these goals, policies & indicators.*

### **GOAL 1: REVITALIZE THE STATE'S CITIES AND TOWNS**

**Strategy:** Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.

**Consistency:** *This Goal, along with its underlying policies and indicators, mostly deals with highly urbanized areas in the state. However, with about three-quarters of its land area in the Metropolitan Planning Area of the State Plan, (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**

**Strategy:** Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

**Consistency:** *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.*

### **GOAL 3: PROMOTE BENEFICIAL ECONOMIC GROWTH, DEVELOPMENT, AND RENEWAL FOR ALL RESIDENTS OF NEW JERSEY**

**Strategy:** Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.

**Consistency:** *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**

**Strategy:** Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.

**Consistency:** *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**

**Strategy:** Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.

**Consistency:** *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**

**Strategy:** Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.

**Consistency:** *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**

**Strategy:** Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.

**Consistency:** *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 AND INTEGRATED PLANNING AND IMPLEMENTATION STATEWIDE**

**Strategy:** Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.

**Consistency:** *While there are no goals or objectives related to this State Plan Goal in the 2020 Master Plan Reexamination, 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.*

## **7. State requests**

Please list any 'asks' that you have of the state including OPA, DEP, DOT, DCA, BPU or any other state agencies. OPA is committed to bringing them to the table, though we can't guarantee exactly the resolution that you're looking for.

- **DEP: Funding for assistance with remediation activities, including the Abrasive Alloys site (a brownfield site that is being redeveloped for affordable housing).**
- **Coordinated assistance in preparation and update to the Route 130 corridor study in order to update the vehicular and pedestrian circulation around this corridor.**

Please feel free to add anything else that you feel would be pertinent to a planning discussion and

THANK YOU for your time!