REQUIRED MASTER PLAN ELEMENTS

- Statement of Objectives, Principles, Assumptions, Policies and Standards
- Land Use Plan Element
- Housing Plan Element

OPTIONAL MASTER PLAN ELEMENTS

- Circulation Plan Element
- Utility Plan Element
- Community Facilities Plan Element
- Recreation Plan Element
- Conservation Plan Element
- Economic Plan Element
OPTIONAL MASTER PLAN ELEMENTS

(CONTINUED)

- Historic Preservation Element
- Recycling Plan Element
- Farmland Preservation Plan Element
- Development Transfer Plan Element
- Educational Facilities Plan Element
- Green Building and Environmental Sustainability Plan Element
- Public Access Plan Element
- Interrelationships of Master Plan to Master Plan of Contiguous Municipalities, County Plan and State Development and Redevelopment Plan
# 2022 FLORENCE TOWNSHIP MASTER PLAN

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I. INTRODUCTION

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II. STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS

This Plan Element is a statement of plan objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.

- Managed and balanced economic development and residential growth is encouraged.

- The unique character, existing scale, history and heritage of the Township and in particular, the Roebling Village area and the Town of Florence, should be preserved and protected through the use of appropriate development controls.

- Development of Route 130 should be in a manner generally consistent with the other goals of the Master plan.

- Improvements and expansions to the Township’s water and sewer systems should be balanced with the existing need and coordinated with the Township’s future land use policies.

- Residential development standards should permit flexibility of design to promote open space retention and preservation of critical areas. Growth should be managed and consistent with available municipal services.

- Agricultural areas of Township (south of the NJ Turnpike Extension and east of the Highway Commercial Zoning District) are important, rapidly diminishing resources that should be protected and preserved from inappropriate development that will adversely affect the viability of the agricultural area.

- Residential growth should be confined to areas north of the NJ Turnpike to minimize impacts to sensitive areas.

- Future residential development in areas to the south of the NJ Turnpike Extension and east of the Highway Commercial Zoning District should be limited to very low density residential development where public sewerage is not and should not be available.
STATEMENT OF OBJECTIVES,
PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS (CONTINUED)

- Gaps in water and sewer infrastructure can be connected but water and sewer should not be extended to areas outside of the sewer service area or water service area.

- Neighborhood commercial areas serving the needs of neighborhood residents is important to the Township and the Township should look for and support realistic ways to assist these areas in becoming more economically viable.

- Roebling Plant is a site of strategic importance to the Township. Ways to make this site attractive to redevelopment and accessible to the waterfront and Route 130 should be investigated.

- Significant changes to the road networks in Florence Township have affected the character and rate of development in the Township and the region. The implications on the character and future development of Florence should be actively monitored so that the consequences and impacts of development (circulation and road networks), can be addressed and mitigated by the Township, County, State and regional authorities.

- Township objectives, principles, assumptions, policies and standards should be consistent with smart growth and sustainable development.

- Detailed, refined definitions should be provided of distribution centers and warehouses since there are unique distinctions, each with a different impact on surrounding land uses and infrastructure.

- Permitted and accessory uses should be reviewed, revised and updated, as needed, to reflect current uses that may have been previously envisioned and to meet the needs of the citizens of the Township of Florence.
III. LAND USE PLAN ELEMENT

The Land Use Plan Element:

- Takes into account and states its relationship to the 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 other master plan elements, including topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands.

- Shows the existing and proposed location, extent and intensity of development of land to be used in the future for residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;

- Shows the existing and proposed location of any airports and the boundaries of any airport safety zones.

- Includes a statement of population density and development intensity recommended for the municipality.

- Shows the existing and proposed location of military facilities and strategies to minimize encroachments and conflicts with the facilities, flight paths and noise.

- Includes for any land use element adopted after the effective date of P.L. 2017, c. 275, a statement of strategy concerning:
  - Smart growth which, in part, considers potential locations for the installation of electric vehicle charging stations,
  - Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
  - Environmental sustainability; and
Show the existing and proposed location of public electric vehicle charging infrastructure.

Includes a climate change-related hazard vulnerability assessment which shall:

- Analyzes current and future threats and vulnerabilities of the municipality with climate change-related natural hazards (increased temperatures, drought, flooding, hurricanes, and sea-level rise);
- Includes a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities related to that development;
- Identifies critical facilities, utilities, roadways, and infrastructure necessary for evacuation and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
- Analyzes the potential impact of natural hazards on relevant components and elements of the master plan;
- Provides strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- Includes a policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- Relies on the most recent natural hazard projections and best available science provided by the NJDEP;
Township of Florence 2021 Master Plan
# FLORENCE TOWNSHIP
## EXISTING ZONING DISTRICTS

<table>
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<tr>
<th>Code</th>
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<tr>
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<td>Medium-to-High Density Residential District</td>
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<tr>
<td>RC</td>
<td>High-Density Residential District</td>
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<tr>
<td>RD</td>
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<td>School District</td>
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<td>RAA</td>
<td>Active Adult Residential (Senior Housing)</td>
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Coastal Vulnerability Index,
Florence Township, Burlington County,
New Jersey
Township of Florence Hazard Area Extent and Location Map 2
III. LAND USE PLAN ELEMENT RECOMMENDATIONS

36 Recommendations Relating To:

- Truck Traffic
- Zoning Map Revisions
- Electric Vehicle Charging Stations
- Limiting Various Uses
- Creating a new Waterfront District Zone
- Accessory Structures and Revising Bulk Standards
- Establishing Stronger Pedestrian, Bus and Bicycle Linkages
- Requiring Green Infrastructure
- Reducing Vulnerability
Proposed Zoning Map
IV. UTILITY SERVICE PLAN ELEMENT

This Land Use Plan Element provides for the preparation of a Utility Service Plan Element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required.
V. CIRCULATION PLAN ELEMENT

The Circulation Plan Element of the Master Plan shows the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, and conditions and availability of existing and proposed transportation facilities including air, water, road and rail, and identifying existing and proposed locations for public electric vehicle charging infrastructure.
NJDOT Proposed Roadway Improvements

- Roadway widening along Route 130 to accommodate dedicated/channelized right-turn movements.
- Prohibits left turn movements at the intersection of Route 130 and Delaware Avenue/Florence-Columbus Road.
- Reallocates existing turning lanes to additional through and receiving lanes to increase flow through the intersections.
- Enlarges the Route 130 Southbound jughandle.
- Diverts Delaware Avenue left-turn movements to Route 130 via the construction of a new Connector Roadway. It is noted that Florence Township requested this movement be changed back to allowing left turns from Delaware Avenue directly to Route 130 northbound rather than making vehicles take the circuitous route to the new Connector Roadway.
- Creates a new signalized intersection northeast of the Delaware Avenue/Florence-Columbus intersection on Route 130 to service left-turn movements.
- Construction of roundabout south of Florence-Columbus Road at existing un-signalized Birch Hollow Drive intersection to support the proposed Connector Roadway.
- Comprehensive upgrade of bicycle and pedestrian accessibility to meet current NJDOT Complete Street requirements.
VI. COMMUNITY FACILITIES PLAN ELEMENT

The Community Facilities Plan Element shows the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, firehouses, police stations and other related facilities, including their relation to the surrounding areas. This Element summarizes the community facilities that provide essential services to residents of the Township of Florence. This includes educational, historic, social, hospital, emergency, institutional, and recreation facilities. This plan also describes the current operation and capacity of the facility and the improvements needed to meet the future needs of the community.
VII. RECREATION PLAN ELEMENT

The Recreation Plan Element of the Master Plan shows a comprehensive system of areas and public sites for recreation.
Proposed Park Improvements and Programs

- **Community Zen Garden.** Broad Street at Ninth Street. Plans are for an Eagle Scout candidate to construct in Veteran’s Park a Community Zen Garden with benches, and a garden with Butterfly Bushes and other vegetation. A hose bib may be included to water the landscaping.

- **Florence Township Field House.** Summer Street. Plans are to renovate the existing former Florence Township Municipal Garage. Renovations include making the facility ADA compliant, adding a male and female restroom, establish rubberized or turf surface, replace existing heating elements, empty and power wash the inside of the building, and creating space for recreation and community use.

- **Health & Wellness Initiative.** Plans include Florence Township to be designated as a “healthy community.” This includes creation of various exercise based programs for residents to participate in at no charge. The Township will further establish and promote the use of community parks and walking paths, host annual community wellness events, refurbish the municipal website to include health and wellness tips, and utilize local, county and state resources that support physical and mental health needs. The Township also plans to create outdoor exercise stations within community parks in the area of walking paths.

- **Community Garden in Roebling.** The vacant Lot 20 in Block 125 is under consideration for a future Community Garden in Roebling.

- **Splash Pad.** A Future Splash Pad on Township Property is under consideration. The location for the Splash Pad is to be determined.
Existing and Proposed Trails

- Existing Country Trail (shown in a solid blue line) along Old York Road to a loop trail in the Ezra “Bud” Marter Complex.

- Proposed Country Trail (shown in a dashed blue line) would continue westward on Burlington-Bustleton Road to the Township border with Burlington Township.

- Proposed Country Trail would connect to the existing loop trail in the Ezra “Bud” Marter Complex and continue through Rainer Park and connect to the existing trail on the western side of the Rainer Park.

- Another Proposed Country Trail would continue along Old York Road south of the intersection with Burlington-Bustleton Road to the Township border with Springfield Township.

- Proposed Rail to Trail system (shown in a violet dashed line) is shown along Walker’s Road and the Conrail rail line that runs in a generally north to south direction, starting at the intersection of the Conrail rail line that runs in an east to west direction through the Township. The trail would continue to Fifth Street along which it will continue and connect to R.D. Wood Field and continue northwest to West Front Street.
Existing and Proposed Trails (continued)

- Proposed Rail to Trail Extension Easement Access (shown in a dashed pink line at West Front Street), east of the Florence Turnpike Crossing West warehouse along a former railroad line leads to a cul-de-sac sitting area just south of the Delaware Riverfront.

- Delaware River Heritage Trail (shown in a solid red line) is an existing trail through John A. Roebling Park that leads to the Conrail rail line that runs in a generally east to west direction through the Township.

- Proposed Delaware River Heritage Trail (dashed red line) is shown to the south and west of John A. Roebling Park. The Proposed trail would follow existing roadways including 9th Avenue, Main Street, Tenth Avenue along the western side of Nyikita Field to Hornberger Avenue, and westward to Delaware Avenue. At this point the trail would turn west along Front Street to the Township border with Burlington Township.

- Potential Riverfront Trail (yellow and green dashed line), is shown along the Delaware River from the western Township boundary line with Burlington Township and would ultimately connect to the existing Delaware River Heritage Trail in John A. Roebling Park.

- Proposed Florence to Roebling Railwalk is shown (yellow and black dashed line) along the east to west Conrail rail line.
The Conservation Plan Element provides for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

- Useful maps in Preparing the Inventory of Natural Resource Areas:

  **Inventory of Natural Resource Areas**
  - Waterways
  - NJDEP Freshwater Wetlands
  - NJDEP Tidal Wetlands Act of 1970 Wetlands
  - Tidelands/Riparian Lands
  - Waterfront Development Lands
  - Vernal Pools
  - Endangered Habitat Map
  - Endangered Habitat Map
  - USDA Soil Types
  - Ground Water Recharge Areas
  - Well Head Protection Areas
  - Earthquake and Landslide Map
  - Bedrock Aquifer and Bedrock Geology
  - Prime Farmlands and Farmland Protection
  - Historic District and Historic Site Preservation
  - Recreation and Open Space
  - Recycling Plan
  - State and Federal Oversight of Projects in Sensitive Areas
Conservation Plan Recommendations

- Review and possibly amend the Township’s landscape design standards to encourage the use of plants native to New Jersey, or in the alternative, well-adapted non-invasive species to reduce the need for water and chemical applications.

- Adopt an Outdoor Water Landscape Conservation Ordinance placing restrictions on lawn water with a hose, hose-end sprinkler, and irrigation. Instead, use of drip irrigation should be encouraged.

- Adopt a Wellhead Protection Ordinance to protect the public health, safety and welfare through the regulation of land use and the storage, handling, use and/or production of hazardous substances and hazardous wastes within areas of land surrounding each public and non-public well.

- Establish a comprehensive greenway system linking public open space and recreational sites with community facilities.

- Recommend landscaping standards that provide buildings with maximum solar access, shading, and wind protection.

- Develop a woodland conservation plan that is required as part of any application for development where critical forest resources have been identified.

- Establish a reforestation plan requirement for forest vegetation lost through development to enhance habitat, promote recharge and reduce surface runoff, erosion and flooding.

- Provide public education directed at water conservation and preventing the discharge of toxic and hazardous pollutants to groundwater.
IX. ECONOMIC PLAN ELEMENT

The Economic Plan Element considers all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted.

Florence Township Economic Development Committee’s Goals and Objectives

- Retain and encourage expansion of existing businesses and industries and attract new economic activities including retail, office buildings, and small-scale light industries to provide desired levels of commerce and employment for the Township's existing and projected population.
- Establish and improve networking to support local businesses and their employees.
- Acknowledge and promote Florence Township as a great place to live, work and shop.
- Seek grants through federal, state, county, local and other funding sources for infrastructure improvements and economic development projects.
- Promote and expand upon the Township's environmental resources, natural features, cultural and historic sites, events and festivals as a way to foster tourism.
- Provide changes and enhancements through zoning to establish adequate and appropriate spaces for the establishment of commercial businesses in the downtown area and the Route 130 corridor.
To promote the enhancement of current and future commercial properties within the Township.

Promote development of a planned revitalization of the Route 130 corridor.

Encourage economic development through planned promotion/marketing of those areas that are compatible with and accessible to existing services and transportation.

Encourage mixed-use developments along Hornberger Avenue as well as other key areas in conjunction with public improvements.

Continue to seek improvement of the infrastructure to accommodate projected increases in traffic associated with new commercial development.
Florence Township Economic Development Committee’s *Future* Goals and Objectives

- Establishing a Local Business Directory
- Establishing an Online Resource Center for Residents/Businesses
X. HISTORIC PRESERVATION PLAN ELEMENT

The 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.
Identified Historic Sites

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

   *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.

![Florence Methodist Episcopal Church. Source: West Jersey History Project](image)

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

   *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.

![St. Stephen’s Episcopal Church. Source: Saints Stephen & Barnabas Episcopal Church.](image)

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

   *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.

XI. RECYCLING PLAN ELEMENT

The Recycling Plan Element incorporates 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.
XII. FARMLAND PRESERVATION PLAN ELEMENT

The Farmland Preservation Plan Element includes: 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.
XIII. EDUCATIONAL FACILITIES PLAN ELEMENT

The Educational Facilities Plan Element of the Master Plan incorporates the purposes and goals of the "Long-Range Facilities Plan" required to be submitted to the Commissioner of Education by a school district. This Educational Facilities Plan Element provides a review of existing Township of Florence Schools, proposed improvements to existing schools, enrollment comparisons and enrollment data, facility efficiency standards and district practices capacity, and functional capacity.
XIV. PUBLIC ACCESS PLAN ELEMENT

A Public Access Plan Element provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.
Florence Township's Master Plan and Zoning Map were reviewed in relationship to adjoining municipalities that include Burlington Township to the west, Springfield Township to the south, and Mansfield Township to the east.