X. HISTORIC PRESERVATION PLAN ELEMENT

A. Context

An Historic Preservation Plan Element was prepared by the Florence Township Historic Preservation Commission in August 1991 and was adopted by the Florence Township Planning Board in September 1991. This document has been adapted from the 1991 Historic Preservation Element.

B. Introduction

Examination of the historic resources in the Township of Florence indicated the need to create an awareness of these resources and a method of their basic protection. Prior efforts of the Historic Commission to protect properties listed on the state and national registers by reviewing building permit applications provide problematic because of the large number of homes in the Roebling historic District and the frequency of permits required for even small jobs. Therefore, an alternative, less regulatory approach was sought for the protection of the assets.

The technique proposed for the preservation of historic resources in Florence Township is not the review of building permits by the Historic Commission. The proposed technique is the review of certain types of development applications, which might affect historic resources, as they come before the zoning and planning boards. When the boards review applications, they should consider an application's effect upon historic resources at that time. Therefore, the purpose of this plan element is to enable planning and zoning board members to give consideration to the historic resources by making them aware of the township's unique sites. The Historic Commission will be available to testify should any question arise during the board deliberations.

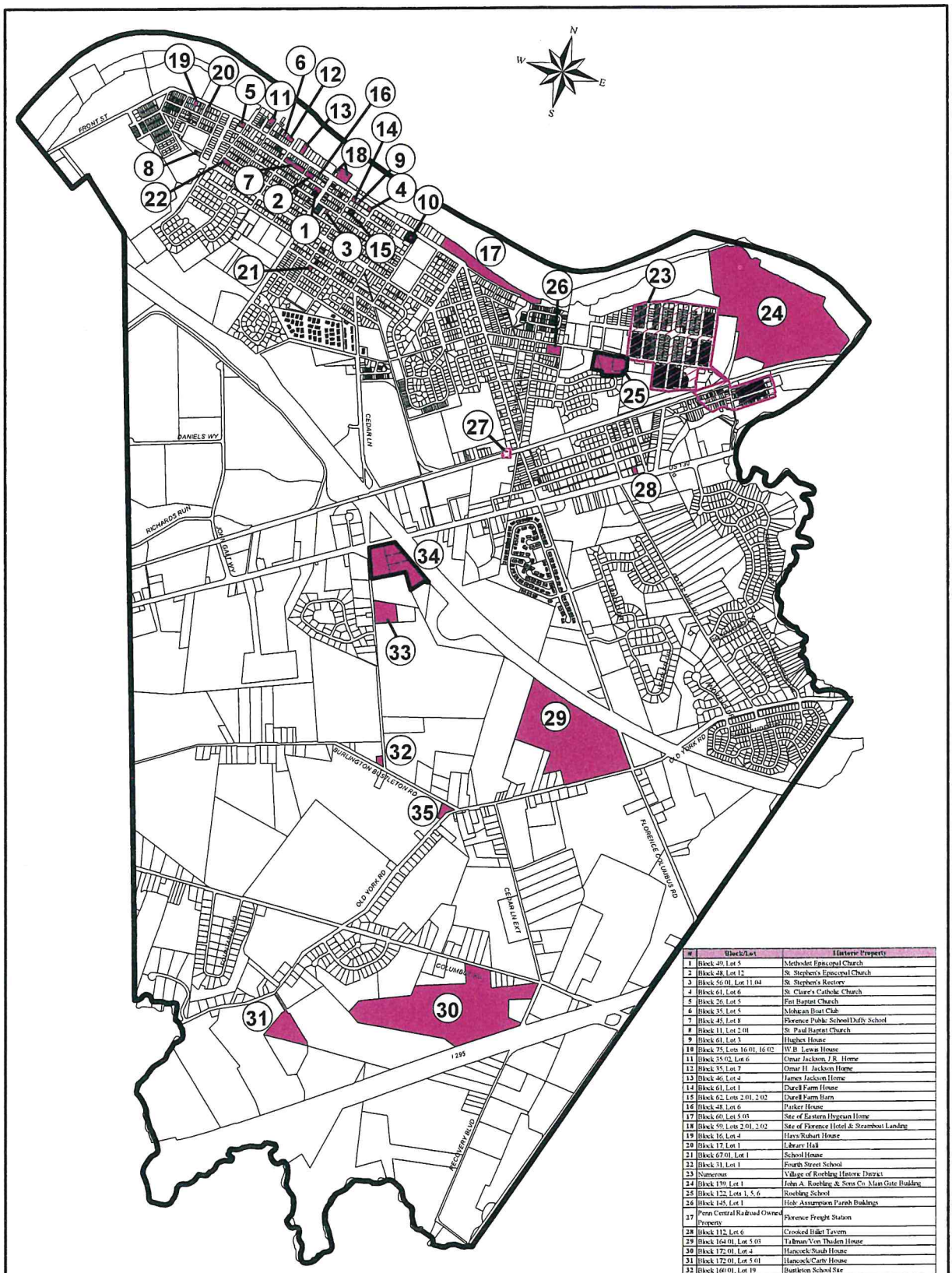
The standards used to assess the worthiness of historic sites are:

1. Sites associated with significant events in local, state or national history.
2. Sites associated with significant persons in local, state or national history.
3. Sites with significant architectural merit.
4. Sites that have yielded or are likely to yield important historical information.

Following is a list of all properties that the Historic Commission considers to be historic resources in Florence Township. The list provides the name, location, and significance of each resource. The location or former location of the resource is shown on ***Figure X-1. Historic Preservation Plan Element.***

C. Municipal Land Use Law of New Jersey

The Municipal Land Use Law in C. 40:55D-28 provides for the preparation Master Plan and b. (10) provides for:



#	Block/Lot	Historic Property
1	Block 49, Lot 5	Methodist Episcopal Church
2	Block 48, Lot 12	St. Stephen's Episcopal Church
3	Block 56.01, Lot 11.04	St. Stephen's Rectory
4	Block 61, Lot 6	St. Clare's Catholic Church
5	Block 26, Lot 5	First Baptist Church
6	Block 35, Lot 5	Mohican Boat Club
7	Block 45, Lot 8	Florence Public School/Duffy School
8	Block 11, Lot 2.01	St. Paul Baptist Church
9	Block 61, Lot 3	Hughes House
10	Block 75, Lots 16.01, 16.02	W.B. Lewis House
11	Block 35.02, Lot 6	Omar Jackson, J.R. Home
12	Block 35, Lot 7	Omar H. Jackson Home
13	Block 46, Lot 4	James Jackson Home
14	Block 61, Lot 1	Durell Farm House
15	Block 62, Lots 2.01, 2.02	Durell Farm Barn
16	Block 48, Lot 6	Parker House
17	Block 60, Lot 5.03	Site of Eastern Hygeian Home
18	Block 59, Lots 2.01, 2.02	Site of Florence Hotel & Steamboat Landing
19	Block 16, Lot 4	Hays/Rubart House
20	Block 17, Lot 1	Library Hall
21	Block 67.01, Lot 1	School House
22	Block 31, Lot 1	Fourth Street School
23	Numerous	Village of Roebling Historic District
24	Block 139, Lot 1	John A. Roebling & Sons Co. Main Gate Building
25	Block 122, Lots 1, 5, 6	Roebling School
26	Block 145, Lot 1	Holy Assumption Parish Buildings
27	Penn Central Railroad Owned Property	Florence Freight Station
28	Block 112, Lot 6	Crooked Billet Tavern
29	Block 164.01, Lot 5.03	Tallman/Von Thaden House
30	Block 172.01, Lot 4	Hancock/Staub House
31	Block 172.01, Lot 5.01	Hancock/Curtis House
32	Block 160.01, Lot 19	Bustleton School Site
33	Block 164.01, Lot 1	Cedar Hill Cemetery
34	Block 163.02, Lots 13, 13.01, 13.02, 13.05	Hunt Brothers Circus Site
35	Block 170, Lot 5	Providence Presbyterian Church of Bustleton

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815 East Gate Dr. Suite 103
Mount Laurel, New Jersey 08054
T. (856) 235-7170 F. (856) 273-9239

2022 MASTER PLAN

Florence Township
Historic Preservation Plan

Florence Township
Burlington County, New Jersey

Figure X-1. Historic Preservation Plan Element

(10) An historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts;"

D. Identified Historic Sites

Following is a summary of Historic Sites identified in the Township of Florence.

1. **Methodist Episcopal Church -** Block 49, Lot 5,Broad Street and Second Street.

Florence Methodist Episcopal Church.
Source: West Jersey History Project

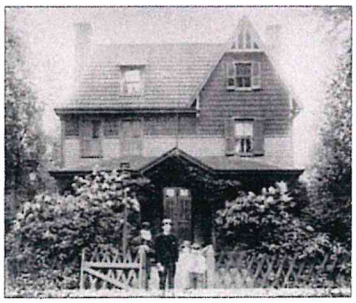
Significance: Congregation dates from 1938 making it the oldest surviving church in Florence Township. The church was started by a group of farm families in the rural village known as High Banks prior to the development of Florence by the Florence City Company in 1849. Only the Duffy/Second Street School is an older institution dating from 1836. The existing Greek revival building, which replaced an earlier one, was built in 1881, a late date for that style. The building is on its original site and in excellent condition.

2. **St. Stephen's Episcopal Church** – Block 48, Lot 12, West Second Street and Spring Street.

St. Stephen's Episcopal Church.
Source: Saints Stephen & Barnabas Episcopal Church.

Significance: The St. Stephen's Episcopal Church was constructed in 1859. The small church building is an excellent example of the Carpenter's Gothic style and is on its original site and in excellent condition. Located on Second Street near Spring Street, this building was constructed in just two months and was intended to be only the temporary chapel, but the small congregation never built a larger house of worship.

3. **St. Stephens Rectory** – Block 56.01, Lot 11.04, East Third Street, Between Broad Street and Chestnut Street.



Reverend Samuel E. Hanger and his children in front of the St. Stephen's Episcopal Church Rectory, 1910.
Source: Florence Historical Society Book Committee, "*Images of America: Florence Revisited*" 2016.

Significance: This residence was designed by the noted Burlington and Philadelphia architect William D. Hewitt. The building was erected in 1883 in the stick style and is located on Third Street near Chestnut Street. Hewitt and his older brother were partners in a firm that included Frank Furness. The Hewitt and Hewitt firm is remembered for: The Philadelphia Zoo, the Bellevue Stratford Hotel, and the Bourse building, among others. Furness is locally remembered for the Pennsylvania Academy of Fine Arts and the Library of the University of Pennsylvania. William Hewitt also designed the Providence Presbyterian Church of Bustleton, which is on the state and national registers. The rectory was sold privately in 1986 and became a residence.

4. **St. Clare's Catholic Church** – Block 61, Lot 6, Front Street and Walnut Street.

Saint Clare's Catholic Church.
Source: West Jersey History Project.

Significance: St. Clare's Catholic Church was founded in 1874, and the stone church building was constructed in the Gothic style between 1875 and 1877. When completed, it was dedicated by Bishop Corrigan. This building exists today on the original lot.

5. **First Baptist Church** – Block 26, Lot 5, Front Street and Church Street.

First Baptist Church, 1906.
Saint Clare's Catholic Church.
Source: West Jersey History Project.

Significance: Congregation was organized in 1875 and first met in the "Library" at the corner of Front and Foundry Streets. The neat little Gothic church was erected in 1879-80 on a lot donated by R. D. Wood and Co. The building has been added to several times over the last century. The neighboring parsonage was completed in 1888 and a small mission building was erected at the intersection of Route 130 & Florence-Columbus Road in 1889. (Removed circa 1950.)

6. **The Mohican Boat Club Building** – Block 35, Lot 5, Riverview Avenue.

Members of the Mohican Boat Club, Circa 1920.
Source: Florence Historical Society Book Committee, "*Images of America: Florence Revisited*" 2016..

Significance: In the days before television and the automobile, social clubs proliferated. While there are still Elk and Moose among us, their numbers are far fewer. Several of these clubs erected buildings. The Red Men Club build a large brick building at the comer of Third and Broad Street that many residents will recall after its conversion to the Florence Movie Theater.

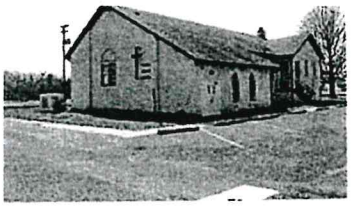
When Florence was founded as a resort town in 1849, its main business was tourism and the attraction was fresh air and clean water away from the city. A place to rent canoes was needed and several were established along the riverfront. Over the years the Town changed from a tourist destination to a year round community and this canoe rental business changed into a canoe club with an emphasis on social occasions. The Mohicans seemed to have converted an existing building into a social club prior to 1900. They added a dining room, kitchen, and a large meeting room with a dance floor that could accommodate 100 people. He club held variety shows, dinner dances, and large open house parties on holidays, especially July fourth. It would be noted that the canoes were kept in a separate small building at the water's edge and that the foundation for the canoe house still exists as a cement wall jutting out of the riverbank. The club faded in the 1940's and the building was sold and converted into apartments.

7. **Florence Public School/ Duffy School** – Block 45, Lot 8, Second near Spring Street.

Florence Public School/Duffy School, Second Street near Spring Street.

Significance: The first school in Florence Township was a Quaker Sunday School, called a Preparatory Meeting, begun in 1750 in the Bustleton area. That meeting was closed after 102 years, but by then another school started. The School we call The Duffy School actually began over 150 years ago when Florence was known as High Banks. In 1836 local farmers William Durell, Harry Hale and William Hays erected a schoolhouse on the Second Street site. Durell alone had a dozen children the census reveals. At first Durell paid the teachers' salary, but soon the students were charged three cents a day for their education. After the development of Florence as a town the old village school was replaced on the same site in 1854 and again in 1871. This later substantial brick building was enlarged in 1907 and greatly enlarged again in 1924. The current Italian Revival style building was designed by P.L. Fowler and built by Thomas M. Day, so the Duffy Building is 120 years old and the site has been a town school for 155 years. (Written in 1991.)

8. **St. Paul Baptist Church** – Block 11, Lot 2.01, Fifth Street and Eyre Street.



St. Paul Baptist Church, Fifth and Eyre Streets.

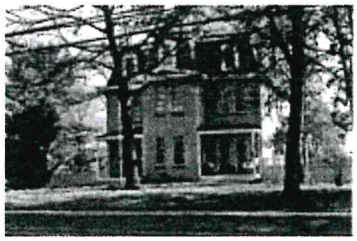
Significance: The congregation is located near Fifth and Eyre Streets and was organized in 1910, shortly after the first black citizens were moved to Florence to find work in the pipe foundry. The Church was built in 1920 and enlarged several times as the congregation grew. A parsonage, located on West Fourth Street, was purchased in 1943.

9. **Hughes House/Doctor's Office** – Block 61, Lot 3, East Front Street, Between Chestnut and Walnut Streets.

Hughes House (Doctors Office). Front Street near Chestnut Street.

Significance: Birthplace of Governor Richard Hughes. The Hughes family lived here circa 1905-1915. They then moved to Burlington where Mr. Hughes became Mayor followed by his son who became Mayor and later Governor and Chief Justice of the New Jersey Supreme Court.

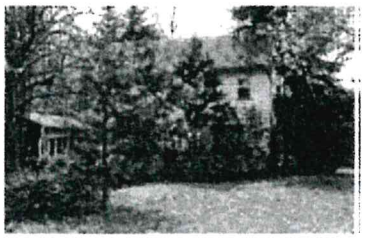
10. **W.B. Lewis House** – Block 75, Lots 16.01, 16.02, Front Street and Pine Street.



W. B. Lewis House, Front and Pine Streets.

Significance: Last of the Grant Victorian houses built in Florence during the 1850's. William B. Lewis was a former ambassador to Spain who moved to Florence from Philadelphia. The Mansard Styled third floor may have been added to an existing farmhouse built in 1792. Later, the Emmons family operated several popular businesses from the property. The Township High School and athletic field were formerly orchards of the Emmons Farm.

11. **Omar Jackson Sr. Home** – Block 35.02, Lot 6, Riverview and Winter Street.



Omar Jackson Sr. Home, Riverview and Winter Street.

Significance: Built Circa 1830, this modest farmhouse was part of the large Omar Jackson Sr. farm which was then sold to the Florence City Company in 1849.

12. **Omar H. Jackson Home** – Block 35, Lot 7, Riverview and Summer Street.

Omar H. Jackson Home, Riverview and Summer Street.

Significance: Original house circa 1800 was the homestead of the Jackson farm. Across Summer Street was a large two-story barn which was demolished around 1980. The Jackson house was extensively remodeled in the early 20th century by local store owner Carl Weber.

13. **James Jackson Home** – Block 46, Lot 4, Front Street, between Spring and Summer Streets.

James Jackson Home Front Street, between Spring and Summer Streets.

Significance: This home was built between 1800 and 1840 and was also a part of the Jackson farm. This home was extensively remodeled early in the 20th century. Today, it looks like a Colonial Revival House.

14 **Durell Farm House** - Block 61, Lot 1, Front Street at Chestnut Street.

Durell Farm House .
Source: Florence Historical Society Book Committee, "*Images of America: Florence Revisited*" 2016.

Significance: William Durell owned the largest farm in the area and eventually he sold it to the Florence City Company in 1849. The Durell farm, containing 170 acres and many out buildings, was purchased from the County Sheriff after Israel Kinsman defaulted on his purchase of the farms of Harriet Haines and Rebecca Gaskill. Road returns as late as 1870 still mention Durell's Lane which ran in a straight line from the farm to the intersection of what is now Route 130 and Cumberland Boulevard.

15. **Durell Farm Barn** – Block 62, Lots 2.01, 2.02, Second Street between Chestnut and Walnut Streets.

Significance: Now a duplex residence, this was formerly a barn for the Durell farm. The barn was built prior to the establishment of Florence City in 1849.

16. Parker House – Block 48, Lot 6, Front Street, between Broad and Spring Streets.

Parker House, Front Street between Broad and Spring Streets.

Significance: This is the finest example of an historic commercial building in Florence Township. This Mansard style Victorian building was erected circa 1875 at Front Street and Broad Street as an ice cream parlor for residents and steamboat visitors.

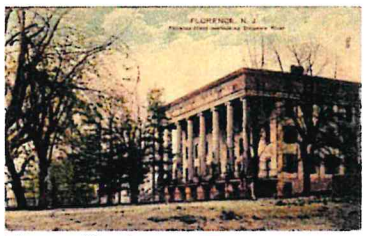
17. Site of Eastern Hygeian Home – Block 60, Lot 5.03, East Front Street at Oak Street.

Eastern Hygeian Home and Hygeio-Therapeutic College, 1876.
Source: Princeton University Library, Nova Caesarea: A Cartographic Record of the Garden State, 1666-1888

Significance: This building was originally constructed by the Florence City Company as a boarding house. After the company experienced bankruptcy, the boarding house was leased by Dr. Russel Thatcher Trall, a homeopathic doctor and writer. Trall opened the Hygeian Home and Hygeio-Therapeutic College in Florence in 1867. This location was a college of homeopathic medicine as well as a health resort for the ill. Trall practiced "natural hygiene", which is the medical belief that all illness results from impure or unnatural habits, and that if one can purge themselves of unnatural impurities, illness will go away naturally. John Harvey Kellogg, an influential nutritionist and health advocate, spent six months at the Hygeio-Therapeutic College in 1972, first attending and later teaching classes at the college.

It is believed that Edgar Allen Poe stayed here. Ellen Beard Harman taught here; she became famous during the Civil War as one of the first women doctors in America. She also headed a reformism movement in women's clothing urging women to shed their tight corsets and bustiers.

18. Site of Florence Hotel & Steamboat Landing-Front Street and Broad Street



Florence Hotel.
Source: West Jersey History Project

Florence Hotel.
Source: West Jersey History Project

Significance: The Florence Hotel was constructed by the Florence City Company in 1853 to attract residents to the company's real estate venture. It was constructed in the Greek Revival Style, featuring five-story tall white columns and a spacious verandah overlooking the Delaware River. The hotel was built of brick and covered in stucco and was originally six stories tall. The building contained 35 guest rooms, and one bathroom on each floor.

The hotel was a popular destination for residents of Philadelphia and Trenton, many of whom arrived by steamboat. Recreation was provided by the boat launch directly adjacent to the hotel, as well as hunting and fishing in the wooded areas of the Florence Country. The hotel ceased operation in the 1920s, and the building would later serve as the Township municipal building, until it was destroyed in a fire in 1979.

19. Hays/Rubart House-Front Street near Foundry Street

Significance: A Greek Revival town house that appears to predate Florence. Most likely a part of the Stacy Hays farm, which was sold in 1853 to create the foundry, as were parts of the Richardson and Ranier farms. Building erected circa 1825.

20. Library Hall-Front Street and Iron Street

Library Hall
Source: West Jersey History Project

Significance: This building was erected with funds from Richard D. Woods's estate in 1859, under the direction of his wife for the expressed purpose of becoming a library and meeting hall for the people of Florence.Walter Wood later had the building enlarged to seat 300 persons and had a gymnasium built in the cellar. The large front porch has since been removed.

21. School House-Chestnut Street and Wilbur Henry Drive

Significance: This building is reported to be the first schoolhouse in the village of Florence.

22.

Significance: Built circa-1915, this small two-room schoolhouse was for years called the Cripple School, not because handicapped children went there - they did not - but because a section of woods called the cripple was partially cleared to make way for the building. During Florence's short period of school segregation, about 1920- 1950, this school was called the "Colored School" as black children in grades 1-4 attended classes taught by Wilbur Henry. Mr. Henry also taught at the Florence Station School when that was the segregated schoolhouse.

23. Village of Roebling Historic District – Approximately Second to Eighth Streets.

Aerial image of Roebling, 1924.
Source: Victor Dallin Aerial Survey Collection, Hagley Museum and Library

Significance: The Roebling Historic District includes the housing and small commercial district adjacent to the industrial plant built 1905-1911, as currently listed on the State and National Registers of Historic Places. Charles G. Roebling planned a complete town for the company's workers, many of whom were enticed to leave their rural homes in Eastern Europe for steady employment in America Virtually all of the original housing survives in this unique context.

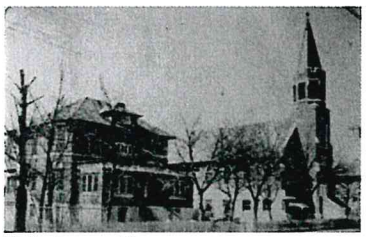
24. John A. Roebling and Sons Co. Main Gate Building - Main Street and Second Avenue

Significance: This building stands as the architectural link between the two great achievements of Charles Roebling's career - the town and the plant. In the beginning, neither was possible without the other and many residents can recall looking for their father or husband from among the many thousands who exited through that gate at the end of the day. The gate house is a stucco-covered brick structure of rectangular plan with Main Street running through a covered passageway framed with semi-elliptical wood joists supporting a cross gable roof. The right half of the building was the employment office, and the left half was a station magistrate's office. Additional office space, in the form of a metal skinned building was added to the left rear section circa 1980 during an attempt to revive part of the steel business.

25. Roebling School - Hornberger Avenue

Significance: Superintendent of school Maja Mathis is credited with prevailing upon the Roebling family to pay for the construction of a school in Roebling. Construction began in about 1914 and when it was finished it was the largest school building in the country at least until the Second World War In his manuscript, Washington Roebling stated that the family paid $30,000 as their share for the project. The architects were Klemann & Fowler. The property has been nominated to the State and National Registers of Historic Places in 1991.

26. Holy Assumption Parish Building s - Hornberger Avenue and Parish Lane



Holy Assumption
Source: West Jersey History Project

Significance: Begun in 1912 -3 by a group of immigrants from Hungary, they first worshipped at the Roebling Boarding House under the incorporated name of St. Emericus Hungarian Church. The congregation grew to include others and the cornerstone for the existing church was laid in 1922 when the name was changed to The Roman Catholic Church of the Holy Assumption. Later, the Convent & Friary were added. The Holy Assumption School's first year was 1923-4 in which 170 students attended classes in the basement of the church. The church was enlarged in 1947 to accommodate the growing congregation and the growing student body.

27. Florence Freight Station-Railroad Avenue

Significance: Victorian era railroad station, not, however, the passenger station which has been demolished. The building has been renovated and serves as a private railroad library. Now it appears to be a rental property. Florence Station also formally included Whorell's store, Zeily's Produce shipping establishment, a Baptist Church, a schoolhouse (now a bar), the Township's first auto dealership, the original Wilson showroom, and Irvin's Hotel.

28. Crooked Billet Tavern-US 130 Near Potts Mill Road

Significance: The oldest building in Florence Township. A Tavern license was first granted for this property in 1746 to Issac Gibbs. A later proprietor, Solomon Rockhill filed a claim against the new United States government for losses he incurred by being forced to quarter and feed the troops of General Pulaski in October of 1778. The tavern is said to have gotten its name because a man was killed there after being hit on the head with a billet of wood. (A former owner stated that the Daughters of the American Revolution refused his application for certification as a historic place because the Crooked Billet had prostitutes during the Revolution. He said he applied to the Moorestown chapter. He also stated that a teacher from the Roebling School, who lived nearby, perhaps Mrs. Masic, used to bring her classes out to tour the building.) This building is clearly eligible for the State and National Registers of Historic Places.

29. Tallman/Von Thaden House-Old York Road near Florence-Columbus Road

Significance: Dated 1752, this building is a good example of a pre-Revolutionary patterned brick farmhouse. The front facade is done in Flemish Checker and the other facades are in common bond.

30. Hancock/Staub House-Burlington-Columbus Road

Significance: Said to be the finest pre-Revolutionary dwelling in the township.

31. Hancock/Carty House-Old York Road near Suttons Bridge Road

Significance: Good example of pre-Revolutionary brick farmhouse on its original site. This house dates to about 1750, but the Hancock family was one of the first to settle in the Township in about 1690 at a location called Hancock's Bridge. This farm appears to have been part of the original Godfrey Hancock farm. He was one of the signers of the "Concessions and Agreements" along with William Penn in 1676.

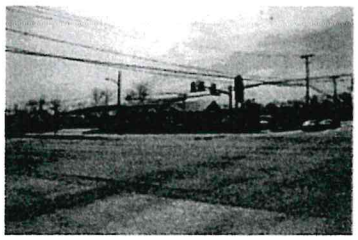
32. Bustleton School House/Lower Mansfield Meeting House-Bustleton-Burlington Road near Cedar Lane

Significance: Built in 1878, the date is in the bricks. It served as the rural schoolhouse for more than 50 years. Some of the school children have scratched their names in the side of the building; one reads "B. Carty 1884". The 1849 map of Burlington County places the Lower Mansfield Meeting House at this location. The current owner stated that when they bought the property in 1968, one of the Rainers told him the school was built on the old foundation of a wooden meeting house that had burned. The Quaker records indicate that William Fowell and Thomas English were appointed the first overseers of the meeting on January 1, 1753. By 1783 the Quakers had opened a Preparative Meeting at this site, which means they were teaching school here. The membership declined later, and the meeting was closed in about 1850. Also notable on this property are the foundations to a privy and a 200-year-old white oak.

33 Cedar Hill Cemetery - Cedar Lane near U.S. 130

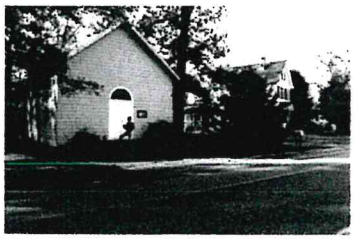
Significance: This cemetery is denoted on the old maps as the Lower Mansfield Burial Ground which dates back to 1752 when the congregation was first organized. The cemetery also reported to be an old Indian Burial ground. Located nearby was the Lower Mansfield Meeting House.

34. Hunt Brothers Circus Winter Headquarters – Block 163.02, Lots 13, 13.01, 13.02, 13.05, US 130 at Cedar Lane



Significance: After a decade of working in various circus acts, Charles T. Hunt formed his own show in 1892. His traveling circus moved to Florence from Broad Street in Hamilton Township in 1942 where it continued to operate until about 1970. The property has a bid top arena, an elephant house, worker housing, and many other buildings for exotic animals. The property is currently for sale as the "Big Top Industrial Park."

35. Providence Presbyterian Church of Bustleton – Block 170, Lot 5, Old York Road



Original Church Building
Roy, J. (1985). *Providence Presbyterian Church of Bustleton.* National Register of Historic Places Inventory Nomination.

Significance: The original structure of the Providence Presbyterian Church was built in the fall of 1863, just months after the Church's first service in the summer of 1863. The original church house was a simple one-story wood frame structure, which stood until at least 1985 before being demolished. A larger brick church building was constructed in 1878. Additionally, a two-story wooden Victorian residence was built on the property in 1890, and a brick building housing the Christian Education Center was built in 1960.

The structure built in 1878 has served as the primary church building since it was constructed. It was designed by architect

35. Providence Presbyterian Church of Bustleton – Block 170, Lot 5, Old York Road (cont'd)

Main Church Building
Roy, J. (1985). *Providence Presbyterian Church of Bustleton.* National Register of Historic Places Inventory Nomination.

Main Church Interior
Roy, J. (1985). *Providence Presbyterian Church of Bustleton.* National Register of Historic Places Inventory Nomination.

William Hewitt in the Carpenter Gothic Style and erected by local builders Miller and Estelow. The total cost of constructing and furnishing the new church was $3,100. It is rectangular in plan, and the façade is constructed with brick and wood panels. Noted architectural features include the steep open gable roof and the ornate stained-glass windows. The property on which the church stands was donated by Joseph P. Zelley, a local merchant who owned and operated a neighboring property in Bustleton.

This site is listed on the National Register of Historic Places.

XI. RECYCLING PLAN ELEMENT

A. Introduction

The Recycling Plan Element shall incorporate the state Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

B. New Jersey Recycling Program

The State of New Jersey passed mandatory recycling legislation in April, 1987. This was a major milestone in the state's solid waste management history and helped to establish New Jersey as a leader in the recycling field. The "**New Jersey Statewide Mandatory Source Separating and Recycling Act**" (Recycling Act), N.J.S.A. 13:1E-99.11 et seq., established an ambitious program that reshaped at least one aspect of the everyday lives of state residents, businesses and institutions. The Recycling Act required New Jersey's twenty-one counties to develop recycling plans that mandated the recycling of at least three designated recyclable materials, in addition to leaves. County recycling plans were also required to designate the strategy to be utilized for the collection, marketing and disposition of designated recyclable materials. Other provisions of the Recycling Act required municipalities to adopt an ordinance based upon their county's recycling plan.

Initially, the Recycling Act designated the recycling of 15% of the municipal solid waste stream in the first year of the program followed by the recycling of 25% of the municipal solid waste stream thereafter. That goal was more than doubled through legislation enacted in 1992 (P.L. 1992, c.167), amending the 1987 Recycling Act with a new challenge to recycle 50% of the municipal solid waste stream and 60% of the overall waste stream by the end of 1995. Another important provision of New Jersey's landmark recycling legislation was the establishment of a tax of $1.50 per ton on solid waste disposed at landfills and transfer stations statewide. In accordance with the Recycling Act, revenue from this tax was credited to the State Recycling Fund and allocated and used for the following purposes:

40% - municipal and county recycling tonnage grants;
35% - low interest loans or loan guarantees to recycling businesses and industries and recycling market development research;
10% - public information and education;
8% - county recycling program grants; and
7% - state recycling program planning.

The dedicated funding source for recycling expired at the end of 1996. Funds generated by the Recycling Tax were used at the local level to support recycling coordinator positions, education and promotion campaigns, business and school recycling programs and enforcement functions, among other projects.

The Recycling Act also contained other provisions including:

- the requirement that all counties designate a recycling coordinator (N.J.S.A. 13:1E-99.13);
- the requirement that all municipalities designate a recycling coordinator (N.J.S.A. 13:1E-99.16);
- the requirement that municipal master plans be revised to require that provisions for recycling be incorporated into new residential, commercial and industrial development (N.J.S.A. 13:1E-99.16);
- the requirement that municipalities submit a tonnage grant report every year (N.J.S.A. 13:1E-99.16);
- the requirement that municipalities publicize the provisions of the local recycling program at least once every six months (N.J.S.A. 13:1E-99.16);
- the establishment of a tax credit program for the purchase of new recycling equipment (N.J.S.A. 13:1E-99.50);
- specific provisions pertaining to plastics and bimetal beverage containers (N.J.S.A. 13:1E-99.19), scrap tires (N.J.S.A. 13:1E-99.20) and motor oil (N.J.S.A. 13:1E-99.51);
- the provision of funds for recycling market development studies (N.J.S.A. 13:1E-99.56).

The Electronic Waste Management Act, approved on January 13, 2008, amended the 1987 legislation to establish a recycling system for the safe and environmentally sound management of end-of-life electronic devices and components. The law required original equipment manufacturers (OEMs) to pay a registration fee to the NJDEP and establish a collection, transportation and recycling system, either independently or jointly, for the recovery of computers and televisions. Fees generated were to be used to fund the program and issue payments to authorized processors for the recycling of used electronic devices. The act also establishes a disposal ban that was scheduled to start in 2010.

The Recycling Enhancement Act, also approved on January 13, 2008, established a source of funding for recycling in New Jersey through a $3.00 per ton tax on solid waste accepted for disposal or transfer at in-state solid waste facilities. Solid waste that was transported out of state, either directly or by railroad, was also subject to the new recycling tax.

In such cases, the solid waste collector is responsible for paying the tax. The Recycling Enhancement Act required that 60% of the recycling tax fund be used for recycling tonnage grants to municipalities and counties. The law also required municipalities to expend its recycling grant funds only for its recycling program. One-

fourth of the recycling fund was targeted to counties for preparing and implementing solid waste management plans, including the implementation of the goals of the State Recycling Plan.

The funds could be used to pay for household hazardous waste collection events. Counties were to receive 5% of the recycling fund for public information and education programs concerning recycling. Another 5% of the fund was to be used by the NJDEP to provide grants to institutions of higher education to conduct research in recycling. The final 5% of the recycling fund was for use by the Department for recycling program planning and administrative expenses associated with the program.

Other aspects of the law included the expiration of the Solid Waste Services Tax (which was $1.65 per ton) that had been levied on solid waste disposed at landfills and the requirement that municipal and county recycling coordinators become certified through a formal course of instruction. In addition, the Recycling Enhancement Act required an $8,000,000 appropriation from the General Fund to the Recycling Fund for recycling grants to counties and municipalities.

The Department was to use the grants within the next twelve months. While recycling funds collected in the upcoming years were to be used to repay this amount to the General Fund, this monetary infusion made available by the Act was proposed to assist in reinvigorating New Jersey's programs over the short term.

Changes to the **Recycling Enhancement Act** were approved on March 26, 2008 and included somewhat minor changes and clarifications to the act.

In February, 2009, New Jersey's Recycling Rules became law. The laws are regularly updated with proposed rules and adoptions for the comprehensive recycling of waste. The regulations are contained in N.J.A.C. 7:26A-1 et seq.

On January 27, 2020, the Food Waste Recycling Law was adopted. This law regulates large food waste generators and establishes within the NJDEP a Food Waste Recycling Market Development Council.

An indication of how seriously New Jersey views recycling is the state's launch of a free app for mobile phones, Recycling Coach 2018. New Jersey was the first state to purchase a program that centralizes local recycling information at every government level in one app. The NJDEP offers the service to all governments free of charge under a three-year renewable contract. The app will set up a personalized garbage and recycling calendar with reminders and it allows answers to find local disposal information for thousands of household items. It is available on every device, including Amazon Alexa and Google Assistant. The app also has a friendly interface that appeals to children.

C. Burlington County Recycling Program

The Burlington County Recycling Office is the administrative and planning agency for the County-sponsored recycling programs. The office also oversees the operation of the Burlington County Regional Recycling Program. The Program has been operated by the Occupational Training Center of Burlington County, Inc, (ITC) since 1982. The OTC is a private, non-profit agency that trains and employs individuals with disabilities. The Regional Recycling vehicles are dispatched from the Center and collect from single family homes, multi-family complexes, public schools and municipal drop-off sites. The recyclables collected are brought back to the Center, processed and shipped to a variety of markets by the OTC. The Recycling Program is funded by the Burlington County Board of Commissioners. The County's website contains information, facts, questions, and answers about the County Recycling Program.

Burlington County converted to single stream recycling on September 1, 2014. This means that residents with curbside recycling collection, including the Township of Florence, are able to recycle all their cans, bottles, newspapers and cardboard in one container. The benefit of single stream recycling is the convenience of not having to separate recyclables which in turn, has proven to increase recycling by 10% or more. In addition, in 2020, recycling saved Burlington County towns more than $3.2 Million in landfill tipping fees according to the Burlington County Single Stream Recycling website. The County's website contains an interesting YouTube video of the Single Stream System and how the various recyclables are sorted and processed.

D. Florence Township Recycling Program

Florence Township maintains an Office of Recycling under the direction of the Florence township Recycling Coordinator who is responsible for ensuring that residents and businesses are participating in recycling and that they maintain informed about recycling efforts and information. The Office of Recycling promotes recycling throughout the year through bulk mailings, brochures, calendars, newspaper articles and an informative website. Convenient curbside recycling is available to residents including single stream recycling using wheeled recycle carts where it is possible for collection vehicles to operate. Where vehicles cannot collect the wheeled containers, single stream collection is provided by alternative containers.

In addition to information the Township provides on recycling, residents can subscribe to recycling information via email to the Burlington County Recycling Office at *recycle@co.burlington.nj.us.*

The Township's website contains a wealth of information about recycling including:

Curbside Recycling Collection Schedules and Hours
Recycling Brochure - What and How to Recycle
Single Stream Recycling Information
Electronics Recycling
Clothing/Textile Recycling
Goodwill Car Donation
Sharps Handling - Proper Disposal of Syringes
Recycling NJ Web Site
Burlington County Office of Recycling
Shredded Paper Update
Curbside Recycling
Municipal Collection
Municipal Drop-Off
Occupational Training Center
Savings

Florence Township also advertises Recycle Coach on its website encouraging residents and businesses to recycle.

Evidence of the Township's commitment to recycling is demonstrated by the fact that the Township's first recycling ordinance was adopted on April 4, 1990 by Ordinance 1990-13. The Township's current recycling regulations are contained in two sections of the Township's Code. Chapter 91, Article XVIII, §91-124 regulates recycling containment areas and definitions and Chapter 122, Article IV, §122-18 to 35 regulates Recycling.

XII. FARMLAND PRESERVATION PLAN ELEMENT

A. Introduction

The Farmland Preservation Plan Element shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available by P.L. 1888, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

B. New Jersey Farmland Preservation and Right to Farm Program

The New Jersey Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC) which coordinates with County Agriculture Development Boards, municipal governments, nonprofit organizations and landowners in the development of plans that best meet the needs of individual landowners. New Jersey's Farmland Preservation and Right to Farm Programs will celebrate their 37th anniversary in 2020. The Agriculture Retention and Development Act, which established the Farmland Preservation Program and the Right to Farm Act was signed into law on January 26, 1983. Together they were intended to permanently preserve a stable land base for agriculture and to ensure that farmers could be economically successful on their land free of undue constraints on their operations. Thirty-seven years later, both programs are nationally recognized – the Farmland Preservation Program for an unparalleled public funding commitment leading to the preservation of more than 232,500 acres of farmland and Right-to-Farm protection that is one of the strongest in the nation. There have also been a number of notable achievements and developments in Farmland Preservation and Right to Farm over the past 37 years. The State Agriculture Development Committee (SADC) strives to improve programs, increase efficiency and maximize public benefits. SADC staff have been realigned to foster improved outreach, training and assistance for preservation partners and landowners. Workshops, presentations, written publications, webinars and videos, have increased efforts to provide a better understanding of the information and resources available through the SADC and the opportunities available through the committee. The efforts provide more information on New Jersey's Right to Farm Act and how it can be effectively implemented on a local basis and the availability of SADC grant funding for soil and water conservation projects and deer fencing. The SADC continues to focus on preserving much of the state's remaining farmland and also on the tools needed to promote the long term agricultural viability of New Jersey's preserved farmland owners.

The SADC coordinates with counties and municipalities in developing and updating their comprehensive farmland preservation plans. There are now eighteen counties and forty-five municipalities that have developed comprehensive plans. After

the plans are approved, there are continuing efforts to update and refine mapping of targeted farms, project areas and Agricultural Development Areas (ADA's).

As an overview of the program, there are valuable incentives for landowners to participate in the Farmland Preservation Program. The program can help landowners meet their financial goals, by providing them with the capital to expand their existing operations; eliminate or reduce their debt load; or further their estate or retirement planning. Participants in the program also are eligible to apply for cost-sharing grants to fund soil and water conservation projects. Landowners enjoy limited protection from government acquisition of land through eminent domain; public and private nuisances; and emergency restrictions on the use of water and energy supplies.

Farmlands can be preserved under the Farmland Preservation Program in a number of ways including:

Sale of Development Easements - Landowners who want to continue farming their land can sell their development easements. When landowners sell development easements, they still own their land but sell the rights to develop it for anything other than agriculture. Deed restrictions imposed remain in force for any future owners. Landowners can sell the development rights on their land to the SADC, to the County Agriculture Development Boards, to municipalities or to nonprofit organizations. The sale price is based on the difference between what a developer would pay for the land and what it is worth for agriculture. Most farms enter the Farmland Preservation Program through the sale of development rights.

Donation of Development Easements - Some farmers and landowners may want to donate the development rights for all or a portion of the land they own. In certain cases, this can provide significant income and estate tax benefits.

Sale of Entire Property -If a landowner wants to sell a farm outright, the SADC can purchase it at fair-market value under its fee simple program. The SADC then auctions the farm to a private owner with agricultural deed restrictions in place that ensure its permanent preservation. This option also provides other farmers with opportunities to purchase land at reasonable prices that reflect only farmland values, not the property's development potential.

Term Farmland Preservation - Landowners can also voluntarily restrict development on their land for a period of eight (8) or sixteen (16) years. Landowners receive no payment under this type of preservation but they become eligible to apply for cost-sharing grants for soil and water conservation projects, and are eligible for the Farmland Preservation Program's other benefits and protections.

In the NJ SADC's Annual Report for FY2018, there was a description of the New Jersey Blueprint Project which the SADC continues to support. The Blueprint Project is described as a powerful and easy to use computer mapping site created by Rowan University's Geospatial lab that allows users to access high-resolution, site specific

information about land in New Jersey, including various agricultural and environmental characteristics. ***Figure XII-1. Priority Lands for Agricultural Preservation Map*** for Florence Township shows Township lands with a High, Medium and Low Priority for agricultural preservation. The map shows potential priority lands throughout the Township and not just in the Township's target region south of I-295.

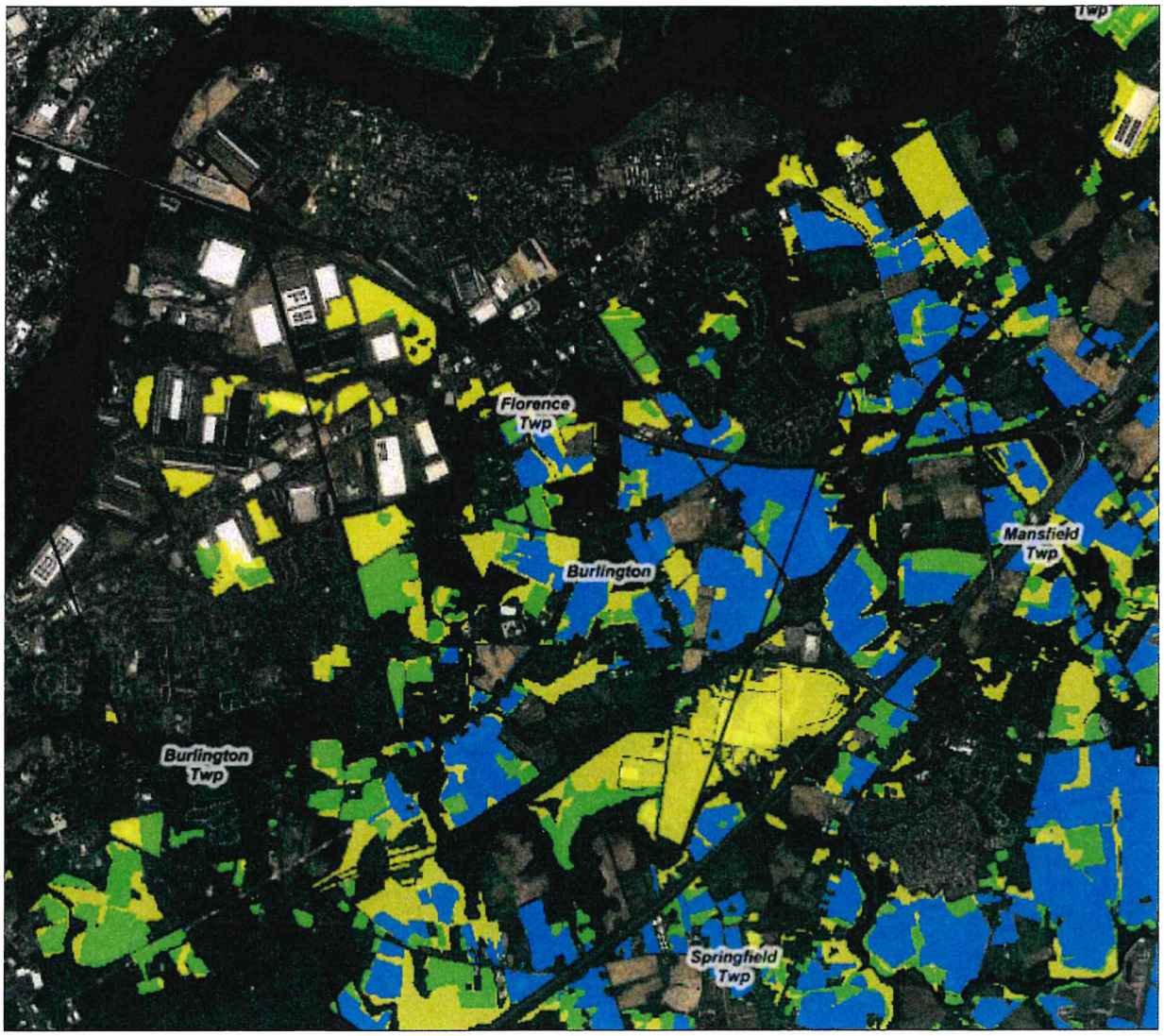
C. Burlington County Farmland Preservation Program

The Burlington County Farmland Preservation Program was established in 1985 by the Burlington County Board of Chosen Freeholders with a mission to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supported a viable agricultural industry. On May 8, 1985, five farms totaling 608 acres in Chesterfield Township were purchased by the Board of Chosen Freeholders and were preserved. The County's Agricultural Development Board (CADB) and its staff were charged by the Freeholder Board with implementing the strategies contained in the County's Comprehensive Farmland Preservation Plan, the most recent of which is dated 2009-2018. The County's efforts are intended to ensure that a strong and dynamic local agricultural industry persists and contributes to a vigorous local economy and an enhanced quality of life for all County residents.

The Burlington County Comprehensive Farmland Preservation Plan (2009-2018), (the "Plan") was developed to guide the County's Farmland Preservation Program through a ten year period. The Plan was adopted by the Burlington County Board of Chosen Freeholders on December 30, 2008. The Plan was prepared to fulfill a new requirement of the State Agricultural Development Committee (SADC) Regulations (N.J.A.C. 4:76-17.3) for funding through the Garden State Preservation Trust in 2009 and beyond.

Annually, the Burlington County Agriculture Development Board (CADB) identifies the highest quality and most threatened farmland within the ADA and invites the owners of these properties to participate in the Easement Purchase Program. The criteria for inclusion in an ADA are that the land contains a predominance of high quality soils, is relatively free from conflicting residential development, and is not located in a planned growth area. All applications that are received by the Burlington CADB are reviewed to determine their relative ranking according to the CADB's adopted criteria. The criteria include soil quality, tillable acres, septic limitations, farm size, location to other applications, proximity to existing non-agricultural development, and municipal commitment. Based on the results of the ranking, the County will determine which applications will receive preliminary approval. Approved farms are then appraised in order to determine their easement value.

Burlington County draws from a dedicated Farmland and Open Space Property Tax Trust Fund in order to preserve land when its cost share is required to preserved farmlands.



MAP LEGEND

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOW PRIORITY

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Mount Laurel. New Jersey 08054
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2022 MASTER PLAN

Florence Township Farmland Preservation Map

Florence Township
Burlington County, New Jersey

Figure XII-1. Priority Lands for Agricultural Preservation Map

D. Township Participation History

Florence Township has a long history of agriculture and farming and has taken significant efforts to preserve and target for preservation, farmlands in the southern portion of the Township, south of the New Jersey Turnpike. Since 1997, the following farms have been preserved. The location of each farm is shown on ***Figure XII-2. Farmland Preservation Map.***

Table XII-1. Preserved Farms in Florence Township Burlington County Farmland Preservation Program.

Map ID	Application	Block	Lot	Land Owner	Easement	Closing
P1	Preserved EP	168	1	Schoen, Joseph	73.89 Acres	6/24/1997
P2	Preserved EP	168 173.01	4 7.01	Hathaway, Charles & Eleanor	28.51 Acres	11/12/1998
P3	Preserved EP	172.01	4	Staub, Grace K	80.47 Acres	11/12/1998
P4	Preserved EP	172.01 172.01 174.01 174.01 174.01	5 5.01 1 1.01 5	Reeder, Gordon & Elizabeth	102.78 Acres	6/29/2005
P5	Preserved Fee Simple	171.01	4.01	Ashmore, William V.	35.24 Acres	10/26/2007

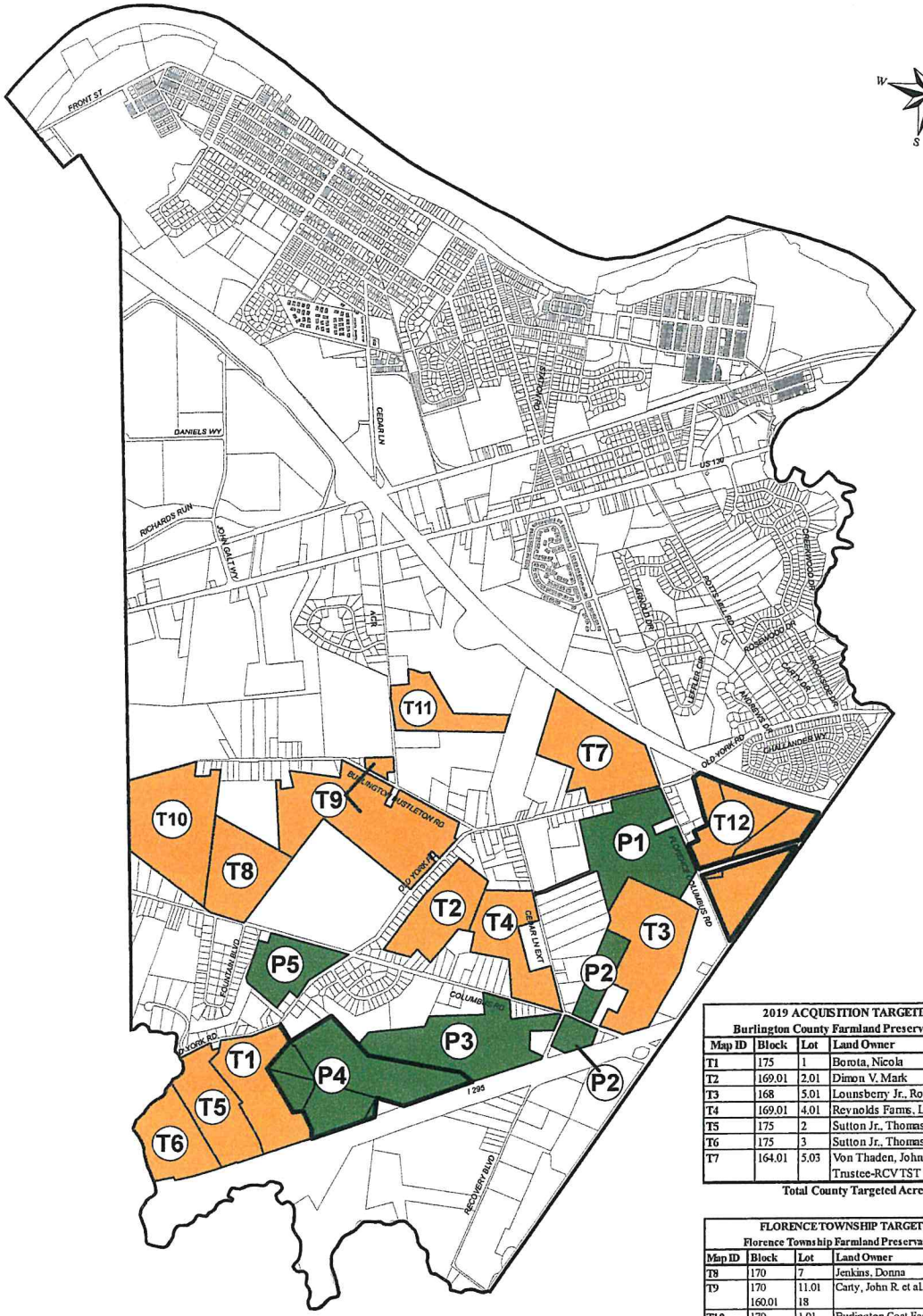
Total Preserved Acreage = 320.89 Acres

Farms that are listed on the 2019 Burlington County Farmland Preservation Program Targeting List include the following:

Table XII-2. Burlington County 2019 Targeting List Farmland Preservation Program.

Map ID	Block	Lot	Land Owner	Acreage
T1	175	1	Borota, Nicolae	56 Acres
T2	169.01	2.01	Dimon V, Mark	42.5 Acres
T3	168	5.01	Lounsberry Jr., Robert L	84.56 Acres
T4	169.01	4.01	Reynolds Farms, LLC	47.26 Acres
T5	175	2	Sutton Jr., Thomas	52 Acres
T6	175	3	Sutton Jr., Thomas	45.6 Acres
T7	164.01	5.03	Von Thaden, John H. Trustee-RCV TST	67.88Acres

Total County Targeted Acreage = 395.8 Acres



2019 ACQUISITION TARGETING LIST Burlington County Farmland Preservation Program				
Map ID	Block	Lot	Land Owner	Acreage
T1	175	1	Borota, Nicola	56 Acres
T2	169.01	2.01	Dimon V. Mark	42.5 Acres
T3	168	5.01	Lounsberry Jr., Robert L	84.56 Acres
T4	169.01	4.01	Reynolds Farms, LLC	47.26 Acres
T5	175	2	Sutton Jr., Thomas	52 Acres
T6	175	3	Sutton Jr., Thomas	45.6 Acres
T7	164.01	5.03	Von Thaden, John H. Trustee-RCV TST	67.88 Acres

Total County Targeted Acreage = 395.8 Acres

FLORENCE TOWNSHIP TARGETING LIST Florence Township Farmland Preservation Program				
Map ID	Block	Lot	Land Owner	Acreage
T8	170	7	Jenkins, Donna	52.46 Acres
T9	170 160.01	11.01 18	Carty, John R. et al.	96.74 Acres 4.91 Acres
T10	170	1.01	Burlington Coat Factory Warehouse Corp.	83.68 Acres
T11	164.01	2.04	Lesko Farm	34.56 Acres
T12	167.01	2.01 2.05 3.01 3.02 4	Wainwright Property	97.33 Acres

Total Township Targeted Acreage = 369.68 Acres

PRESERVED FARMS LISTING Burlington County Farmland Preservation Program						
Map ID	Application Status	Block	Lot	Land Owner	Easement Acreage	Closing Date
P1	Preserved EP	168	1	Schoen, Joseph	73.89 Acres	6/24/1997
P2	Preserved EP	168 173.01	4 7.01	Hathaway, Charles & Eleanor	28.51 Acres	11/12/1998
P3	Preserved EP	172.01	4	Staub, Grace K	80.47 Acres	11/12/1998
P4	Preserved EP	172.01 172.01 174.01 174.01 174.01	5 5.01 1 1.01 5	Reeder, Gordon & Elizabeth	102.78 Acres	6/29/2005
P5	Preserved Fee Simple	171.01	4.01	Ashmore, William V.	35.24 Acres	10/26/2007

Total Preserved Acreage = 320.89 Acres

Legend

PRESERVED FARMLAND

TARGETED FARMLAND

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0 0.125 0.25 0.5 0.75 1 Miles

2022 MASTER PLAN

Florence Township Farmland Preservation Map

Florence Township
Burlington County, New Jersey

Figure XII-2. Farmland Preservation Map

In addition to the Burlington County Acquisition Targeting List, Florence Township maintains its own list of Farmlands that should be Targeted for Preservation. These include the following five tracts of farmlands:

Table XII-3. Florence Township Targeting List
Farmland Preservation Program.

Map ID	Block	Lot	Land Owner	Acreage
T8	170	7	Jenkins Donna	52.56 Acres
T9	170, 160.01	11.01, 18	Carty, John R. et al	96.74 Acres 4.91 Acres
T10	170	1.01	Burlington Coat Factory Warehouse Corp	83.68 Acres
T11	164.01	2.04	Lesko Farm	34.56 Acres
T12	167.01	2.01 2.05 3.01 3.02 4	Wainwright Property	97.33 Acres

Total Township Targeted Acreage = 369.68 Acres

E. Florence Township Municipal Open Space and Farmland Preservation Trust Fund

On November 4, 2008, the voters of Florence Township passed a referendum question which established an annual levy for the Municipal Open Space and Farmland Preservation Fund Trust as permitted by N.J.S.A. 40:12-15.7-Submission by municipality of proposition authorizing annual levy.

Preceding that referendum question for the November 4, 2008 General Election was Florence Township's adoption on July 16, 2008 of Ordinance No. 2008-11, "An Ordinance Authorizing the Submission to the Voters of the Township of Florence at the General Election on November 4, 2008, A Proposition Authorizing an Annual Levy at the Rate of $0.01 (One Cent) per $100.00 of Assessed Value of Real Property for the Establishment of a "Municipal Open Space, and Farmland Preservation Trust Fund" as Permitted by N.J.S.A. 40:12-15.7, for a Period not Exceeding Twenty Years." The ballot question did not include all of the purposes permitted under N.J.S.A. 40:12-15.7 and was limited to the following:

(a) Acquisition of lands for conservation purposes;
(c) Maintenance of lands acquired for conservation purposes;
(d) Acquisition of farmland for farmland preservation purposes;
(f) Payment of debt service on indebtedness issued or incurred by the Township of Florence for any of the purposes set forth in subparagraph (a), (c), or (d) hereinabove.

Since Florence Township has established an annual levy for Municipal Open Space and Farmland Preservation Trust Fund, the Township could potentially utilize

funds in this account to preserve farmlands that may not yet be listed on the County's Targeted list, particularly if there is a threat from development that the agricultural lands may be lost to a developed land use in the future.

Table XII-4. shows the properties that have been preserved through the Municipal Open Space and Farmland Preservation Trust Fund.

Table XII-4. Florence Township Preserved Farmlands and Open Space, Preserved Through Florence Township Open Space Tax.

Block	Tax	Land Owner	Acreage
164.01	3.01	Rainer Farm	37.05 Acres
170	11.01	HA Carnival Grounds	4.174 Acres
165.03	5.09, 5.10	Friday Property	5.88 Acres
164.01	2.04	Florence-Columbus Road Property	11.15 Acres

Total Township Preserved Acreage Through Open Space Tax = 55.824 Acres