

# 2018 MASTER PLAN REEXAMINATION REPORT

FLORENCE TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY



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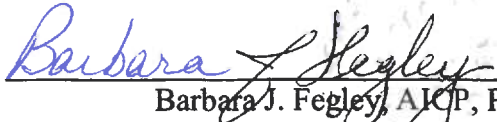
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**FLORENCE TOWNSHIP PLANNING BOARD  
RESOLUTION NO. P.B.-2018-16  
RESOLUTION OF MEMORIALIZATION ADOPTING 2018 MASTER PLAN  
GENERAL PERIODIC REEXAMINATION REPORT**

# **2018 MASTER PLAN REEXAMINATION REPORT FLORENCE TOWNSHIP, BURLINGTON COUNTY, NJ**

## **I. INTRODUCTION**

The Municipal Land Use Law (MLUL), Article II. Periodic Reexamination of Municipal Plans and Regulations, under N.J.S.A. 40:55D-89. Periodic Examination, requires all municipalities to reexamine their master plans at least once every ten years from the previous reexamination.

The reexamination report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

## II. PRIOR FLORENCE TOWNSHIP REEXAMINATION REPORTS, MASTER PLANS AND MASTER PLAN ELEMENTS

The Township's most recent Reexamination Report was adopted on June 16, 2008, therefore, Florence Township is due for a ten year reexamination report. Prior to 2008, Reexamination Reports were prepared, dated, or adopted as follows:

|               |                   |
|---------------|-------------------|
| May, 1982     | June 19, 2000     |
| July 26, 1982 | February 24, 2003 |
| June 27, 1994 |                   |

The original Florence Township Master Plan was adopted in August, 1976 with Amendments dated:

|   |                                |
|---|--------------------------------|
| May, June, October, December, 1987        | April, 1992                    |
| May, 1989                                 | February, March, April, 1994   |
| February, April, May, June, October, 1990 | May 22, July 24, 1995          |
| September, 1991                           | April, August, September, 1999 |

The 1976 Master Plan contained a number of required and optional elements that were amended in subsequent years. The Table of Contents of the 1976 Master Plan included the following Chapters, some of which were marked as *Reserved* for preparation at a future time. Some of the Chapters shown as *Reserved* in 1976 remain *Reserved* in 2017.

### 1976 Master Plan Elements

- I. Introduction
- II. Data & Statistics About Florence
- III. Community Facilities Plan Element
- IV. Recreation Plan Element
- V. Utility Service Plan Element
- VI. Circulation Plan Element
- VII. Housing Element & Fair Share Plan
- VIII. Land Use Plan Element
- IX. Historic Preservation Plan Element

The Housing Element and Fair Share Plan has been revised a number of times due to Rounds One, Two and Three of the Council on Affordable Housing (COAH) regulations and the more recent requirement that municipalities obtain approval of their affordable housing obligation from the Court. Housing Elements and Fair Share Plans were prepared, dated, or adopted as follows:

|   |                                    |
|---|------------------------------------|
| January 5, 1987, Resubmitted June 1, 1987 | March 1993, Amended February, 1994 |
| June 27, 1988 Amendment                   | April 20, 1998                     |
| July 25, 1988 Amendment                   | December 2, 2008                   |
| March 31, 1989                            | December 8, 2015                   |
| April 27, 1992                            | April 24, 2018                     |

### **III. REEXAMINATION REPORT COMPONENTS**

#### ***a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.***

The 2008 Reexamination Report identified the following problems and objectives of land development:

#### ***1. Residential versus Commercial/Industrial Development***

- The need for increased Commercial/Industrial Development was discussed in the 1999 Reexamination Report, however, the 2008 Reexamination indicated that there had been an increase in commercial development, including warehouse and distribution uses along the Route 130 corridor in response to the opening of the Pennsylvania Extension of the New Jersey Turnpike. Haines Industrial Center completed two warehouses and a third received Preliminary approval. The Wawa facility adjacent to the Turnpike entrance on Route 130 completed an expansion to include a gas station and convenience store and future expansion was anticipated. A new bank opened along Route 130 and several older "strip" commercial businesses had received approval to renovate, expand, and redevelop. A new mixed use residential and commercial building was under review near the Roebling section of Florence and the apartments and businesses proposed in the mixed use building would have convenient access by walking or cycling to the new Roebling Light Rail passenger station.
- The imbalance of increasing residential development without a corresponding increase in commercial/industrial development was identified as a continued strain on the tax base to provide municipal and safety services, education, and recreation to residents. Innovative solutions to develop or redevelop portions of the Township that were suitable for commercial development continued to be a high policy priority.
- Pressure to develop lands zoned for residential uses intensified in areas served by water and sewer north of the turnpike and in large, unimproved agricultural areas to the south of the Turnpike. The 2008 Reexamination Report indicated that seven major residential subdivisions had been approved since the date of the last reexamination which would result in 270 new single family residential units and 112 age restricted units.
- Legacy at Meadowcroft, an age restricted development under construction in 2007, would assist in meeting a previously identified need for senior housing. The former Duffy School was identified as a potential municipally sponsored redevelopment project for affordable senior housing.

## **2. *Affordable Housing Obligation***

- Court Ordered Revisions to the Council on Affordable Housing's Third Round Rules were a concern because challenges and invalidation of some of the rules caused Statewide uncertainty about a municipality's obligation. Because the level of the affordable housing obligation may be subject to further revision, any in-lieu contributions approved by the Township and submitted by an applicant were placed in a separate affordable housing trust account and would not be expended until COAH approved the Township's Third Round Spending Plan.

## **3. *Agricultural Lands***

- Downzoning in neighboring Springfield, Mansfield, and Burlington Townships was identified as a concern that may intensify pressure to develop the agricultural portions of Florence Township. While the amount of available vacant developable land was studied in 2007, no recommendation was made in the 2008 Reexamination Report to increase lot size in the AGR-Agricultural District.

## **4. *Redevelopment***

- A redevelopment plan was underway for the former Roebing Steel property for commercial/industrial or recreational uses compatible with the Superfund remediation completed by the United States Environmental Protection Agency (USEPA). During the project development phase of the proposed redevelopment plan, the developer revised the plan to concentrate residential development on the site. USEPA and the Township felt the site was unsuitable for such large scale residential development without further extensive remediation. The Governing Body was in the process of reviewing new partners and opportunities to redevelop the site.

## **5. *Light Rail Transportation System***

- The Light Rail Mass Transportation System with two new passenger stations in Florence Township was anticipated to provide opportunities for increased economic development and redevelopment in the Township, possibly by incorporating a Transit Village concept.

## **6. *School Facilities***

- The 2008 Reexamination Report stated that the Township had addressed the need for expanded and modernized educational facilities. The new Florence Township High School opened in September, 2006 and middle school aged students moved into the former high school facility. Elementary schools were not addressed in the Reexamination Report.

## **7. *Alternative Energy Sources***

- Regulations for Alternative Energy Generation Facilities including Solar and Wind were discussed in the 2008 Reexamination Report and it was recommended that the Township develop and adopt ordinances to regulate the uses.

## **8. *Zoning Issues***

- The 2008 Reexamination Report identified the issue with public buildings noted on the Zoning Map as Institutional Uses (fire house, library, sewage treatment plant, water treatment plant, quasi public facility, quasi public/school) that were not situated within any Zoning District. It was recommended that a PUB-Public Zoning District be created.
- The zoning of the park on Block 155.49, Lot 54.02 was recommended to be rezoned from AGR to P-Park since the property is utilized as a Township park.
- Portions of the GM-General Manufacturing District on Cedar Lane were proposed to be rezoned to SM-Special Manufacturing for less intensive manufacturing use due to the proximity to residential areas.
- There was a changing view of the GM-General Manufacturing district uses in favor of SM-Special Manufacturing uses, recognizing that the significant residential growth and less intense manufacturing and warehousing uses may be justification for expanding the SM district and reducing the GM district based on current land use patterns. In general, SM uses are less intensive and tend to have less offsite impacts.
- The zoning in the northwestern portion of Florence Township, adjacent to the Griffin Pipe industrial facility, the Township Utility Department and the New Jersey Turnpike Bridge was evaluated in 2008 for office development. Current zoning of approximately half the area was SM-Special Manufacturing and approximately half the area was RA-Residential-Low Density Residential. The area was proposed to be zoned ROP-Research Office Park. The 2008 Reexamination Report included proposed uses, design and area requirements, bulk standards and buffer requirements. Zoning was not changed to Research Office Park because the economic climate has not been conducive for office or office park development.



***b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.***

***1. Residential versus Commercial/Industrial Development***

- The disparity between residential and commercial/industrial development has been reduced and the trend in development has been shifted to more of a commercial redevelopment focus.
- There is a desire to retain and encourage retail and neighborhood commercial development in the community.

***2. Affordable Housing Obligation***

- In 2015, Florence Township sought a declaratory judgment indicating that they complied with the Fair Housing Act (the Act) and the Council on Affordable Housing (COAH) requirements as articulated by the Mount Laurel Doctrine and sought a Judgment of Compliance and Repose for Third Round obligations imposed under the Act. Through mediation, the Township's constitutional obligation for its Third Round Housing (1999-2025) is 378 units. The Settlement Agreement dated November 22, 2016 and later amended on December 19, 2017 was to be effective upon a Fairness/Compliance Hearing on the matter and the Court approving the Settlement Agreement and granting the Township a Judgment of Compliance and Repose. Township Resolution 2016-259 was adopted on December 21, 2016 and a Fairness/Compliance Hearing was held at the end of 2017. The final hearing by the Court is scheduled for June or July, 2018.

***3. Agricultural Lands***

- The Existing Land Use and Zoning Map included with this 2018 Reexamination Report identifies Preserved Farmlands and Targeted Open Space Parcels in the AGR-Agriculture zoning district. Wetland areas are also shown on the map. A number of Agriculture zoned parcels remain unpreserved or not targeted for open space.
- Since the time of the last Reexamination Report the Township was experiencing increased pressure to develop agricultural lands for solar farms. Changes in the Municipal Land Use Law and Township Ordinance 2013-14 adopted on August 7, 2013 regulate large solar farms, regulating the impact of the use on agricultural lands within the Township.

***4. Redevelopment***

- The former Roebling Steel property remains under consideration by the Governing Body for non-residential use, however, a specific Redevelopment Plan has not yet been finalized.

- Redevelopment in other areas of the Township is discussed in *Section c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*

## **5. *Alternative Energy Sources***

- Wind turbines are no longer a popular energy alternative due to the inability of winds in this region to generate sufficient energy versus the cost for such installations. However, solar panel use has increased since 2008 and on August 7, 2013, the Township adopted Ordinance No. 2013-14 entitled Renewable Energy to provide for standards regarding renewable energy facility uses and installations.

## **6. *Zoning Issues***

- The recommendation in the 2008 Reexamination Report for Institutional Uses to be included in a new PUB-Public Zoning District was not implemented. This continues to be an issue, particularly if one of the buildings is no longer needed and a new use is proposed. The current zoning ordinance and zoning map do not identify a zone in which the building is located.
- The zoning of the park on Block 155.49, Lot 54.02 was recommended to be rezoned from AGR to P-Park since the property is utilized as a Township park. This zoning recommendation has not been implemented.
- Portions of the GM-General Manufacturing District on Cedar Lane were proposed to be rezoned to SM-Special Manufacturing for less intensive manufacturing use due to the proximity to residential areas. The zoning remains GM, however, the area recommended to be rezoned is now An Area in Need of Redevelopment where a Redevelopment Plan can supersede the zoning ordinance thereby providing less intense uses with adequate buffers to protect neighborhoods.
- The zoning in the northwestern portion of Florence Township, adjacent to the Griffin Pipe industrial facility, the Township Utility Department and the New Jersey Turnpike Bridge was evaluated for office development in 2008 and that Reexamination Report recommended the area be zoned ROP-Research Office Park. The 2008 Reexamination Report included proposed uses, design and area requirements, bulk standards and buffer requirements. The ROP District was not adopted and zoning remains the same as it was in 2008 because no viable end user or developer has been interested in this type of development.

- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*

**1. Redevelopment**

- In 2009 and to a greater extent, in 2013, the Township embarked on a Redevelopment effort that has rehabilitated or redeveloped Areas in Need of Redevelopment. The Existing Parcels in Need of Redevelopment plan shows parcels determined to be in Need of Redevelopment in 2009 and those added in 2013. As shown, in 2013, additional areas along Route 130, parcels along Cedar Lane, areas in The Haines Center, and Office Park zoned areas on Florence-Columbus Road are now within a Redevelopment Area.
- Redevelopment projects have brought significant completed or proposed development to the Township as shown in Table One. Redevelopment Projects Since 2012.
- The benefits of major warehouse and distribution facility construction within the "Route 130 and the Vicinity Redevelopment Area" have reduced the economic burden to residents of escalating local taxes.
- There has been a change in the types of development in the region, due in part to redevelopment efforts, but also due to a positive change in the economic climate and access improvements between the New Jersey and Pennsylvania Turnpikes and points to the north and south and east and west.
- The Township is working with the New Jersey Department of Transportation (NJDOT), the Delaware Valley Regional Planning Commission (DVRPC), Burlington County, Burlington Township, and Burlington City to coordinate and to cooperate in developing better road systems or an alternate route for truck traffic around compact residential neighborhoods with better connections or a bypass for improved access to major roadways. Increased development in the region has refocused efforts to further improve traffic circulation in this part of the county. This is a high priority to improve traffic circulation and the March, 2018 "Freight Movement Around NJ Turnpike Interchange 6A" discusses existing conditions and proposed improvements.
- The 2008 the Reexamination Report proposed a ROP-Research Office Park zoning district in addition to the current OP-Office Park zoning district. Due to a glut in the market of offices, there was little to no interest in office development other than as a minor element to major warehouse and

**Table One. Redevelopment Projects Since 2012**

| Redevelopment Plan Name          | Blocks     | Lots   | Road Location                            | Use   |  |
|----------------------------------|------------|--------|--|---|--|
| NFI                              | Building A | 160.01 | 2.01                                     | Route 130 North                               | Subaru Training Center and Logistics   |
|                                  | Building B | 160.01 | 2.03                                     |   | QPSI Corporate Headquarters  |
|                                  | Building C | 160.01 | 2.04                                     |   | Express Scripts Pharmaceutical Fulfillment                                       |
| Duffy School                     | -          | 45     | 8-10, 13-15                              | Second Street                                 | 53 Affordable Senior Apartments  |
| Burlington Coat Factory          | Parcel A   | 160.01 | 1.01                                     | Route 130 North                               | Offices, Corporate Headquarters  |
|                                  | Parcel B   | 160.01 | 1.03,14,15                               |   | Proposed Mid-Rise Business Class Hotel and Restaurant                            |
|                                  | Parcel C   | 160.01 | 1.02                                     |   | Future Redevelopment Plan  |
| The Haines Center                | -          | 158    | 7,8                                      | 1000-1200 John Galt Way                       | Destination Maternity  |
| Cedar Lane South Industrial Park | -          | 155.47 | 12.02                                    | Cedar Lane                                    | Amazon Distribution Center/Ecommerce   |
| Railroad Avenue, Covington       | -          | 148.06 | 6.01, Proposed Lot 1.01                  | 500 Cedar Lane/ Railroad Ave                  | Corporate Office/ Warehouse Site   |
| Cedar Lane First Industrial      | -          | 148.06 | 2  | 400 Cedar Lane                                | B & H Foto & Electronics Corp.   |
| Florence Griffin Pipe Properties | -          | 179    | 1.02, 1.03,1.04,1.05                     | West Front Street                             | Proposed Offices, Logistics, Fulfillment and Ecommerce Use                       |
|                                  | -          | 156.01 | 90                                       |   |  |
| Lennar-Tristate                  | -          | 165.04 | 63                                       | Florence-Columbus Rd                          | 40 Townhomes and 40 Stacked Townhomes  |
| Roebbling Steel Plant            | -          | 118    | 14, 18, 25, 26, 27                       | Hornberger Avenue Northeast to Delaware River | Undetermined Future Redevelopment Plan   |
|                                  | -          | 119    | 12, 13, 14.01, 14.02                     |   |  |
|                                  | -          | 121    | 3.01, 4.02, 4.03, 4.04, 7, 8, 9          |   |  |
|                                  | -          | 125    | 20, 21, 22.01, 22.02, 23, 24, 25, 26     |   |  |
|                                  | -          | 126.01 | 1, 2.01                                  |   |  |
|                                  | -          | 139    | 1, 2, 3                                  |   |  |
|                                  | -          | 140.02 | 1.01, 1.02, 1.03, 1.04, 1.05, 2.01, 2.02 |   |  |
|                                  | -          | 140.03 | 9, 10,                                   |   |  |
|                                  | -          | 141.01 | 2.01, 2.02, 5, 6, 7, 8, 9                |   |  |
|                                  | -          | 141.02 | 1, 2                                     |   |  |
|                                  | -          | 141.03 | 42                                       |   |  |
| -                                | 500        | 1, 3   |  |   |  |
| Weiss Properties                 | -          | 160.01 | 4, 11.01, 11.02, 24                      | US Route 130 and County Route 650             | 100+ Guest Room Hotel, Restaurant/Commercial Use and 240 Multi-Family Residences |
| Primestone Properties, LLC       | -          | 163.02 | 13.02                                    | 2066 US Route 130 at Hunt Circus Drive        | 82 Room Tru Hilton Hotel   |

distribution facilities. The lands proposed for ROP zoning (Block 156.01, Lot 90) and adjacent Delaware Riverfront properties (Block 179, Lots 1.02, 1.03, 1.04 and 1.05) were the subject of an October, 2016 Redevelopment Plan for Griffin Pipe Properties for proposed warehouse, light industrial, manufacturing/offices and on the landfill portion of the site, ground mounted solar panels. All three of the three major vacant OP-Office Park properties along Florence-Columbus Road were purchased by the township and there are no plans for office park use since there has been no interest in this type of use along Florence-Columbus Road. One property is proposed as open space and the second is the subject of a 2017 Redevelopment Plan for use as a townhouse and stacked townhouse residential development. There are no current plans for the third parcel.

- One area of significant change in the Township was the potential of creating an industrial node consisting of approximately 6.5 million square feet of industrial space that would generate up to 3,000 industrial jobs and increase the ratable base by approximately \$500 million on agricultural lands in the vicinity of Interchange 52 of Interstate 295 along Florence-Columbus Road (County Route 656) which extends from Florence Township to Mansfield Township. On October 12, 2016, Township Council adopted Resolution No. 2016-11 requesting the New Jersey State Planning Commission consider changing the planning area of the potential industrial node from PA-4 Rural Planning Area to PA-2 Suburban Planning Area to promote economic development at Interchange 52. The specific properties included in the planning area change were: Block 165.02, Lots 4 and 6; Block 167.01, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 2.01, 2.02, 2.03, 2.04, 2.05, 3.01, 3.02, 4 and 9; Block 168, Lots 5.01, 5.02, 6, 8, 11; and Block 168.01, Lot 7. Township Council initially supported consideration of a wastewater plan amendment to provide sanitary sewer service to the new PA-2 area while it was potentially exploring commercially related land uses, however, on June 21, 2017, Council adopted Resolution 2017-151 withdrawing support of the planning area change and a wastewater plan amendment to provide sanitary sewer service to the area. The withdrawal of support was due to a reevaluation of the creation of the industrial node at Interchange 52, especially with concerns of potential traffic impacts, road conditions, and preservation of farmlands. Council deemed it advantageous to avoid generating additional traffic that would further congest the municipal roadway system without a clear plan to address any potential traffic concerns.

## **2. *Affordable Housing Obligation***

- The Township has reached a Settlement Agreement with the Court and Fair Share Housing Center on its affordable housing obligation through to 2025 but there remains pressure to meet the housing obligation and to encourage development that will assist the Township in reaching its obligation.

- After reviewing the Existing Land Use Map, it is apparent that there are few apartment complexes in the Township. Such development with an affordable housing set-aside is one method to provide alternate housing to existing and future residents and in assisting in meeting the Township's affordable housing obligation. The Township is currently working with a developer on a site included in *Table One. Redevelopment Projects Since 2012*. The project is shown as Weiss Properties that would provide a major hotel facility previously identified as a much needed amenity in light of the corporate headquarters that have moved into the Township and a restaurant along Route 130. Surrounding the commercial uses would be apartments, including affordable units that would add to the Township's supply and reduce the obligation.
- There are many housing units in older areas of the Township that should be considered for rehabilitation, whether by the Township or private entities that could assist in meeting the Township's affordable housing obligation.
- The township recognizes the need to attract and develop small neighborhood businesses to provide service and retail for residents. Those businesses need to be balanced with employment centers of economically viable commercial enterprises like industrial, manufacturing and office spaces. These goals must be intertwined with the need to safeguard open spaces and the agricultural heritage of the community.

### 3. *Recreation and Open Space*

- The Delaware River waterfront is an asset. Enhanced access and amenities along the waterfront are needed. This includes water facilities, play stations, and access to the river in Roebling.
- Pedestrian connections and better walking paths to bus and rail stations, school, church, and food stores are needed.

- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

**1. *New Master Plan***

The original Florence Township Master Plan was prepared in 1976 and it was last updated in 1999. Much has changed in the Township since 1999 and it is recommended that a new Master Plan be prepared. The Municipal Land Use Law (40:55D-28) lists the following current required and optional elements of a Master Plan:

The Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements (1) and (2) and, where appropriate, the following elements (3) through (16):

- (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- (2) A land use plan element (a) taking into account and stating its relationship to the statement provided for in (1) above, and other master plan elements provided for below and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes including any provisions for cluster development; and stating the relationship thereof to the existing and proposed zone plan and zoning ordinance; (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones; and (d) including a statement of the standards of population density and development intensity recommended for the municipality.
- (3) A Housing Plan Element.
- (4) A Circulation Plan Element.
- (5) A Utility Service Plan Element.
- (6) A Community Facilities Plan Element.
- (7) A Recreation Plan Element.
- (8) A Conservation Plan Element.
- (9) An Economic Plan Element.
- (10) An Historic Preservation Plan Element.
- (11) Appendices or report containing the technical foundation for the master plan and its elements.
- (12) A Recycling Plan Element.
- (13) A Farmland Preservation Plan Element.
- (14) A Development Transfer Plan Element.
- (15) An Educational Facilities Plan Element.
- (16) A Green Buildings and Environmental Sustainability Plan Element.

The new Master Plan would begin with the two required elements: **A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based** and a **Land Use Plan Element**.

The **Land Use Plan Element** should be followed by the **Circulation Plan Element** which remains largely "*Reserved*" in the 1976 Master Plan with the exception of antiquated NJDOT Major Corridors of Movement Map, a Road System Map and a Road Weight Restriction Map. New traffic and roadway plans must be developed to plan for community build-out. Public transportation systems and facilities, including access improvements to and from the stations or stops should be prepared. A plan that contains vehicle, pedestrian and bikeway connections should be developed. A pedestrian and bikeway circulation plan would assist the Township in obtaining Community Development Block Grants, Safe Streets to Schools, Safe Streets to Transit, and Municipal Aid grants. Commercial areas, schools, churches, parks, bus stops, train stations and other features should be discussed in the Circulation Plan Element and shown on a Circulation Plan with existing and planned routes to interconnect the various destinations. Identified vehicular connections that are in need of improvement include Cedar Lane and Route 130, Delaware Avenue and Route 130, and Hornberger Avenue and Route 130. The Circulation Plan Element would include recommendations in the recently published, "Freight Movement Around NJ Turnpike Interchange 6A," March, 2018 by DVRPC and a study underway by Burlington County.

The **Recreation Plan Element** was entirely "*Reserved*" in the 1976 Master Plan with no information other than as a placeholder. A Recreation Plan Element with pedestrian and bicycle circulation around the community to employment hubs from transit facilities and residential developments, to parks and recreation areas and other destinations will connect Florence Township to amenities within the Township and into neighboring towns, parks, and county trail systems.

The Recreation Plan Element should contain an inventory of existing parks, amenities, and long term plans for improvements and features, particularly as the population demographics change in the community. The inventory should include past parks and recreation areas financed by NJDEP Office of Green Acres and potential future financing from this source.

A portion of the former Roebling Steel property contains an extensive park but there may be opportunities to continue a walking trail along the entire riverfront and a public pier in Roebling. A Recreation Plan Element would provide interconnections through the Township connecting to Heritage Trail. With a Recreation Plan Element that includes existing and planned pedestrian and bikeway interconnections, the Planning and Zoning Board would have more leverage for developments along an existing or proposed route to enhance or construct improvements along their properties.

Roebling Park is a relatively new park that is reported to be underutilized. Whether the reason is insufficient parking or lack of amenities of interest, a Recreation Plan Element could identify improvements to attract additional users of the facility.



- Other Master Plan Elements that should be considered for the Master Plan include:

**Utility Service Plan Element.** The Water Service Area seems to be up to date but a Sewer Service Area Map showing areas to be served by sewer or septic needs to be prepared.

**Economic Plan Element.** The 1976 Master Plan included a Chapter entitled “Data & Statistics about Florence,” and the last section of the chapter was, “Economic Considerations.” The Economics Considerations section of the plan was "Reserved" with no information provided in 1976 or in subsequent amendments. The Township may consider preparing an Economic Plan Element in the future although this is an optional Master Plan Element and at least in the most recent past, the Township has been well served with attracting development and ratables.

**Historic Preservation Plan Element.** Florence Township contains an historic district and the Master Plan includes a September, 1991 Historic Preservation Element. That element should be reviewed and updated at some point in the future. There is a concern that Historic Roebing is experiencing a change to renter occupied units and that landlords are not maintaining the units. Landlord registration with more township oversight, inspections and requirements to maintain the historic appearance of structures may be one method within the Historic Preservation Plan Element to correct maintenance issues.

**Recycling Plan Element.** Florence Township has an ordinance for recycling but a Recycling Plan Element could assist in implementing additional recycling and waste reduction measures.

**Farmland Preservation Plan Element.** In reviewing the current Existing Land Use & Zoning Map which includes Preserved Farmlands and Targeted Open Space parcels, it appears there may not be significant lands for additional farmland preservation, however, the concern for farmland preservation identified in prior Reexamination Reports may warrant a review of the Township and preparation of a Farmland Preservation Plan.

**Community Facilities Plan Element.** The 1976 Master Plan contained a listing of several community facilities and was more of a place holder for inclusion of a future plan that identified existing community facilities and services along with a plan of proposed facilities and services based on community needs and desires.

## ***2. Zoning Ordinance Revisions or Amendments***

The following Zoning Ordinance Revisions or Amendments are recommended:

- Revising the Ordinance regarding the Sidewalk Trust Fund and required contributions if sidewalk is not constructed. This section of the ordinance should be revised to state that the Sidewalk Trust Fund may only be utilized to fund sidewalk in the vicinity of a project where the sidewalk was not constructed and cannot be used in areas outside of the project area.

- Revising Article XX, Recreation and Open Space Standards to revise or delete §91-140 Contribution in lieu of construction of active recreation: Recreation Trust Fund for the same reason as the Sidewalk Trust Fund, and reviewing required facilities. This would likely be done upon completion of a Recreation Plan Element.
- Incorporating Institutional Uses such as cemeteries, water tanks, firehouses, etc. into a specific zoning district and not just labeling them according to their current use. As a general guide, zoning surrounding the use could be considered for the specific use to avoid spot zoning of an individual building. In the alternative, the 2008 Reexamination Report recommended an entirely new zone be created for Public Uses. Any change from public to private use would then be subject to a Use Variance.
- Reviewing the off-street parking and loading standards found in a number of places in the Ordinance and making them consistent. The Ordinance contains a general off-street parking requirement and in various zoning districts, there are different requirements.
- Zoning of any municipal park that is not within the Park Zoning District, should be rezoned to the Park Zone.
- The zoning of Block 121, Lot 4.02 should be changed from HC-Highway Commercial to RD-High Density Residential Municipal Affordable Housing.
- The zoning on Block 121, Lots 2, 3.01, 3.03 and 11 (St. Nicholas Byzantine Greek Catholic Church) should be changed from AGR-Agriculture to RA-Low Density Residential consistent with surrounding zoning.
- The zoning of Block 126.01, Lot 5 should be revised. Along Hornberger Avenue, the lot is zoned NC-Neighborhood Commercial. Behind the NC zone, the lot is zoned RA-Low Density Residential. The lot is 3.05 acres in size and is recommended to be entirely within the NC-Neighborhood Commercial zoning district.
- Ordinances referencing the posting of performance and maintenance guarantees under the Municipal Land Use Law should be revised to reflect the new law limiting the scope of performance guarantees, municipal authority to adopt two additional types of guarantees (a temporary certificate of occupancy guarantee and a safety and stabilization guarantee), changes to maintenance guarantee requirements, and changes to the posting of escrows for inspections.

- e. **The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

### *1. Current Redevelopment Areas*

The Township adopted a portion of Route 130 as an Area in Need of Redevelopment in 2009. In 2013, that area was expanded further north along Route 130, east along Florence-Columbus Road, into the Haines Center, and along Cedar Lane into the SM and GM zoning districts. The former Roebling Steel Mill site is situated in the GM-General Manufacturing zoning district and remains a significant parcel of land that one day requires redevelopment. Roadway improvements to Hornberger Avenue must be considered and implemented prior to or coinciding with development on the steel mill parcel. Portions of the property that are situated along the Delaware Riverfront present opportunities for recreational and commercial redevelopment including boat rentals, restaurants, and related uses. Should a developer of such uses be identified, a Redevelopment Plan may assist in redeveloping the currently vacant property.

In addition to the Roebling Steel Mill property, there are numerous areas of the Township that are within a designated Redevelopment Area. These areas are shown on the Existing Parcels in Need of Redevelopment map previously discussed and include parcels along the Route 130 corridor, within The Haines Center, and along Railroad Avenue and Florence-Columbus Road that are currently within a designated Redevelopment Area. Redevelopment opportunities that are presented to the Township should be considered for their potential benefit to the municipality.

### *2. Proposed Redevelopment Areas*

At this time, no additional areas or properties are individually recommended for redevelopment, however, the Township will continue to monitor properties throughout the municipality. Areas that appear to meet the conditions for redevelopment will be recommended for study to determine if they meet the criteria to be determined to be an area in need of redevelopment.

**Appendix A**

**Florence Township Planning Board**

**Resolution No. P.B. No.-2018-16**

**Resolution of Memorialization Adopting 2018 Master Plan**

**General Periodic Re-Examination Report**

**FLORENCE TOWNSHIP  
PLANNING BOARD**

**RESOLUTION NO. P.B.-2018-16**

**RESOLUTION OF MEMORIALIZATION  
ADOPTING 2018 MASTER PLAN  
GENERAL PERIODIC RE-EXAMINATION REPORT**

**Decided: May 22, 2018  
Resolution Memorialized: June 26, 2018**

**WHEREAS**, N.J.S.A. 40:55D-89 directs all local planning boards to conduct periodic re-examinations of local master plans and development regulations at least every ten years;

**WHEREAS**, N.J.S.A. 40:55D-89 further directs each such board to prepare a report of its findings and to adopt those reports by resolution;

**WHEREAS**, the Florence Township Planning Board last adopted such a report in 2008;

**WHEREAS**, in 2017 the Board directed its planning consultant, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc., to examine the existing Florence Township Master Plan, and conditions within and around the community, and to prepare a draft Re-Examination Report in accord with the statutory criteria for review and discussion by the Board;

**WHEREAS**, the Draft Re-Examination Report was reviewed by Ms. Fegley and discussed extensively by the Board at its April 24, 2018 meeting;

**WHEREAS**, the Board opened the duly noticed public hearing on adoption of the draft Re-Examination Report, entitled "2018 Master Plan Re-Examination Report, Florence Township, Burlington County, New Jersey", and dated May 9, 2018, at its May 22, 2018 meeting, and Ms. Fegley presented a summary of the recommendations set forth in the Report;

**WHEREAS**, in the course of the public portion of the hearing Joseph Augustyn, PP, AICP of the Alaimo Association of Engineers and municipal Planner for Burlington Township appeared before the Board and discussed Burlington Township's concerns about compatible development along the common border of Florence and Burlington Townships;

**WHEREAS**, upon the conclusion of the foregoing the Board moved to adopted the draft Report;

**NOW, THEREFORE, BE IT RESOLVED** by the Florence Township Planning Board in the County of Burlington and State of New Jersey that document entitled “2018 Master Plan Re-Examination Report, Florence Township, Burlington County, New Jersey”, dated May 9, 2018, and prepared by the Board’s Professional Planner, Barbara Fegley, PP, AICP, of the firm Environmental Resolutions, Inc., be and is adopted as the Board’s statutorily required report of its General Periodic Re-Examination of the Florence Township Master Plan.

**MOTION TO ADOPT GENERAL PERIODIC MASTER PLAN  
RE-EXAMINATION REPORT:**

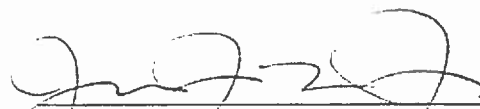
Moved by : Mr. Molimock  
Seconded by : Mr. Pagano  
In Favor : Mr. Molimock, Mr. Pagano, Mr. Morris, Mr. McCue,  
Councilman Lovenduski, Mayor Wilkie, Chair Hamilton-Wood  
Opposed : None  
Recused : None  
Absent : Mr. Montgomery

**MOTION TO ADOPT RESOLUTION:**

Moved by : Mr. Pagano  
Seconded by : Councilman Lovenduski  
In Favor : Mr. Pagano, Councilman Lovenduski, Mr. McCue, Mr. Morris,  
Vice Chair Molimock, Mayor Wilkie  
Opposed : None  
Abstained : None  
Absent: Chair Hamilton-Wood

**FLORENCE TOWNSHIP PLANNING BOARD**

Dated: 6/26/18

  
Mildred Hamilton-Wood, Chair  
James Molimock, Vice Chair

**CERTIFICATION**

**BE IT REMEMBERED** that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on June 26, 2018 and memorializes a decision taken by the Board on May 22, 2018.

Dated: 6/22/18

  
Wayne Morris, Secretary