PERIODIC RE-EXAMINATION

OF

MASTER PLAN

AND

DEVELOPMENT REGULATIONS

TOWNSHIP OF DELANCO

BURLINGTON COUNTY, NEW JERSEY

DECEMBER, 1982

PREPARED BY:

R. LOUIS GALLAGHER, P. E., P. P.
U. S. ROUTE 130
P. O. BOX 186
FLORENCE, NEW JERSEY 08518-0186

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INTRODUCTION

The following report is submitted in compliance with N.J.S.A. 40:55D-89 of the Municipal Land Use Law which requires that the Planning Board of every Municipality in the State of New Jersey re-examine its Master Plan and Development Regulations at least every six (6) years. As defined in the Statute, the re-examination report shall state the following:

a. The major problems and objectives relating to land development in the Municipality at the time of adoption, last revision or re-examination, if any;

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

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such Plan or Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives;

d. The specific changes recommended for such Plan or Regulations, if any, including underlying objectives, policies and standards, or whether a new Plan or Regulations should be prepared.

PROBLEMS AND OBJECTIVES

Prior to the adoption of the present Master Plan in 1973, the major land use problem in Delanco Township was the fact that more than one-half of the Township and almost all remaining open land was zoned Industrial, while only 20% of Delanco's ratables were industrial. While this policy had been successful in retarding the rate of tax increase, the proportion of land zoned Industrial was simply unrealistic and did not provide for balanced economic growth.

The adopted Master Plan addressed this problem by including a reasonable reduction in industrial acreage, and a commensurate increase in the amount of vacant lands zoned for low-density or single-family residential. In order to provide the possibility of diversified dwelling unit types, planned shopping facilities and light industrial job opportunities, together with needed public facilities, on a neighborhood basis a rural-planned unit development district was superimposed on this basic pattern:

1. The lack of a sewage collection system extending to the large undeveloped portion of the Township south of the railroad.

2. The Township's location is such that it bordered on only one side by a major four-lane highway.

Some of the major objectives upon which the adopted Master Plan was formulated included the following:

1. To secure sound industrial and commercial preparations which would provide local job opportunities and work to economically balance the residential growth of the Community;

2. To place special emphasis on manufacturing activities that would adequately control air, land and water pollutants;

3. To plan industrial areas in close conjunction with existing and future transportation facilities;

4. To give careful attention to heavy traffic intersection controls, new access points to arterials, and the assurance of adequate future right-of-way for major traffic arteries in and out of the Community, since the automobile will continue to be the principle means of transportation for Township residents in the foreseeable future;

5. To encourage the use of the existing rail right-of-way through the Township in conjunction with the eventual construction of any high-speed rail line into the area;

6. To secure balanced development so that home building will keep pace with commercial and industrial development;

7. To make use of the Planned Unit Development concept to encourage sizable developments of a diversified nature so that total overall densities will result in a pleasing, open environment;

8. To give careful attention to the maintenance and uniform enforcement of the Township's Building and Housing Codes;

9. To provide a logical separation of land uses;

10. To discourage intensive development in outlying, hard-to-service areas that are physically unsuited for development due to poor soil or drainage conditions;

11. To avoid shoestring or strung-out business areas, especially along major or arterial roadways;

12. 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.

CHANGES IN PROBLEMS AND OBJECTIVES

There has not been any appreciable increase or decrease in the problems and objectives associated with development in Delanco Township since the adoption of the current Master Plan in 1973. At the time of adoption, the Township ratables were 71% residential, 20% industrial and 7% commercial. The most recent figures indicate that ratables are now 70.2% residential, 17.3% industrial, and 9.1% commercial, with 1.1% farming, and 2.2% vacant land.

Similar to many Municipalities throughout New Jersey, Delanco experienced a loss in population between 1970 and 1980, decreasing from 4,175 to 3,639 individuals. The lack of dynamic growth can be attributed to depressed market conditions combined with no appreciable changes in services and facilities or transportation and circulation patterns.

In addition, there have been no significant changes in the assumptions, policies and objectives forming the basis for the Master Plan and Development Regulations of Delanco Township.

At the time of the formulation of the current Master Plan, it was anticipated that Delanco's population would increase substantially during the 1970-1980 decade, and the resulting changing needs of the Community from this and other factors, such as changing transportation modes, would require regular reviewing and updating of the Plan and the Regulations supporting it.

In 1979, a request was received to change the Rural Planned Unit Development District on the easterly side of Creek Road to a Planned Industrial District, which would take advantage of the convenient highway access afforded by Route 130, but which would

require maximum attention to proper site design to avoid visual intrusions and performance nuisances upon adjacent residential zones.

The lack of additional requests for zoning changes indicates that the present zoning is not inappropriate from a marketing standpoint. In addition, there have been no arguments presented that Delanco's zoning is exclusionary or that it does not provide diverse development possibilities.

CONCLUSIONS AND RECOMMENDATIONS

There have been no significant changes in the problems and objectives upon which the current Master Plan was formulated.

The only significant change in the Land Use Plan which has occurred since the adoption of the Master Plan has been the inclusion of the Planned Industrial Zone described above. The Regulations for this zone were formulated to be consistent with Master Plan objectives, and the area involved (approximately 112 acres) does not effectively alter the balance between Residential and Industrial-zoned areas.

Due to the lack of change in the problems and objectives associated with development in Delanco Township since the adoption of the current Master Plan, it is recommended that the current Master Plan be reaffirmed as the appropriate standards for the Township.

RESOLUTION

WHEREAS, the Township of Delanco Planning Board is charged with responsibility for adopting a Master Plan pursuant to N.J.S.A. 40:55D-89, and

WHEREAS, the Township of Delanco must review and revise the Master Plan from time to time, and

WHEREAS, a public meeting was held on December 7, 1982, at 7:30 p.m. concerning revisions or amendments to the Delanco Township Master Plan, and

WHEREAS, since adoption of the Master Plan the Township of Delanco has not undergone any substantial change that would effect the purpose and intent nor the integrity of the Master Plan, and

WHEREAS, the Planning Board of the Township of Delanco wishes to reaffirm the existing Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Delanco, County of Burlington and State of New Jersey, that the foregoing Report is hereby adopted with respect to the Re-examination of the Delanco Township Master Plan, and

BE IT FURTHER RESOLVED by the Planning Board of the Township of Delanco that the existing Master Plan shall in each and every instance be reaffirmed, subject to the recommendations set forth herein, as the appropriate Master Plan for the Township of Delanco, and

BE IT FURTHER RESOLVED that a certified copy of this Resolution and the Report to which it is attached be sent to the Township Clerk, the Township Construction Official, the Burlington County Planning Board, and any others who request a copy of this Resolution.

Thomas Lamb Jr.
PLANNING BOARD CHAIRMAN

CERTIFIED to be a true copy of a Resolution adopted by the Delanco Township Planning Board at a regular meeting held at the Municipal Building on December 7, 1982.

Roseann M. Malone
PLANNING BOARD SECRETARY