DELANCO

TOWNSHIP

NEW JERSEY

COMPREHENSIVE

PLAN

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Prepared for
DELANCO TOWNSHIP PLANNING BOARD
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POPULATION AND HOUSING

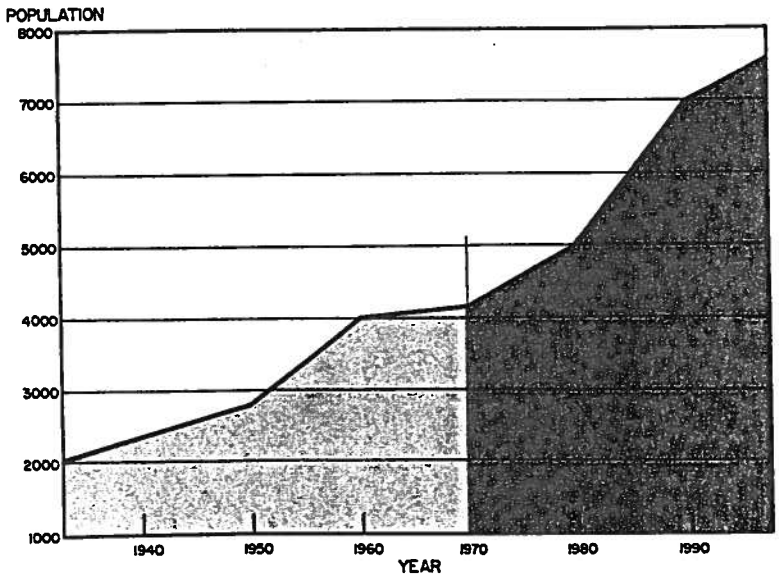
In only one decade in Delanco's history has there been more than a low to moderate population increase. This was in the decade of the 1950's when just over 1,200 new people were added--almost half the number that then existed in the Township. During the most recent decade, population increase was a very low 3.6%.

Area population growth comparisons disclose that this almost complete halt in population increase was not general throughout Delanco's immediate vicinity--since Edgewater Park experienced a whopping 100% increase and Delran almost 90% during the decade. In 1940, both Edgewater Park and Delran were smaller, population wise, than Delanco. Both of these neighboring townships grew rather slowly during the decade of the 40's, but during the 50's and 60's, both have experienced runaway growth until now Edgewater Park's population is approaching twice that of Delanco and Delran is well on its way to tripling Delanco's. When compared to its neighboring municipalities, Delanco was found to have the lowest percentage of persons over 65, the second lowest percentage of persons under 18 and the second lowest family size. Other communities compared included Beverly, Edgewater Park, Delran and Riverside. As might be expected, the older communities have the higher proportions of aged in their population. From these observations, it would appear that Delanco has been participating in a set of circumstances common to several established communities immediately adjacent to the river. However, unlike either Beverly or Riverside, Delanco has much of its area in an open, relatively undeveloped state--and the degree with which Delanco continues to parallel its sister communities of Beverly and Riverside will depend on how this land reserve is utilized in the decade of the seventies.

Practically all of Delanco's existing housing stock is located generally to the north of the railroad tracks which bisect the Township. A preponderance of Delanco Township's housing stock rates in good to excellent condition. The area of higher priced housing situated immediately adjacent to the Delaware, taking advantage of its outstanding view, is in excellent condition. Several blocks in the interior, lying between Union and Cooper Streets, and between Burlington Avenue and the Railroad, were classified as fair. Also, in several areas between Vine Street and Rancocas Creek, isolated areas of deteriorated housing were noted, as well as a substantial number of dwellings in only fair condition.

Another indicator of the nature and quality of the housing stock exists in the Assessor's records. In 1972, the Assessor reported a total of some 1,100 single-family dwellings, of which a large proportion (1,043) are assessed for $18,000.00 or less. This means that, while Delanco has dwellings that are assessed at values up to $70,000.00, a preponderance of its dwelling units fall in the moderate value category. At the lower end of the spectrum, almost 400 units are assessed for less than $10,000.00. It is probable that many of these fall into the fair or poor classifications on the housing condition map included in the Basic Data report. In addition to single-family dwellings, Delanco has 203 apartment units, most of which are two-family dwellings.

Even though a concerted effort has been made to enlarge the Township's industrial base, Delanco must still depend heavily on its residential ratables for its tax income. Over 70% of the ratable base is residential. Next in line is industry with 20%. In developing future population projections, it is anticipated that some change will be made in zoning policies with respect to the remaining developable areas of the Township. The growth projection thus anticipates a sharp alteration of recent trends which seem to indicate a leveling off of the Township's population somewhere between four thousand and forty-five hundred. As can be seen in the accompanying projection curve, it is estimated that, during the 1970-80 decade, Delanco's population will increase substantially rather than maintaining itself at the four thousand level. It is quite probable that, by the time existing ordinances are reviewed and new concepts introduced, that any substantial new growth resulting from change in planning and zoning policies will come only towards the end of the 1970's. For this reason, we feel that a more substantial increase resulting from new development policies could demonstrate itself during the decade of the 80's when, we estimate, the Township's population may well reach some seven thousand people.



ECONOMIC CONCERNS

At the present time, Delanco Township has some eight industrial establishments employing approximately four hundred twenty-five people. When this is compared with the several neighboring municipalities, we can see that only Delran and Moorestown substantially outstrip Delanco as a home for commercial-industrial operations. In considering the potential for industrial growth among the several municipalities in the region based on several criteria used in the Basic Data study, Delanco's potential appears reasonably good; among the municipalities studied, it probably rates third behind Moorestown and Delran. Its major shortcoming is in the area of vehicular transportation, since it is only bordered on one side by a four-lane highway and this, the heavily-travelled Route 130.

At the present time, twenty percent of Delanco's ratables are industrial and seven percent commercial. On the other hand, this does not appear to be a good record of accomplishment, especially when one considers that more than one-half the Township's area has been zoned industrial since the 1950's and the additional fact that several of the industries that have been attracted display some undesirable characteristics. On the other hand, an analysis of tax rate increases occuring over the last decade seem to demonstrate the fact that the policy of industrial development, accompanied by a restricted residential growth policy has been successful in retarding the rate of tax increase.

Major commercial uses in the Township are of the non-retail type, such as warehousing and wholesaling. To date, the Township has no shopping center or commercial bank, both of which clearly indicate the Township's heavy dependence upon outside commercial centers. There does not appear to be any natural location for regional shopping facilities, since the heavily-travelled, limited-access highways and their interchanges are located well-beyond Township boundaries. The Plan envisions the establishment of one or more neighborhood shopping centers to provide convenience businesses for residents. Such a center would form an integral part of any Planned Unit Development that takes place.

EDUCATIONAL PLANT AND NEEDS

As shown by the Basic Data survey, there were six hundred sixty-five pupils in grades kindergarten to eight in Delanco schools in 1971. At that time, there were also seventy-two pupils who were attending private and parochial schools. In addition, two hundred twenty-eight Delanco students were attending Riverside High School and twenty-six were attending Burlington County Vocational School. Holy Cross and Bishop Eustace accounted for forty-four students, all of which totalled to one thousand twenty-five students in the Township population. When these are related to the one thousand ninety-six homes, it means that the Township had an average number of pupils per home of .93. This figure is substantially higher than it was ten years earlier when it stood at .75.

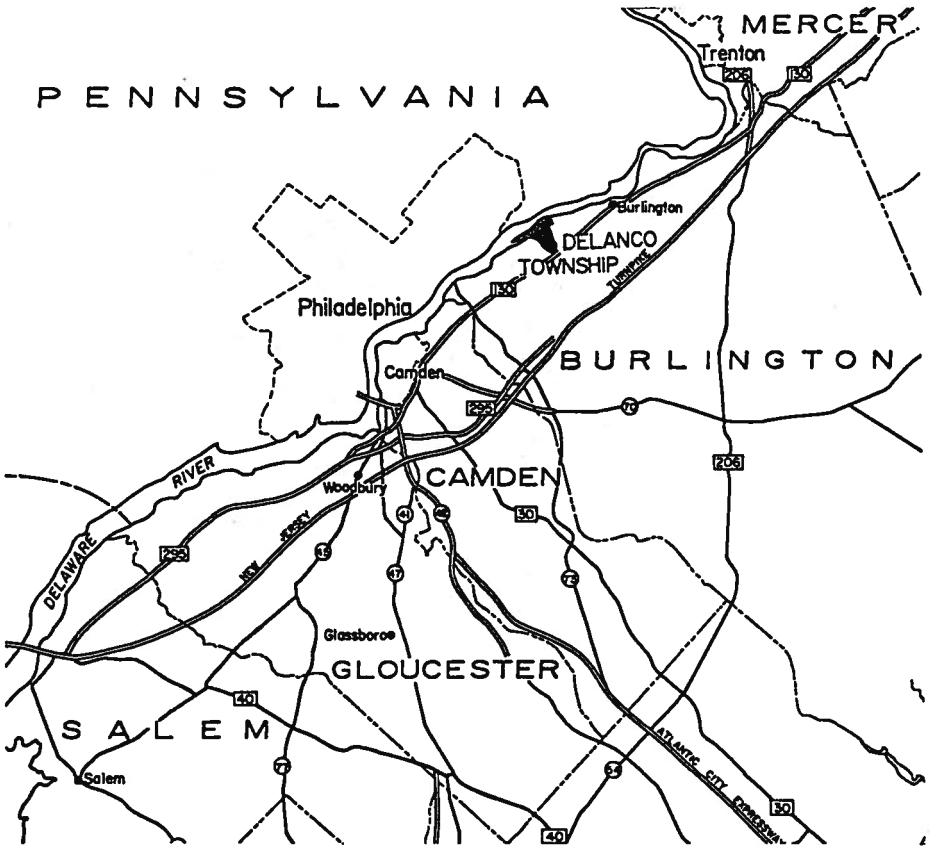
Delanco has three elementary school buildings: The Hickory Street School, the Walnut Street School and the Burlington Avenue School. The first of these was constructed just after the turn of the century and has now served the community for some seventy years. It has eight rooms and presently houses children in grades six, seven and eight. The Burlington Avenue School, built in 1961, was originally intended to replace the Hickory Street School in addition to providing needed expansion space. Delanco Township's unusually high tax rate at that period was, undoubtedly, responsible for voter turndown and a cutback in the building plans which necessitated continued use of the Hickory Street School. The Burlington Avenue School now houses grades kindergarten through five, with one room being used for both library and music.

Prior to 1965, Delanco had no special classes of its own. In that year, one class was opened. In 1966, Delanco joined a voluntary regional group of nine school districts in an attempt to solve the dilemma of special class placements. Presently, Delanco provides three classrooms for the system--one each in the Hickory Street and Burlington Avenue Schools, and the other in the Methodist Church.

Board of Education plans are to construct a new wing of eleven standard classrooms to be attached to the northeast end of the Burlington Avenue School to house grades three through five. In addition, a five classroom wing designed for special education would be extended from the center rear of the building. A large library, a small gym with a stage, and appropriate office space would complete the planned complex. An important feature of the plan would be the abandonment of the Hickory Street School for educational purposes, with its ultimate destruction assured if a suitable buyer could not be found. The Walnut Street School would also be altered to include an enlarged home economics facility, a new library, and alterations to the present kindergarten to provide a science room. These changes would make two more classrooms available for instruction at this school.

Looking to the future, if our population projection holds, and we assume a family size of 3.2, we could expect some 888 new dwelling units during the 1970 and 80's. If we assume a number of .65 school children per dwelling unit (less children from apartments/more from single family), it means there will be a need for some 22 new classrooms by the end of the 1980's.

THE REGION



Delanco Township is adjacent to the Delaware River and enjoys a beautiful river view.

Philadelphia is within five miles and Delanco's location is in the center of the Boston to Washington corridor.

Population - 4,157 (1970)
7,000 projected for 1990
Square Miles - 2.16
Land Use:

Residential	- 241 Acres
Business	- 53 Acres
Industry	- 161 Acres
Other Development	- 167 Acres
Agriculture	- 378 Acres
Public Recreation and Open Space	- 9 Acres
Undeveloped Land	- 569 Acres

Highway Access - By 4-lane U. S. Rt. 130
Soils Suitable for Agriculture
Moderate to high water table
Good structural characteristics

Public School Population - 919 (1970-71)
3 Public Elementary Schools
Tax Ratables (% of Total):
Residential - 71%
Industrial - 20%
Commercial - 7%
Tax Rate - $4.65 per $100 Valuation
Community Water System (private)
Community Sewerage System (public)
Municipal Police Department
Volunteer Fire Company
Community Library
Recreation Commission
Board of Health
Shade Tree Commission
Industrial Commission

EXISTING LAND USE AND FACILITIES

First known as Delrancos, the village of Delanco got its start in the middle 1800's and shortly thereafter was described as having "splendid scenery, remarkable view up and down the river, salubrious air, pure water, a high degree of healthfulness and ease of access to the great city of Philadelphia. . ." That portion of the Township adjacent to the river grew quite rapidly during the latter 1800's when railroad commuting was the principle transportation mode. The coming of the automobile brought a stabilization in the growth pattern of the river communities, since those moving outward from the city could find new open areas away from the railroad lines that were still closer in to city-center. More recently, Delanco's growth rate (somewhat higher than Beverly and Riverside, but much lower than Edgewater Park and Delran) appears to have been affected directly by the planning and zoning policies of the Township during the 50's and 60's. In 1970, Delanco had 4,157 persons as compared with 2,383 thirty years earlier in 1940. More details on population growth and trends can be found in Chapter III of the Basic Data Report.

A recent survey of existing land use disclosed that almost forty percent of the Township's total land area has been developed in some manner. Agricultural uses account for about one-quarter of the remainder, with a little over thirty-five percent being vacant or occupied by woods or marshland. Of the undeveloped land, some five hundred acres are presently open for development, which, when added to the 378 acres still being used for agriculture, means that upwards of 900 acres are still available for future development. This amounts to approximately 43% of the total area of the township. Among developed land uses, residential is by far the most important--accounting for almost thirty-nine percent. Next in line is industry, with over twenty-five percent and streets and roads with about twenty-two percent. Various types of business and commercial uses account for eight and one-half percent and both this and the industrial percentage in Delanco Township are above average for communities of similar size. Maps of the existing land use pattern which show a concentration of development along the river as well as the pattern of land use surrounding the Township can be seen in Chapter II of the Basic Data report. The zoning in neighboring municipalities is generally for low to medium density residential uses, with the exception of the opposite bank of the Rancocas in Riverside, which is zoned for industrial but is presently beginning to develop with medium to higher density housing projects.

The Land Use Study disclosed that the population growth of the Township has been modest and has occurred almost entirely within the relatively small areas zoned for residence adjacent to the river. So far, residential growth has consisted chiefly of single-family dwellings. The unusually large amount of land zoned for industry has tended to discourage residential development during the last two decades. The existing Land Use Study also showed that a substantial amount of the industrially zoned areas have been put to various uses, some of which may be considered of a type not highly desirable. Industrial land uses added so far have tended to concentrate--keeping open the possibility of re-evaluating future land use proposals for the eastern section of the Township.

An almost complete range of urban services and facilities are provided for the developed portion of the Township lying adjacent to the Delaware River. Various arrangements exist for managing the services. Water is provided by a private utility having a franchise in the area while sewer service is provided by a combination of a local authority which manages the collection system within the Township and conveys the sewage to the Beverly Treatment facility which processes the waste water. This plant was constructed in 1934 and reconstructed in 1964. As of 1969, the average daily flow was approximately .55 MGD (Million Gallons per Day) which amounted to slightly more than one-half the plant's design capacity of 1.0 MGD. Present indications are that some additional capacity in the Beverly Plant may be utilized in the near future by extensions of the Delanco Township system. Police service is provided as a departmental function by the municipality while fire protection is in the hands of a volunteer company that depends for its support on an annual, voter-approved budget of the elected Board of Fire Commissioners. A municipal library supported by Township funds is housed in the Municipal Building along with the police department and administrative offices. Streets and roads are maintained by a road department which has recently constructed a new five-bay garage in the industrial district. A recreation commission manages municipal recreation areas in cooperation with the school board, while a shade tree commission works to protect and enhance the general landscaping of the city street system and other public areas. Legal and engineering services are obtained on a contractual basis and the municipality contributes regularly to a volunteer ambulance corporation, to civil defense and disaster control units and to holiday festivities.

A study of surrounding land uses and zoning classifications (Figure 5 in the Basic Data Report) demonstrates similarities and dissimilarities with neighboring municipalities. The attraction of the Delaware as an early suburban life style is evident in both Riverside and Beverly as it is in Delanco; and the comparative vigor of recent growth trends, encouraged by favorable residential zoning regulations in Delran, Willingboro and Edgewater Township contrasts sharply with the low recent growth rate in Delanco as a result of large scale industrial zoning.

PLANNING GOALS

What do we want the future Delanco Township to be like? If we can agree that we should consciously guide our growth and design our future community rather than let it drift aimlessly into a state of chaos, we have our first and most important goal--the importance of a sound planning program. But, to subscribe to the wisdom of sound planning is not enough: we must be willing, as a group of community members, to establish the necessary development rules (and to expect to live by them) in order to see this better community come about.

Within the framework of these two general goals, a set of specific planning objectives are outlined here and more fully set forth in Section VII of the Basic Data Report.

1. Every effort should be made to secure sound industrial and commercial preparations which would provide more job opportunities locally and work to economically balance the residential growth of the community.
2. Economic development efforts should place special emphasis on manufacturing activities that are willing and able to reasonably control air, land and water and other pollutants and that have a median pay scale at or above the State average.
3. Adequately serviced industrial areas should be planned in close conjunction with existing and future transportation facilities.
4. Presently and during the immediate future, the automobile will continue to be the principle means of transportation for Township residents. Consequently, careful attention should be given to new subdivision design, heavy traffic intersection controls, new access points to arterial roads, and the assurance of adequate future right-of-way for major traffic arteries in and out of the community.
5. The growing congestion and competition for space in inner-core sections of the metropolitan area make the establishment of efficient and relatively inexpensive mass transit facilities inevitable. Recognizing the eventual construction of a high speed line into the area, we should adopt a policy aimed at making such a facility better serve the Township. Every effort should be made to encourage the use of the existing rail right-of-way through the Township as a loop in conjunction with the Moorestown extension presently projected by the Lindenwold Line.
6. A critical planning goal is to secure balanced development. In order to attain this, the pace of home building should match that of commercial and industrial development. Various regulations, utility extension and service policies should be designed to see that this happens.
7. Another important trend in suburban development is the Planned Unit Development, or the New Town idea. We subscribe to the desirability of this approach, especially when it leads to sizable developments of a diversified nature involving a balanced economic base and when it can be accomplished at total overall densitites that will result in a pleasing, open environment.
8. Careful attention should be given the maintenance and uniform enforcement of the Township's building and housing codes in an effort to maintain the quality and protect and enhance the investment that Delanco citizens have in the existing stock of housing.
9. Future plans should provide for the logical separation of uses. Compatible uses, such as homes, schools and churches should be grouped together, while incompatible uses--residences and heavy industry--should be as effectively separated as possible.
10. Intensive development should be discouraged in outlying, hard-to-service situations or areas that are physically unsuited for development due to poor soil or drainage conditions. Public sewerage planned on a regional basis, should be regarded as a firm prerequisite for intensive development of any kind.
11. The clustering principle should be provided for in zoning regulations. This is the maintenance of required overall dwelling unit density, but with permitted reductions of individual building site requirements as a means of achieving large common open space areas and reduced facility and service costs. However, clustering should only be permitted when lot size requirements are sufficient to produce a substantial amount of common open space through the clustering process.
12. Wherever possible, shoestring or strung-out business areas should be avoided. This is especially true along any major or arterial road which should be protected for its intended purpose--that of carrying large amounts of traffic efficiently. Business development should take place primarily in Planned Shopping Centers, adequately buffered from any adjoining residential areas.
13. The planning program should include a continuing awareness of the school needs of the future. Close liaison between the Planning Board and the School Board and efforts toward assuring necessary sites in advance of the actual need should be a basic objective. Wherever possible, the grade schoil should form the central feature of a residential neighborhood and be part of a recreational and cultural center. Major roadways should be relegated to the edge of the neighborhood, thus permitting young school children to walk to and from school without crossing major traffic ways.
14. A high recreational priority during the immediate future should be to assure adequate open space reservation for both active and passive recreational needs, as well as natural park and buffer areas in connection with new development as it takes place.
15. The importance of regularly updating the Delanco Township Plan can't be overemphasized. As the character of our population changes, new transportation modes are accepted and now unknown building materials and techniques are introduced, the physical plan and the regulations supporting it should be reviewed and updated. Only in this way will the planning program keep pace with the changing needs of the community.

THE ENVIRONMENT

Delanco Township borders the Delaware River and is located about ten miles northeast of Camden. Almost at the center of Megalopolis, the huge, urbanized area stretching out between Boston and Washington, Delanco is favorably located with respect to access to all of the large east coast communities. It is surrounded by the City of Beverly and Edgewater Park Township to the north, Willingboro to the southeast, Delran Township to the south and Riverside to the southwest. Its northwest boundary is formed by the Delaware River and Buck's County in Pennsylvania.

The Township is extremely flat. Elevations of the uplands in the Township range generally between ten and twenty feet with some few areas in the center of the Township ranging slightly above twenty. Tidal flats feature the Delaware shore line in the northeasterly portion of the Township; the Hawk Island Area and along Rancocas Creek, inland from the developed section of the community.

The Township is part of New Jersey's innercoastal plain--that is, a part of the region that drains naturally to the Delaware River rather than the Atlantic coast. Two types of soil make up the upland portions of the Township. These are termed Gailestown and Klej. Gailestown soils have a surface level of dark grayish brown sand about ten inches thick. This soil has a moderately rapid permeability with seasonal high water tables above five feet. Presently, the soil is considered to be well suited for irrigated sweet corn, peaches, snap beans and cantaloupe.

The Klej soils, which occupy much less of the land surface of the Township, consist of a surface layer somewhat similar to the Gailestown series, but being generally lower, are affected by higher seasonal water table conditions, which in a normal year will reach about two feet from the surface in late winter or early spring. Generally these soils are considered satisfactory for sweet corn and peaches, which now take up about ninety percent of the formed river terraces.

The major geologic feature relating to Delanco is that the entire Township lies in the outcrop area of the Raritan-Magathy formation which contains the only important water aquifer lying between the surface and bed rock. Most of the industries adjacent to the Delaware and most of the public water supplies and irrigation supplies throughout Burlington County obtain ground water from it. Large diameter wells tapping the Raritan-Magathy yield up to fifteen hundred gallons per minute. The more recent Cape May geologic formation overlies much of the Raritan in its outcrop zone but is generally in hydraulic continuity with the water table aquifer resulting in a total saturated thickness of as much as one hundred feet. Below the water table aquifer, the Raritan-Magathy also has a lower artesian zone generally separated from the upper zone by clay beds. This may be as much as two hundred fifty feet thick in the outcrop area but commonly does not exceed fifty feet in thickness along the Delaware River between Palmyra and Burlington.

Aside from some induced artificial recharge of the aquifer from the Delaware River in areas of heavy pumpage, the major recharge source for the Raritan-Magathy is from precipitation. Computations of water available for recharging the Raritan-Magathy in Burlington County have been estimated to be in the range of sixty-two million gallons per day. This is exclusive of any induced artificial recharge from the Delaware. At the present time, only twenty million gallons per day are being used. Water from the Raritan-Magathy formation is generally of good chemical quality except for local hardness and for high concentrations of iron. However, the water is considered to be soft, or only moderately hard, in most of the northwestern half of the County.

Delanco is practically surrounded by major streams or rivers and thus its surface drainage is provided by relatively short, intermittent streams or swales, leading to the surrounding creeks and rivers. However, due to the extremely flat topography of the Township, careful attention must be paid to the acquisition of adequate drainage easements, as any subdivision or other development takes place.

PUD CONCEPT

The possible use of the PUD concept as a development mechanism for a portion of the remaining open land of the Township has been included as a Plan proposal. The possibility of a private owner developing a sizable tract of ground, including a full range of community land uses at an overall specified density became possible in New Jersey for the first time in 1968 when the Legislature enacted the Planned Unit Development law. Major features of the Planned Unit Development include its flexibility (through superseding rigid zoning requirements); its ability to provide the community with balanced growth (a reasonable amount of industrial-commercial development to provide jobs and ratables); and to provide a developer with a long-range development scheme that is made the subject of a contract between he and the community. The Planned Unit Development should be constructed according to standards that will result in a pleasing, open environment, one that will preserve many of the natural amenities that Delanco Township presently has to offer. Along with providing a diversified economic base (probably permitted either as an integral part of the development or on separated, suitably-zoned, industrial acreage) the PUD would provide a range of housing types and approximately one-third of the total development area as open space for active and passive recreational needs, school sites and other public building needs. Open space percentages would be computed on a net basis, exclusive of streets and parking areas, dwelling dooryards, stream flood plains and quasi-public building sites. The permanence of all such open space would be adequately guaranteed.

CONTINUING PLANNING

Any plan is useful only to the extent that it helps improve development and management decisions concerning the growth or change of the area for which the plan is developed. And, before a community plan can be useful, two very important ingredients must be present--both on a regular, on-going basis. First, successful ways must be found to incorporate plan proposals into legal, regulatory measures and also into the governmental decision-making process. The second important ingredient is that the plan itself must be a living document--that is, it must be regularly updated if it is to remain vital as a frame of reference for community growth and government action.

Planning in the community, like planning in any successful private enterprise or organization, must be a continuous administrative staff function. Basically, it is an organized process designed to obtain the greatest efficiency and common good from the expenditures of money, time and effort put into the development of the community.

The first and most obvious procedure for implementing plan proposals is the formal adoption of the plan itself by the municipal planning board. Under New Jersey law, plans are adopted by the planning board rather than the governing body--which identifies the comprehensive plan directly with the on-going planning program and as a reference document of the planning board against which it can weigh development questions as they arise. This also points up the fact that the planning board may amend the plan as the need arises. In addition to the public hearings required prior to plan adoption, other ways should be found to secure feedback from the citizens of the community as a means of assuring that plan proposals and objectives truly reflect the thinking of a majority of community residents.

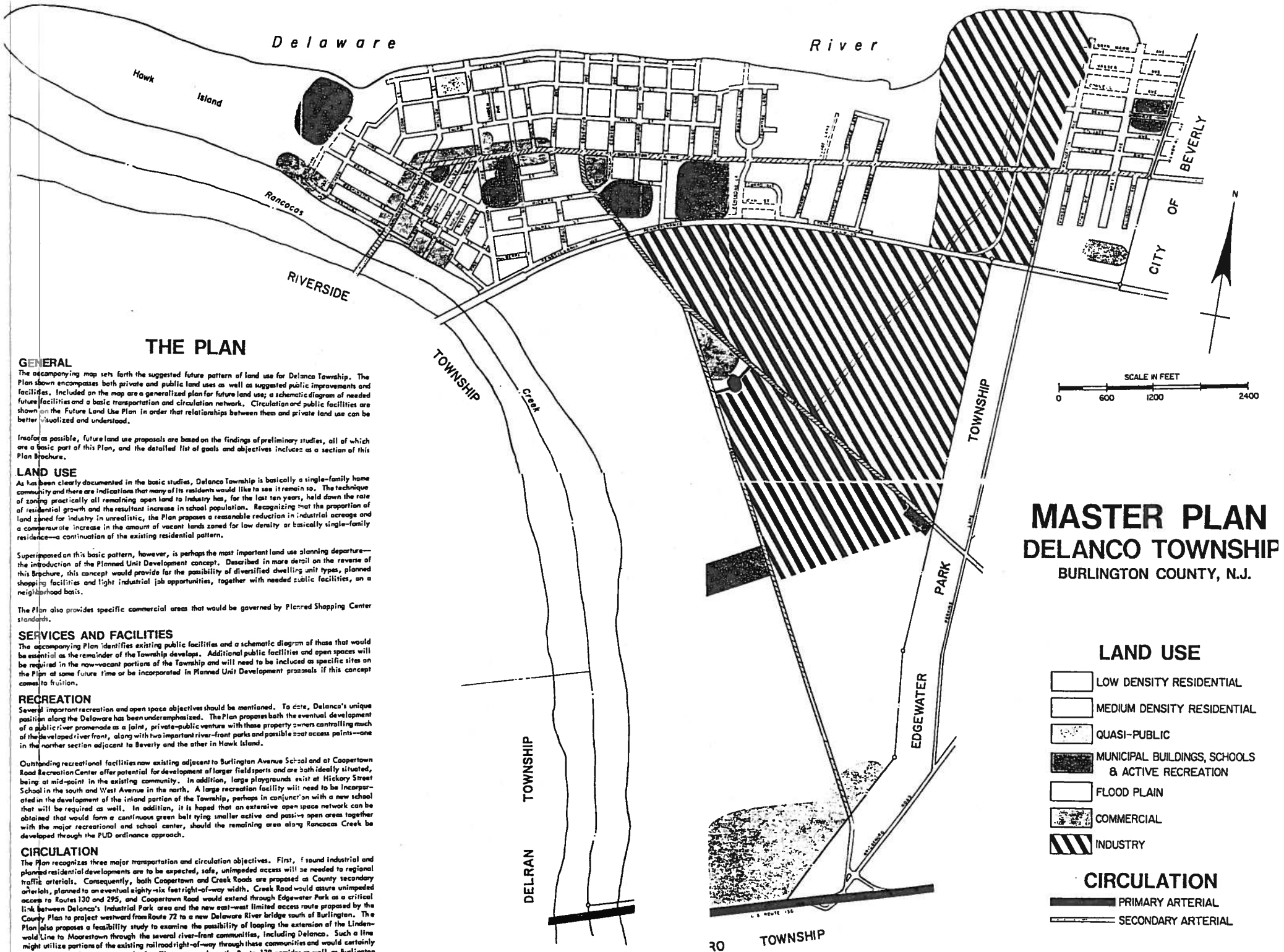
Presently, the zoning ordinance, when used as a positive tool to carry out plan objectives, is the best device at our command for accomplishing land use planning objectives and, because of this, we should make every effort to use it to the best advantage. Other legal tools to carry out plan proposals include the subdivision ordinance, which is already being well-utilized in Delanco Township; the official map, a potentially useful tool which allows a municipality to adopt by ordinance a map showing conclusively the location and width of future streets, drainage rights-of-way, parks, open space and other areas for public use; and the PUD, or Planned Unit Development, ordinance which is described elsewhere.

Another important area of plan implementation lies in the long-range Capital Improvement Program and Six-Year Capital Budget. Ideally, the planning board should be intimately involved in this process. It provides a direct link between most plan recommendations and the municipal financing of capital improvements. The Capital Improvement Plan constitutes the generalized long-range view of needed capital improvements and indicates their urgency as to timing. A second step in a sound fiscal planning process is the development and annual updating of the Six-Year Capital Budget--in which capital improvements are detailed as to methods of financing and given more precise priority. Finally, the first year of the moving Six-Year Capital Budget is incorporated into the Municipal Annual Operating Budget, which when officially enacted, dictates obtaining of revenues and expenditure of public funds for the current year.

A successful planning program also includes a continuing advisory staff function to the municipal governing body. Once the Planning Board has adopted a plan and is making a bonafide effort to keep that plan current, it can provide valuable counsel and advice concerning most development questions arising in the day-to-day operation of municipal government. In order for this process to be successful, the governing body must also develop the habit of referring important development questions to the Planning Board for review and report prior to finalizing decisions. Another common cause of a breakdown in this staff advisory function often comes about when the Planning Board spends all of its meeting time reacting to private planning decisions made by developers, builders and others in the community. In order to avoid this trap, the Planning Board must so organize its time and staff assistance that it can regularly deal with important community development problems on its own and in a positive fashion.

Public relations and education are also important ingredients of a successful continuing planning program. Citizens must understand plan objectives and support plan proposals. This can only happen through positive public relations programs including educational activities aimed at informing people about the plan and about measures devised to carry it out. In addition to normal news reporting, this usually requires other things such as a speaker's bureau, the issuance of regular news releases, and perhaps the mailing of an annual or semi-annual planning newsletter.

Finally, to be an effective part of a successful continuing planning program, the Plan must be regularly updated. The Plan contains a great deal of valuable information which will provide the basic framework for municipal planning decisions, but it will do this well only for a limited period of time. Dyanic forces are at work continually influencing development patterns and needs. If the Planning Board fails to regularly adjust the Plan to changing community needs, it will quickly sacrifice the investments of time, money and effort that have gone into it. To successfully accomplish this and the other elements of a successful continuing planning program, the Planning Board, undoubtedly, will require staff assistance. Professional help should be made available to the lay Planning Board to assist with both current and long-range planning activities. If the Township decides to enact a PUD ordinance, this professional staff assistance should include economic and architectural as well as planning, legal and engineering advice to adequately review the large projects as they occur, in order to protect the interests of the municipality.



THE PLAN

GENERAL

The accompanying map sets forth the suggested future pattern of land use for Delanco Township. The Plan shown encompasses both private and public land uses as well as suggested public improvements and facilities. Included on the map are a generalized plan for future land use; a schematic diagram of needed future facilities and a basic transportation and circulation network. Circulation and public facilities are shown on the Future Land Use Plan in order that relationships between them and private land use can be better visualized and understood.

Insofar as possible, future land use proposals are based on the findings of preliminary studies, all of which are a basic part of this Plan, and the detailed list of goals and objectives included as a section of this Plan Brochure.

LAND USE

As has been clearly documented in the basic studies, Delanco Township is basically a single-family home community and there are indications that many of its residents would like to see it remain so. The technique of zoning practically all remaining open land to industry has, for the last ten years, held down the rate of residential growth and the resultant increase in school population. Recognizing that the proportion of land zoned for industry is unrealistic, the Plan proposes a reasonable reduction in industrial acreage and a commensurate increase in the amount of vacant lands zoned for low density or basically single-family residence—a continuation of the existing residential pattern.

Superimposed on this basic pattern, however, is perhaps the most important land use planning departure—the introduction of the Planned Unit Development concept. Described in more detail on the reverse of this Brochure, this concept would provide for the possibility of diversified dwelling unit types, planned shopping facilities and light industrial job opportunities, together with needed public facilities, on a neighborhood basis.

The Plan also provides specific commercial areas that would be governed by Planned Shopping Center standards.

SERVICES AND FACILITIES

The accompanying Plan identifies existing public facilities and a schematic diagram of those that would be essential as the remainder of the Township develops. Additional public facilities and open spaces will be required in the now-vacant portions of the Township and will need to be included as specific sites on the Plan at some future time or be incorporated in Planned Unit Development proposals if this concept comes to fruition.

RECREATION

Several important recreation and open space objectives should be mentioned. To date, Delanco's unique position along the Delaware has been underemphasized. The Plan proposes both the eventual development of a public river promenade as a joint, private-public venture with those property owners controlling much of the developed river front, along with two important river-front parks and possible boat access points—one in the norther section adjacent to Beverly and the other in Hawk Island.

Outstanding recreational facilities now existing adjacent to Burlington Avenue School and at Coopertown Road Recreation Center offer potential for development of larger field sports and are both ideally situated, being at mid-point in the existing community. In addition, large playgrounds exist at Hickory Street School in the south and West Avenue in the north. A large recreation facility will need to be incorporated in the development of the inland portion of the Township, perhaps in conjunction with a new school that will be required as well. In addition, it is hoped that an extensive open space network can be obtained that would form a continuous green belt tying smaller active and passive open areas together with the major recreational and school center, should the remaining area along Rancocas Creek be developed through the PUD ordinance approach.

CIRCULATION

The Plan recognizes three major transportation and circulation objectives. First, if sound industrial and planned residential developments are to be expected, safe, unimpeded access will be needed to regional traffic arterials. Consequently, both Coopertown and Creek Roads are proposed as County secondary arterials, planned to an eventual eighty-six feet right-of-way width. Creek Road would assure unimpeded access to Routes 130 and 295, and Coopertown Road would extend through Edgewater Park as a critical link between Delanco's Industrial Park area and the new east-west limited access route proposed by the County Plan to project westward from Route 72 to a new Delaware River bridge south of Burlington. The Plan also proposes a feasibility study to examine the possibility of looping the extension of the Linden-wold Line to Moorestown through the several river-front communities, including Delanco. Such a line might utilize portions of the existing railroad right-of-way through these communities and would certainly greatly relieve the growing crush of traffic pressure along the Route 130 corridor as well as Burlington Avenue.

MASTER PLAN

DELANCO TOWNSHIP

BURLINGTON COUNTY, N.J.

LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- QUASI-PUBLIC
- MUNICIPAL BUILDINGS, SCHOOLS & ACTIVE RECREATION
- FLOOD PLAIN
- COMMERCIAL
- INDUSTRY

CIRCULATION

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL