

**2022 MASTER PLAN**  
**TOWNSHIP OF FLORENCE**  
**BURLINGTON COUNTY, NEW JERSEY**

**Adopted June 28, 2022**



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**#85041-02**

## **Acknowledgments**

Thank you to all the individuals whose time and effort have been instrumental in the development and approval of this 2022 Master Plan.

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## APPENDIX A

### VISION FOR FLORENCE TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY



## **I. INTRODUCTION**

### **A. Purpose of the Master Plan**

This 2022 Master Plan is intended to provide a set of policies for the Township of Florence that will guide municipal officials, the planning and zoning boards, and citizens on decisions and regulations within the Township. The Master Plan is a broad policy document that guides the use of lands and the future physical, economic, and social development of the Township. The Master Plan contains an inventory of the municipality's existing conditions, articulates the community's vision and goals, identifies its needs, and provides long-range policy recommendations for achieving the community's vision and goals for the future. It is the principle document used to formulate the contents of a community's zoning ordinance and subdivision regulations. The Master Plan serves as a reference guide so that future land use decisions are made in a consistent and reasoned manner.

### **B. Scope of a Master Plan**

The *Municipal Land Use Law, (MLUL) N.J.S.A. 40:55 D-28*, states that the planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects the public health and safety and promotes the general welfare. 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 (17):

- (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) hereof, and other master plan elements provided for in paragraphs (3) through (17) 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 or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and
  - (c) Showing the existing and proposed location of any airports and the boundaries of airport safety zones; and

- (d) Including a statement of the standards of population density and development intensity recommended for the municipality.
- (e) Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachments upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;
- (f) Including, for any land use element adopted after the effective date of P.L. 2017, c. 275, a statement of strategy concerning:
  - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
  - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
  - (iii) Environmental sustainability; and
- (g) Showing the existing and proposed location of public electric vehicle charging infrastructure.

Optional Elements of the Master Plan include:

- (3) **A Housing Plan Element**<sup>1</sup> pursuant to section 10 of P.L. 1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;
- (4) **A Circulation Plan Element** showing 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 systems of the Federal Highway Administration and the types, locations, 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;

<sup>1</sup> *A Housing Plan Element is listed as an Optional Element of the Master Plan, however, the MLUL at N.J.S.A. 40:55D-62. Power to Zone, indicates that the land use plan element and the housing plan element form the basis for the zoning ordinance. Since all municipalities have a zoning ordinance, it is reasonable to conclude that a housing plan element is a mandatory part of a master plan, and that its findings and conclusions must serve not only as a basis for zoning, but they must be coordinated with the land use plan element.*

- (5) **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.
- (6) **A Community Facilities Plan Element** showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.
- (7) **A Recreation Plan Element** showing a comprehensive system of areas and public sites for recreation;
- (8) **A Conservation Plan Element** providing 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.
- (9) **An Economic Plan Element** considering all aspects of economic development and sustained economic vitality, including 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 an analysis of the stability and diversity of the economic development to be promoted.
- (10) **An Historic Preservation Plan Element** indicating the location and significance of historic sites and historic districts, identifying the standards used to assess worthiness for historic site or district identification, and analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.
- (11) **Appendices** or separate reports containing the technical foundation for the master plan and its elements
- (12) **A Recycling Plan Element** which 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.

- (13) **A Farmland Preservation Plan Element** which 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. 1988, 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
- (14) **A Development Transfer Plan Element** which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program based on the provisions of section 5 of P.L. 2004, c.2 (C.40:55D-141);
- (15) **An Educational Facilities Plan Element** which incorporates the purposes and goals of the "Long-Range Facilities Plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P. L. 2000, c.72(C.18A:7G-4).
- (16) **A Green Buildings and Environmental Sustainability Plan Element**, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design; and
- (17) **A Public Access Plan Element** that 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.

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to:

- (1) The master plans of contiguous municipalities;
- (2) The master plan of the county in which the municipality is located;
- (3) The State Development and Redevelopment Plan; and
- (4) The district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act" of the county in which the municipality is located.

**C. 2022 Master Plan Elements**

The Township of Florence has chosen to prepare the following required and optional elements for the 2022 Master Plan:

- *Statement of Objectives, Principles and Assumptions, Policies and Standards*
- *Land Use Plan Element*
- *Utility Service Plan Element*
- *Circulation Plan Element*
- *Community Facilities Plan Element*
- *Recreation Plan Element*
- *Conservation Plan Element*
- *Economic Plan Element*
- *Historic Preservation Plan Element*
- *Recycling Plan Element*
- *Farmland Preservation Plan Element*
- *Educational Facilities Plan Element*
- *Public Access Plan Element*
- *Interrelationship of the Plan to the Adjacent Municipal, County, and State Plan*

**D. Prior Florence Township Master Plans**

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

May, June, October, December, 1987  
 May, 1989  
 February, April, May, June, October, 1990  
 September, 1991

April, 1992  
 February, March, April, 1994  
 May 22, July 24, 1995  
 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 remained as *Reserved* in 2022.

### **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 and Fair Share Plan
- VIII. Land Use Plan Element
- IX. Historic Preservation Plan Element

### **E. Current and Prior Florence Township Housing Elements and Fair Share Plans**

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	April 20, 1998
June 27, 1988 Amendment	December 2, 2008
July 25, 1988 Amendment	December 8, 2015
March 31, 1989	April 24, 2018
April 27, 1992	August, 2018
March 1993, Amended February, 1994	

The most recent Housing Plan Element is the 2018 Third Round Housing Element and Fair Share Plan (Plan), April 2018, Amended August 2018. The Plan was prepared by Clarke Caton Hintz and is contained in a separate document from this Master Plan. The Plan was prepared for Florence Township in accordance with the New Jersey Fair Housing Act and the rules of the New Jersey Council on Affordable Housing (COAH) at NJAC 5:93 et seq. and to address the Court-approved Settlement Agreement (FSHC Agreement) between Florence Township and Fair Share Housing Center (FSHC), dated November 22, 2016, amended December 19, 2017. The Plan was submitted to the Superior Court, Burlington County Law Division to obtain a third round Judgment of Compliance and Repose to July 2025.

### **F. Prior Florence Township Master Plan Reexaminations**

The Township's most recent Reexamination Report was adopted on May 22, 2018. Prior to 2018, Reexamination Reports were prepared, dated, or adopted as follows:

May, 1982  
July 26, 1982  
June 27, 1994

June 19, 2000  
February 24, 2003  
June 16, 2008

### **G. Plan Endorsement – Visioning Process for Florence Township**

Florence Township participated in the Plan Endorsement process for the regional Route 130/Delaware River Corridor Strategic Plan that the New Jersey State Planning Commission (SPC) endorsed on April 28, 1999. Plan Endorsement is a voluntary review process established by the SPC to provide technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and the State Development and Redevelopment Plan.

In 2021, the Florence Township Council agreed to participate with Burlington County and the eleven other municipalities that comprised the Route 130/Delaware River Corridor (Corridor) to attain a new Plan Endorsement for the Corridor from the SPC. The Plan Endorsement process requires a municipality to prepare a vision statement that is based on public input. Because of the obstacles for holding in-person public visioning sessions caused by the COVID-19 pandemic, Florence Township prepared and posted an online survey to obtain public input to develop a vision statement for the municipality in early 2022. On March 22, 2022, the Florence Township Plan Endorsement Advisory Committee and the Florence Township Planning Board held a public meeting to review the results of the survey, discuss the draft vision statement, and refine the vision statement from public input obtained during the meeting.

The final Vision Statement from the Visioning Process is included in its entirety in Appendix A. Since the final elements of the Master Plan and the Visioning Process were occurring at the same time, the Master Plan considered the Vision and the Vision considered the Master Plan. For this reason, the Vision Statement is included in this 2022 Master Plan.

### **H. Summary**

The Township prepared its first Master Plan in 1976 and prepared Amendments to the Master Plan or Master Plan Reexaminations within the required time periods set by the Municipal Land Use Law. The 2021 Master Plan contains the most comprehensive inventory of existing conditions and goals and objectives to guide the Township well into the future.