TOWNSHIP OF DELANCO

BURLINGTON COUNTY, NEW JERSEY

1999 MASTER PLAN UPDATE

LAND USE PLAN ELEMENT

ADOPTED BY:

THE LAND USE BOARD OF THE TOWNSHIP OF DELANCO
JULY 6, 1999

PREPARED BY:

BURLINGTON COUNTY OFFICE OF LAND USE PLANNING
49 RANCOCAS ROAD
MOUNT HOLLY, NEW JERSEY

MARK A. REMSA, N.J.P.P. #4039

TABLE OF CONTENTS

DESCRIPTION	PAGE
1999 MASTER PLAN UPDATE	
INTRODUCTION	1
VISION FOR THE FUTURE OF DELANCO	2
BACKGROUND DATA AND STUDIES	5
Geographic Location	5
Historic Background	5
Population	6
Environmental Constraints	7
Existing Land Use	7
STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS AND POLICIES	11
LAND USE PLAN ELEMENT	12
Purpose and Goals	12
Land Use Recommendations	14
INTERGOVERNMENTAL POLICY STATEMENTS	36

INDEX OF TABLES

NUMBER	DESCRIPTION	PAGE
1	Population for Delanco and Burlington County, 1950-1990	6
2	Population Change, Delanco and Burlington County, 1950-1990	6
3	Existing Land Uses, Delanco, 1998	8
4	Existing Residential Land Uses, Delanco, 1998	9
5	Proposed Land Use, Riverside, 1999-2005	14

INDEX OF MAPS

NUMBER	DESCRIPTION
1	Environmental Constraints Map
2	Existing Land Use Map
3	Proposed Land Use Plan

TOWNSHIP OF DELANCO
BURLINGTON COUNTY, NEW JERSEY

1999 MASTER PLAN UPDATE

INTRODUCTION

N.J.S.A. 40:55D-1 et seq. entitled "Municipal Land Use Law" (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C. 40:55D-89 of the MLUL, the following language is set forth:

> The governing body shall, at least every six years, provide for general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination.

The Township of Delanco Master Plan was last reexamined in December 1996. The underlying objectives, policies, principles and assumptions of the 1996 master plan reexamination report are incorporated into this master plan. This master plan is prepared pursuant to the reexamination report recommendation.

This master plan is presented in the following manner:

1. Vision for the future of Delanco Township.

2. Background data and studies that establish existing conditions in the township.

3. A statement of objectives, principles, assumptions, policies and standards upon which the master plan is based.

4. Master plan elements contained herein include: a land use plan; conservation plan; recreation plan; and recycling plan. The housing element and fair share plan was prepared in July 1998 and adopted by the planning board on August 4, 1998.

5. A specific policy statement indicating the relationship of the proposed development of the township, as developed in the master plan, to:

   a. the master plans of contiguous municipalities;

   b. the master plan of Burlington County;

   c. the State Development and Redevelopment Plan; and

   d. the district solid waste management plan.

VISION FOR THE FUTURE OF DELANCO TOWNSHIP

The vision for the future of the Township of Delanco is long term, extending over the next ten years. Many facets of the vision can be achieved today, from the guidance and initiative of the township and through public and private cooperation fostered by the township. The vision incorporates the goals and objectives of the town's master plan and the principles set forth in the *New Jersey State Development and Redevelopment Plan* adopted in 1992 and currently being reexamined for 1999. Further, the vision embraces the regional vision developed in the Burlington County sponsored *Route 130/Delaware River Corridor Strategic Corridor Revitalization Plan*, which is a product of the collaborative efforts of twelve municipalities including Delanco.

The general vision for Delanco is quite simple -- maintain Delanco as a close-knit, affordable, safe, clean, livable community in which the following are provided; a variety of affordable, code-compliant housing; a variety of local convenience goods and services; reliable, safe, convenient access to jobs in and outside of the township; attractive and functional parks and recreational facilities; and quality community services and facilities for all ages. Delanco's strengths are its: 1) residential community formed by close-knit neighborhoods collectively set on the Delaware River and Rancocas Creek, creating a traditional village; 2) waterfront which is, in part, accessible to the public; 3) industrial base which provides jobs to residents and the region. Delanco's commitment to maintain and improve upon these strengths make this town a unique place in which to live, work and play.

In every community, quality of life means something different, tailored to each community's unique setting and attributes. The vision for the township of Delanco recognizes this distinction and strives to capitalize and improve upon the resources that make Delanco unique. One of the township's key resources is its location on the Rancocas Creek and Delaware River. The township has public access to the waterfront which affords attractive riverfront views. Another valuable resource is the village atmosphere. The township's residential neighborhoods consist of a variety of housing types and architectural styles that reflect the historic development of the township. Housing is very affordable. Delanco has access to freight rail service and is in close proximity to county, state, and interstate highways. Together, these resources form the basis upon which Delanco's vision is built.

The township's vision articulated below is presented in the "present tense" as if the vision has been achieved. This approach establishes a positive attitude toward achieving Delanco's vision.

A visitor's first impression is important because it determines whether he/she will stay or return. Delanco's exit and entrance routes are inviting and attractive. Burlington Avenue, one of the major gateways into and traveled ways through the township, has been upgraded with period lighting, new sidewalks, street trees and streetscape amenities, i.e., benches, trash receptacles and gardens. There are no deteriorated buildings or vacant commercial buildings along Burlington Avenue or in neighborhoods. Other major gateways and thoroughfares have been upgraded with similar improvements. The Delanco-Riverside Bridge is upgraded to lessen traffic congestion on Burlington Avenue when the bridge opens and improve appearance with new lighting and plantings. An ice-cream stand, rest station, and visitor center are built on the site of the old gas station at the base of the bridge (using the former gas station structure), as part of the Delaware River Heritage Trail, a multi-use, non-motorized recreational trail.

The township envisions the revitalization of its neighborhoods through upgrade and renovation of its housing stock. Assisting this effort is the enforcement of housing maintenance codes. Older housing stock is rehabilitated or demolished when found to be unsalvageable and replaced with new housing units. Other dwellings are upgraded and renovated, providing modern features and amenities. The majority of the township's diverse housing stock, which has been well maintained, continues to provide safe, code-compliant, attractive housing alternative. Neighborhoods have been upgraded with new sidewalks, period

lighting and new street trees and landscaping. Eliminating illegally created apartments in single family neighborhoods reduces housing density.

The township envisions enhancing its open space and making it more accessible to the public. In this vision, Hawk Island is preserved as natural open space which consists of a range of environmental features and settings, i.e., woodlands, meadows, wetlands, etc. Hawk Island offers a variety of opportunities to enjoy, appreciate and learn about the environment. Additionally, it serves as an environmental educational setting for children and adults to learn about the ecology and man's impacts on the environment and how man can be a steward of the land.

As a recreational facility, Hawk Island provides opportunities for camping, fishing, hiking, biking, and other passive recreational uses. A boat launch for small craft and a fishing pier are provided. Hawk Island is an attraction for township residents and visitors. Vehicles are permitted only on the boat launch at then northern base of the island.

Another valuable waterfront resource that has been realized is the West Avenue open space area, also known as the "Dunes." This area was transformed from an Army Corps dredge spoil site and township leaf composting facility into a premier passive recreational facility that complements Hawk Island. The dunes with a beach area and wooded areas provide public access to the Delaware River. Hiking trails and places to fish are also provided.

Delanco envisions preservation of the environmentally sensitive Rancocas Creek. Hawk Island, the Dunes and the township's waterfront are part of two trails. The Delaware River Heritage Trail, a pedestrian waterfront path that extends from Trenton to Palmyra over to Pennsylvania and back to Trenton is proposed by the National Park Service. The Rancocas Greenway is an initiative of the Rancocas Conservancy and extends from Hawk Island to Smithville Mansion. Less sensitive lands are considered for more active forms of recreation.

In addition to the waterfront, the township's parks and recreational facilities are renovated and refurbished to meet the needs of the township's residents. Opportunities for active and passive recreation are provided at a new municipal recreation complex for the young and old. For example, basketball courts, skate board pipes, boccie courts, and other facilities are provided. Playgrounds and sitting areas are reconstructed and expanded. These facilities are well lit and designed for minimal maintenance.

Recreational facilities and natural attractions are served by a number of township bed and breakfasts which have been encouraged by a revised zoning ordinance. Border to border zoning has been largely resolved through cooperation with neighboring municipalities.

Utilities are upgraded and extended throughout the township, including the industrial district of the township. The road network has been improved.

Industrial/warehousing along Cooper and Creek Roads is developed to provide both a broad tax base and source of local employment.

Historic properties are preserved and featured as a draw for visitors. A small museum is built on the riverfront.

A light rail transit passenger stop is provided by NJ Transit at Cooper and Spruce Streets. Pedestrian access is enhanced by reconstructing the sidewalk system. The light rail system accesses job markets outside the township, e.g., Camden, Philadelphia, Trenton, and industrial complexes in and outside the county, and conveys workers to local industry and business within the county. Visitors to the township

and its riverfronts have the opportunity to arrive by light rail.

The township's community buildings and grounds are upgraded to meet the needs of the township's residents. All community buildings and facilities are compliant with the *Americans with Disabilities Act*. An upgraded or new municipal building has been constructed to provide adequate space for employees, meetings and functions. The township's school facilities are renovated and updated, providing the latest in educational technologies. The school system has kept pace with student growth.

This vision is a guide for the future of Delanco. It is flexible and not cast in concrete. The vision sets the tone for the township's revitalization and provides achievable goals for how the township should look and function. The changes and improvements recommended by the vision are significant and will most likely be accomplished incrementally. Tantamount to developing this vision is revisiting it when the township's master plan is re-examined. The updated master plan and vision for the township should be made as one.

BACKGROUND DATA AND STUDIES

Geographical Location

The Township of Delanco is a 2.3-square mile community located in the northwestern portion of Burlington County at the confluence of the Rancocas Creek and the Delaware River (Map 1). Delanco is approximately ten miles north of Camden City and five miles south of Burlington City.

Water surrounds Delanco on three sides: to the southwest by the Rancocas Creek; to the north by the Delaware River; and to the northwest at the confluence of the two bodies of water. To the south, Delanco is bounded by U.S. Highway Route 130 which forms its boundary with Willingboro. To the northeast, Delanco shares its border with Beverly City and Edgewater Park Township. To the southwest, the Rancocas Creek forms the municipal boundary with Riverside and Delran Townships. The Delaware River forms the state boundary with Pennsylvania.

Four gateways provide access to Delanco: County Road (C.R.) 543 identified by several local names -- Burlington Avenue through Delanco -- enters Delanco from Beverly City from the northeast; C.R. 543 where it crosses the Rancocas Creek enters Riverside to the southwest; C.R. 625, known as Creek Road, enters Delanco from U.S. Route 130 via a portion of Edgewater Park from the south; and C.R. 624, known as Coopertown-Delanco Road, enters Delanco from U.S Route 130 via Edgewater Park from the southeast.

A freight railroad line traverses Delanco running parallel to C.R. 543 at a distance of approximately 1000 feet to the south. The line crosses the Rancocas Creek to the southwest toward Camden County and into Beverly and Edgewater Park to the northeast toward Mercer County.

Historic Background

Although Delanco was incorporated in 1924, its development pattern is typical of many early settlements established along the Delaware River. Delanco developed as the farming and fishing hinterlands of Beverly. These activities were facilitated by access to the navigable waters of both the Delaware River and the Rancocas Creek.

The Industrial Revolution of the nineteenth century and the construction of the Camden and Amboy railroad in the early 1830s brought growth and prosperity to Delanco and many of the county's riverfront communities. Passenger service on the rail line ended in 1963; freight service is still provided today serving local industry. The reactivation of commuter passenger service in the form of light rail transit from Trenton to Camden with a station stop in Delanco is under consideration by New Jersey Transit.

The conclusion of World War II ushered in a new era of development in Burlington County. The agricultural and undeveloped lands surrounding the older riverfront communities experienced significant suburban growth, with the construction of new roads, residential tract housing, shopping centers, commercial strip development and industrial facilities and the expansion of highways southeast of the Delaware River and along US Route 130. A shift of socio-economic importance from the riverfront communities to the newer suburban communities along the highway was initiated during this era. Several large undeveloped tracts in the township, i.e., Pennington Farm, Hawk Island and others, avoided this wave of suburbanization.

During the 1950s and 1960s, Delanco's population more than doubled caused by single family development. Delanco's population peaked around 1970 with a population of 4,157 as recorded by the U.S. Census of Population.

The 1970s and 1980s brought an explosion of growth in the south-central portion of the county, transforming rural farmland into a new concentration of population and employment in the form of suburban sprawl. For the first time, several of the older suburban communities situated along US Route 130 began to experience economic and physical decline at the expense of the growth of the new development "frontier" in the south-central portion of Burlington County. Today, the county's south-central region continues to grow. This trend, along with an increasingly mobile retirement age population, has put strains on many of the riverfront towns. Delanco has escaped the worst of the downturn but still has unwanted commercial vacancies, especially along Burlington Avenue.

Population

Based on the U.S. Census of Population, Delanco had a population of 3,316 persons in 1990. Table 1 shows the populations of the township and Burlington County from 1950 to 1990.

Table 1 Population for Delanco and Burlington County, 1950-1990

	1950	1960	1970	1980	1990
Delanco	2,805	4,011	4,157	3,730	3,316
Burl. County	135,910	224,499	323,132	362,542	395,066

Source: Burlington County Office of Land Use. *1990 Census and Economic Data for Burlington County, New Jersey.* December 1994.

Delanco's population peaked in 1970 at 4,157 persons and declined to 3,316 persons in 1990. In contrast, Burlington County's population has continued to grow from 1950 to 1990, with 395,066 persons in 1990.

Table 2 shows the changes in population that occurred in the township and county from 1950 to 1990.

Table 2 Population Change, Delanco and Burlington County, 1950-1990

	1950-60	1960-70	1970-80	1980-90
Delanco				
Change	1206	146	-427	-414
% Change	43.0	3.6	-10.3	-11.1
Burlington County				
Change	88,589	98,633	39,410	32,524
% Change	65.2	43.9	12.2	9.0

Delanco experienced diminishing growth from 1950 to 1970, growing 43.0 % from 1950 to 1960 and only 3.6 % from 1960 to 1970. By 1970, Delanco was losing population. From 1970 to 1980, Delanco lost 10.3 % of its population and from 1980 to 1990 Delanco lost 11.1 % of its population.

Burlington County continued to grow from 1950 to 1990, with the greatest percentage increase occurring from 1950 to 1960 when it grew by 65.2%. The county's greatest absolute increase occurred from 1960 to 1970 when it grew by 98,633. During the latter years, growth slowed in the county to 12.2% from 1970 to 1980 and 9.0% from 1980 to 1990.

A more detailed demographic analysis for the township is provided in the Housing Element and Fair Share Plan.

Environmental Constraints

Located at the confluence of the Delaware River and the Rancocas Creek is Delanco, a relatively flat community with little topographic relief. Some areas adjacent to the Delaware River are prone to flooding. The 100-year floodplain of the Delaware River and the Rancocas Creek extend no more than 100 feet into the township except for some areas in the northeast and southwestern corners of the township. Freshwater and tidal wetlands exist along both bodies of water, particularly on Hawk Island, the manmade peninsula located at their confluence, and along some of the floodprone parcels situated in the northwestern and southeastern ends of the township.

The Environmental Constraints Map is a compilation of the following environmental conditions which are highly sensitive and limit development:

1. Wet soils;
2. Freshwater wetlands;
3. Bodies of water;
4. Flood hazard areas; and
5. Woodlands.

Map 1 shows the areas having significant environmental constraints for development. These environmentally sensitive areas should be preserved and should not be developed.

Existing Land Use

Based on current township tax maps, Delanco covers 2.2 square miles. The landmass of the township is covered by different land use categories, including: residential; commercial; industrial; mixed uses; public and quasi-public; vacant; railroad rights-of-way; and road rights-of-way.

During July 1997, a land use inventory of the entire township was prepared by the Burlington County Office of Land Use Planning. The geographical distribution of land uses is shown on Map 2. The acreage and percent cover for each land use category for 1996 are summarized in Table 3.

Table 3 Existing Land Uses
Delanco 1998

Land Use	Acres	Percent
Residential	272.9	18.4
Commercial	22.5	1.5
Office/Professional	0.9	0.1
Industrial	323.2	21.7
Parks and Open Space	9.4	0.6
Public/Quasi-Public	81.9	5.5
Vacant	366.4	24.7
Agriculture	400.2	26.9
Road & Railroad ROW	9.4	0.6
Total	1,486.8	100.0

Sources:

1. 1998 land use inventory was surveyed by the Burlington County Office of Land Use Planning.

2. The 1999 total township land acreage is taken from 1998 municipal tax maps currently on file.

Residential Land Uses

Residential land uses occupy approximately 272.9 acres that represent 18.4 percent of the township's landmass. The majority of residential development is located in the northern portion of the township between the Delaware River and the railroad. Residential development extends from the Rancocas Creek to the municipal boundary shared with Beverly City, interrupted by vacant land and industrial development in the northeastern portion and limited by Hawk Island in the northwestern portion. This area of Delanco north of the railroad is identified as the village portion of the township. Several single-family dwellings are scattered south of the railroad in the vicinity of the intersection of Creek Road and Coopertown Road.

The composition of residential development categorized by number of dwellings is shown in Table 4. The predominant residential land use is the single-family dwelling, which occupies approximately 250.5 acres or 91.8 percent of all residential land uses. Structures that contain two families cover 16.1 acres or 5.9 percent of all residential land uses. Multi-family dwellings consisting of three or more units occupy 6.3 acres

Table 4 Existing Residential Land Uses
Delanco, 1998

Land Use	Acres	Percent
Single-Family	250.5	91.8
Two-Family	16.1	5.9
Multi-Family	6.3	2.3
Total	272.9	100.0

or 2.3 percent of the residential land uses in the township.

The Housing Element prepared July 1998 provides a detailed analysis of Delanco's housing supply. It indicated that in 1990 the township had 1,236 dwelling units. Based on this information and the land use data provided above, the residential density for the developed portions of Delanco is 4.5 dwelling units per acre. The arrangement, location and density of residential land uses create a compact village-type land use pattern, which is dominated by single-family dwellings, between the Delaware River and the railroad.

Commercial Land Uses

Commercial land uses, which are comprised of purveyors of goods and services, occupy approximately 22.5 acres that represent 1.5 percent of the township's landmass. The commercial land uses are located primarily along the major thoroughfares in Delanco. Many small commercial developments are arranged along Burlington Avenue with a concentration in the vicinity of Cooper Street. Commercial uses are scattered along Coopertown Road, and one commercial use is located along Creek Road.

Most of the commercial uses are convenience-oriented serving the local market that consists of patrons from the community and neighboring communities. Onsite parking is limited along the western section of Burlington Avenue where commercial buildings occupy most of the sites on which they are located; on-street parking is used extensively in this section of Burlington Avenue.

Office/Professional Land Uses

Office and professional land uses, e.g., doctor's office and environmental consulting firm, occupy less than one acre (0.9 acres; 0.1% of the township's landmass). Most of these uses are located among commercial land uses along Burlington Avenue. Onsite parking is limited for office/professional land uses.

Industrial Land Uses

Industrial land uses occupy approximately 323.2 acres, representing the 21.7 percent of the township's landmass and the greatest amount of developed land coverage. Most of the industrial development is located south of the railroad and extends toward Route 130 to the south and Creek Road to the west. A smaller industrial facility, a manufacturer of metal pipefittings on a 7.9-acre parcel, is located south of the railroad at the Rancocas Creek. A warehousing facility is located north of the railroad between Burlington Avenue and the Delaware River in the northwestern village portion of the township. This industrial

use occupies a former gypsum processing plant that had docking facilities for barges on the Delaware River.

Delanco has a preponderance of trucking facilities and terminals located in the southern end of the township along Creek Road. Freight railroad sidings access several industrial sites north of Coopertown Road as well as the warehousing facility located north of the railroad between Burlington Avenue and the Delaware River. One active user of the railroad for freight service is the lumberyard located at the intersection of Coopertown Road and the railroad.

Parks and Open Space

Parks and open space consist of two parcels that occupy approximately 9.4 acres or 0.6 percent of the township's landmass. One parcel is located along Cooper Street in the vicinity of the railroad, and the other parcel is located in the northeastern corner of the township along West Avenue.

Public/Quasi-Public Land Uses

Public/quasi-public land uses occupy approximately 81.9 acres that represent 5.5 percent of Delanco's landmass. Public land uses consist of municipal facilities, i.e., municipal building, firehouse, department of public works building and yard, leaf composting facility and schools and the New Jersey Department of Motor Vehicles inspection station; quasi-public uses include churches and places of worship. These uses are located principally in the village portion of Delanco, mostly along Burlington Avenue, with the exceptions of the public works facility located on Coopertown Road and the inspection station located on Creek Road.

Vacant Land

Vacant land occupies approximately 366.4 acres representing 24.7 percent of the township's landmass. Lands that are undeveloped and not used for agricultural purposes are classified as vacant. Substantial amounts of vacant lands exist throughout the municipality with Hawk Island (100 acres±) representing the largest block of vacant land. Other significant parcels of vacant land totaling approximately 91 acres are located in the northeastern portion of Delanco between the Delaware River and Burlington Avenue and between Burlington Avenue and the railroad. In the same vicinity south of the railroad is a 48.3-acre vacant parcel of land. Smaller vacant parcels exist throughout the southern portion of the township. Few vacant parcels exist in the village portion of Delanco.

Agriculture

Lands used for agriculture occupy approximately 400.2 acres or 26.9 percent of the township's landmass. These lands are located south of the railroad with the largest amount situated between the Rancocas Creek and Creek Road. Two parcels that are cultivated, one having 30.8 acres and the other 7.8 acres, are located in the vicinity of Coopertown Road and abut the municipal boundary shared with Edgewater Park Township. Other smaller parcels are still farmed in this area of the township.

Road and Railroad Rights-of-Way

Road and railroad rights-of-way occupy 9.4 acres or 0.6 percent of Delanco's landmass. Road right-of-way is most prevalent in the village portion of the township. The railroad forms the dividing line that separates the village portion of the township from the southern portion that is a mix of industrial uses and agriculture.

STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS AND POLICIES

The 1996 reexamination report sets forth the following statements mandated by statute (N.J.S.A. 40:55D-89a-d):

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

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

3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised.

4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulations should be prepared.

The 1996 reexamination report statements made in response to the statutory requirements are incorporated into this master plan.

LAND USE PLAN ELEMENT

Purpose and Goals

The purpose of the Land Use Plan is to provide a six-year long-range policy guide for development in the Township of Delanco. The Land Use Plan Element of the master plan creates the cornerstone for supporting the township's zoning ordinance by setting forth the framework for the township's development and redevelopment by recommending land use goals and objectives. The Land Use Plan sets forth the following land use goals:

Neighborhoods/Quality of Life

1. Protect established residential neighborhoods from deterioration and encroachment by incompatible uses.
2. Enhance and redevelop older residential areas.
3. Create new residential neighborhoods in appropriate locations.
4. Prohibit apartment conversions of residential units that create more units and higher densities and remove illegal apartment conversions.
5. Preserve and enhance the town's traditional residential village character and provide appropriate buffers protecting the village from industrial growth along the railroad.
6. Plan for coming development in order to maintain Delanco's small town charm and character.
7. Lessen residential densities in areas where illegal apartment conversions are prolific and have caused a degradation in the quality of life in such areas resulting from overcrowding, lack of open space, insufficient parking and other detrimental activities.

Business/Commerce/Industry

1. Reuse vacant land and abandoned sites.
2. Establish provisions for home-based occupations and bed-and-breakfasts, taking into consideration the character and physical constraints of residential neighborhoods.
3. Encourage the creation of a community business district in the township.
4. Strengthen the township's economic position by encouraging a diverse mix of housing, commercial, professional and industrial uses.
5. Retain and enhance existing industrial uses and attract new, compatible industrial and commercial uses to the township.
6. Identify appropriate locations for cellular communications towers and adopt an ordinance setting forth such locations and related site requirements.
7. Retain existing jobs and attract new job opportunities that provide the ability for the township residents to earn a "living" wage within township boundaries.

Waterfront/Environment/Recreation

1. Capitalize on the township's major assets, the Delaware River and the Rancocas Creek, by maintaining and increasing access to the waterfront.
2. Improve and enhance access to the Delaware River and the Rancocas Creek, by incorporating such access into the Delaware Heritage River Trail and the Rancocas Greenway Trail.
3. Protect, preserve and conserve environmentally sensitive areas, particularly the township's waterfront, wetlands, floodplains, streams, steep sloped areas and forested areas, i.e., Hawk Island, the Pennington Farm, Holiday Lakes waterfront, etc.
4. Establish and maintain public access to natural areas throughout the township, particularly

Hawk Island and the Pennington Farm.
5. Expand, enhance, and restore existing parks, recreational facilities, and open space.

Development/Redevelopment

1. Rehabilitate existing deteriorated developments.
2. Remove, by attrition, nonconforming uses, particularly those in residential neighborhoods.
3. Encourage development that respects existing development intensities, densities and patterns and environmental constraints.
4. Aggressively protect and preserve the township's historically significant structures, districts and areas.
5. Seek "town center" designation in the *New Jersey State Development and Redevelopment Plan* from the New Jersey State Planning Commission.
6. Examine zoning of adjacent communities to identify discrepancies and, upon finding any, recommend changes to eliminate and/or minimize zoning conflicts.
7. Reexamine ordinances regarding industrial, commercial and residential development requirements and provisions, i.e. setbacks, minimum area landscaping, parking, etc.
8. Take steps to mitigate undue vehicular congestion in the township.
9. Enhance the entrances into Delanco, recognizing that such entrances are gateways into the township.
10. Study use of various impact fees to address increased infrastructure and services needs from anticipated growth in township.
11. Ensure township provides input into the placement, design and maintenance requirements of light rail transit station stop.
12. Implement the recommendations, including Delanco's implementation agenda, set forth in the *Route 130/Delaware River Corridor Strategic Plan* prepared by the twelve Corridor municipalities, of which Delanco is one, and Burlington County for the revitalization of the Corridor and the improvement of Delanco.

Other Goals

1. Study the coming migration of older residents moving from the village portion of Delanco to new age restricted units anticipated to be built in the near future in the township and the impacts on the municipal budget and neighborhoods caused by the migration.
2. Retain Delanco's "dry town" status.
3. Preserve mature trees while protecting the town's sidewalk and street infrastructure.
4. Ensure that the local educational system is prepared to handle the influx of new students from anticipated growth in the township.
5. Encourage local township governing body to establish a "no tolerance" position on crime to maintain the townships low crime rate.
6. Explore possibilities for regionalization of services including schools and wastewater treatment.
7. Develop a comprehensive shade tree management plan that includes living tree preservation as well as a new tree-planting plan.

Land Use Recommendations

The Proposed Land Use Plan (Map 3) delineates Delanco's landmass into different use categories based upon land use development recommendations contained in this master plan.

Table 5 summarizes the proposed changes in land coverage designated to different use categories in the township.

Table 5 Proposed Land Use, Delanco, 1999-2005

Land Use Categories	Existing Acreage	Proposed Change (Acres)	Proposed Acreage	% Tot. Prop. Acres
Residential	272.9	366.1	639.0*	43.0
Commercial & Office/Professional	23.4	61.4	84.8	5.7
Industrial	323.2	176.0	499.2	33.6
Parks and Open Space	9.4	208.1	217.5**	14.6
Public/Q.P.	81.9	-53.0	28.9	1.9
Vacant	366.4	-366.4	0.0	0.0
Agriculture	400.2	-400.2	0.0	0.0
Road & RR ROW	9.4	8.0	17.4	1.2
Total	1,486.8		1,486.8	100.0

* Proposed acreage excludes required open space setasides; proposed acreage will be reduced to 448.5 acres (30.2%) if Pennington Farm and Hawk Island are permanently preserved as open space by Burlington County.

** Proposed acreage includes municipally owned lands (West Avenue) that is recommended as M/OS; proposed acreage will be increased to 408 acres (27.4%) if Pennington Farm and Hawk Island are permanently preserved as open space by Burlington County.

Residential Uses

The Land Use Plan recommends maintaining and protecting existing residential neighborhoods throughout Delanco. This Land Use Plan encourages residential development that is compatible in density with the surrounding neighborhood. The Land Use Plan recommends the elimination of nonconforming uses found within residential neighborhoods and the prohibition of any future obtrusive nonconforming uses in residential neighborhoods.

Vacant lots scattered within existing residential blocks are recommended to be used for residential infill development, consistent with permitted zoning uses and densities for specific site locations as portrayed in the Proposed Land Use Plan map.

The Land Use Plan recognizes that the needs for communications are constantly changing and the demands for cellular communications are increasing. Of particular concern is the proliferation of cellar communication towers built across the landscape, spoiling views and degrading quality of life in residential areas. The Land Use Plan provides for the construction of cellular towers in the township's industrial area south of the railroad and emphatically recommends that such towers be prohibited in residential areas and be erected no closer than 200 feet from an industrial property line adjacent to residential uses.

The Land Use Plan recognizes that society is constantly changing and that, as a result, the demands placed upon land by society are constantly changing. Of particular concern are changes in the work place and the rise of home-based occupations, which have resulted from industrial restructuring and advancements in communications and electronic technologies. With proper guidance, these changes can strengthen the viability of communities. To that end, the Land Use Plan recommends home-based occupations be permitted as conditional uses in residential districts in Delanco, with the caveat that such occupations are not detrimental to neighborhoods and do not degrade the residential character of such neighborhoods.

With regard to home-based occupations, the Land Use Plan recommends that such uses do not generate excessive amounts of parking that congest and choke residential neighborhoods. Home-based business related vehicles should not exceed the size of a one-ton truck. Home-based occupations should be limited to no more than thirty percent (30%) of the total floor area of a dwelling. Other than the residents of the dwelling, the number of non-resident employees should not exceed one full-time individual or two part-time employees working at staggered hours. Business related signage should be similar to the type and size of signs permitted in residential zones. Home-based occupations should not generate light, smoke, glare and noise which are obnoxious and become a nuisance to residential neighbors. Business hours and days of operation for home-based occupations should be limited so as to avoid disturbing neighboring residents.

Examples of home-based occupations that should be encouraged to locate in Delanco include, but are not limited to: professional services such as attorneys, accountants, bookkeepers, architects, engineers, surveyors, planners, financial advisors, management consultants, computer programming, data processing and other related professional services; medical services, such as doctors, dentists, physical therapists, psychiatrists, psychologists and other related medical services; and personal services such as barbers, hair dressers, tailors, caterers, photographers and other related personal services. Automobile repair and body shops, welding shops, carpentry and cabinetmaking, electricians, plumbers and other trades should be prohibited in residential districts. Laboratories and such research-related uses, veterinary clinics, kennels, and animal and livestock raising facilities should also be prohibited.

Recommendations:

1. A section setting forth the location and regulation of cellular communications towers in the

industrial area south of the railroad discussed above and the prohibition of such towers in residential areas should be added to the zoning ordinance.

2. A section setting forth more specific regulation of home occupations should be added to the zoning ordinance.

The following sections describe the various residential land use categories, discuss changes to and/or departures from existing land use controls currently in effect within the township, and include general guidelines for residential land use regulation. The Land Use Plan recommends amending the provisions of the zoning ordinance and establishing new residential zoning districts and provisions as discussed below.

R-1 Single Family Residential Land Uses

The area recommended for R-1 Single Family Residential land uses is coincident with the R-1 Residential zoning district designated along the Delaware River, with the exception of a portion of Lots 2 and 2.02 in Block 1800 on which the township's firehouse is located. The R-1 land use category fronts along the Delaware River and has a preponderance of detached single family dwellings.

The parcels upon which the detached single family dwellings are built are among the largest lots developed for residential uses in Delanco. East of Lilac Lane the residential lots are at least one (1) acre in size with lot widths of 100 feet or more and lot depths of 400 feet or more.

West of Lilac Lane the parcels upon which dwellings are located vary in area ranging from 15,000 square feet to 1.7 acres plus, with most lots having 25,000 square feet or more. The majority of these lots have 100-foot lot widths. Most of the parcels west of Lilac Lane have a unique lot arrangement where they consist of two lots -- one lot south of Delaware Avenue upon which the residential dwelling is situated, and another lot situated north of Delaware Avenue and abutting the Delaware River that is deeded to the southern lot, creating one parcel under inseparable ownership. The northern lots are considerably smaller than the lots containing the dwellings and serve as private yards with access to the river subordinate to the southern lots. The southern lots contain the primary use -- the detached single family dwelling. The area of both lots combined typically consist of 30,000 square feet or more.

In the western portion of the R-1 area an age-restricted residential care facility, which is licensed by the New Jersey Department of Health, exists on a 1.95-acre parcel (Block 1202, Lots 1.01 and 1.02). A multi-family dwelling and detached single family dwellings on smaller lots exist in the R-1 area.

R-1 Recommendations:

1. The R-1 area should retain its detached single family residential character.

2. Only detached single family residential dwellings should be permitted as principal uses.

3. The existing age-restricted residential care facility (known as the "Columns" on Lots 1.01 and 1.02 in Block 1202) is recognized as an important asset to the community and should be permitted to exist and be upgraded through the conditional use process. As a conditional use the age-restricted residential care living facility should not become overly intensive and destroy the single-family residential character of the area. Assisted living facilities should also be permitted as a conditional use. Conditional use requirements for residential care and assisted living facilities should include the following: buildings should cover no more than twenty-five percent of the lot; impervious surfaces should cover no more fifty percent of the lot; the maximum permitted floor-area-ratio should be 0.56 to 1.0; parking should be provided at a rate

of 0.5 parking spaces per bed; the mature landscape must be protected; building setbacks and building heights must meet the requirements of the existing R-1 zone; lighting must not create glare or spill onto adjoining parcels; the facility should not incorporate additional lands to increase the site area beyond 1.95 acres; and the maximum number of bedrooms on the site should be 89. No additional multi-family or assisted living facilities should be permitted in the R-1 area. Two-, three- and multi-family dwellings should be prohibited as well in the R-1 zoning district.

4. The R-1 zoning district should be modified to require lots located east of Lilac Lane to have at least one (1) acre in size and a lot width of at least 100 feet.

5. The R-1 zoning district should be modified to require lots located west of Lilac Lane to have at least 30,000 square feet and a lot width of at least 100 feet.

6. Unless otherwise indicated above, the remaining bulk standard for the R-1 zoning district should be kept in tact and applied to the areas recommended for one (1) acre- and 30,000-square foot lots.

R-2 Single Family Residential Land Uses

The area recommended for R-2 Single Family Residential land uses is coincident with the R-1B zoning district which is located in the eastern portion of the township bounded by Perkins Lane, the railroad and the municipal boundary common with Beverly City. This area covers 16.7 acres of which 1.4 acres are developed with a detached single family dwelling.

The land use plan recognizes the opportunity to provide a housing product in this part of the township on lots slightly smaller than what is provided in the R-1 land use area and slightly larger than what is provided in the other existing zones in Delanco.

R-2 Recommendations:

1. The R-1B zoning district should be changed to a new zone that permits only detached single family dwellings on 20,000-square foot lots.

2. Lot width should be at least 100 feet.

3. Building coverage should not exceed 40 percent of the lot's area.

4. Building setbacks should be: 30 feet in the front yard; 20 feet in the side yard; and 30 feet in the rear yard.

R-3 Single Family Residential Land Uses

The area recommended for R-3 Single Family Residential land uses is coincident with the R-1A Residential zoning district which is centrally located in the portion of the township between the Delaware River and the railroad. This area has a preponderance of detached single family dwellings.

The parcels upon which the detached single family dwellings are built typically have at least 10,000 square feet of lot area. Lot width ranges from 80 feet to more than 100 feet.

R-3 Recommendations:

1. The R-3 area should retain its detached single family residential character.

2. Only detached single family residential dwellings should be permitted as principal uses.

3. The R-1A zoning district should be kept intact including the area and yard requirements -- minimum lot area shall be 10,000 square feet, minimum lot width shall be 100 feet, etc.

R-4 Single Family Residential Land Uses

The area recommended for R-4 Single Family Residential land uses is situated in the western portion of the township between the Delaware River and the railroad. For the most part it is coincident with the areas zoned R-1B Residential. Two significant changes are recommended: (1) the extreme western portions of the R-1B zone should be excluded, and (2) small portions of the C Commercial zoning district along Burlington Avenue should be included. The portions of R-1B zone that are excluded from the R-4 area have developed more intensely with smaller lots and have a preponderance of attached single family dwellings. The areas zoned C that are included never developed into a commercial district and have retained their residential character.

The R-4 land use areas have a preponderance of detached single family dwellings located on lots typically having 7,500 square feet of area and 75-foot widths. Two-family dwellings and multi-family dwellings converted from older, large single-family dwellings are scattered throughout the western portion of the R-4 area. Churches and related facilities are located in the R-4 area.

R-4 Recommendations:

1. The R-4 area should retain its detached single family residential character.

2. Only detached single family residential dwellings should be permitted as principal uses.

3. Two- and multi-family dwellings should not be permitted to be developed in the R-4 area. Existing two- and multi-family dwellings should not be permitted to expand.

4. Churches and places of worship should be permitted as conditional uses. A minimum lot area of at least one (1) acre and adequate yard and off-street parking requirements and criteria protecting the residential neighborhoods should be established in the zoning ordinance.

5. Public and not-for-profit schools should be permitted as conditional uses. A minimum lot area of at least two (2) acres and adequate yard and off-street parking requirements and criteria protecting the residential neighborhoods should be established in the zoning ordinance.

6. The R-1B zoning district area and yard requirements -- 7,500-square foot lots, 75-foot lot widths, etc. -- should be kept intact for the R-4 land use area.

R-5 Single Family Residential Land Uses

The area recommended for R-5 Single Family Residential land uses is situated in the eastern portion of the township that is currently zoned R-1C Residential. This area is dominated by detached single

dwellings on lots having 6,000 square feet or more in area and 60-foot or more lot widths. Small neighborhood commercial uses exist along the southern side of Burlington Avenue in the vicinity of Kansas Avenue, and an industrial building exists along the eastern side of Illinois Avenue.

R-5 Recommendations:

1. The R-5 area should retain its single family residential character.

2. No further intensification of residential density should occur in the R-5 area.

3. The commercial uses located along the southern side of Burlington Avenue in the vicinity of Kansas Avenue should be removed from the R-5 area and given a neighborhood commercial land use designation.

4. The light industrial building located on Illinois Avenue should be permitted as a pre-existing nonconforming use and should not be permitted to expand. Light industrial uses on this site include those that do not have heavy truck traffic, do not generate nuisances, i.e., noise, glare, smoke, vibrations, radiation, etc., fully contain operations indoors and are limited to hours of operation from 7 a.m. to 6 p.m. during weekdays and 8 a.m. to 4 p.m. on Saturday. The land use plan recommends the site be redeveloped as detached single family dwellings that fit into the neighborhood.

5. The R-1C zoning district area and yard requirements -- 6,000-square foot lots, 60-foot lots widths, etc. -- should be kept intact for the R-5 land use area. The R-1C zoning district should be expanded to include the single family dwelling located at the southwestern corner of Burlington Avenue and Perkins Lane and the single family dwelling located northwest of the Burlington Avenue-Perkins Lane intersection.

R-6 Single Family Residential Land Uses

The area recommended for R-6 Single Family Residential land uses is situated in the western portion of the township bounded by the Rancocas Creek and portions of Orchard Avenue, Vine Street, Burlington Avenue, Union Avenue and Popular Street. Portions of this area are currently zoned R-1B Residential and C Commercial. This area has some of the oldest dwelling units compactly arranged on lots having areas 3,000 square feet to more than 10,000 square feet. Most of the lots on which detached single family dwellings are located have 5,000 square feet or more. Lots on which attached single family dwellings are located typically have about 3,000 square feet. Numerous single-family dwellings have been converted into multi-family dwellings. The lands located between the Rancocas Creek and Rancocas Avenue are occupied by single family dwellings, a two-family dwelling and a marina. Several lots are vacant. The primary finding for the R-6 area of Delanco is that it is intensely developed with the highest densities found in the township. In addition, this area has a preponderance of deteriorated dwelling units.

Small commercial establishments, i.e., real estate agency, local convenience store (lacking off-street parking), and other shops, are situated along the southeastern side of Burlington Avenue. The township municipal building is located in the R-6 area.

Two small buildings for former industrial facilities, Fisher Canvas and Crownflex Abrasives, are located on Lot 6 (0.9 acres) in Block 1405 and Lots 1, 1.01 and 2 (2.1 acres) in Block 1411 fronting along Ash Street and the Rancocas Creek. These parcels are situated in a residential neighborhood.

R-6 Recommendations:

1. The R-6 area should retain its compact residential character having a mix of detached and attached single family dwellings.

2. No further intensification of residential density should occur in the R-6 area.

3. Illegal multi-family conversions should be eliminated.

4. Two- and multi-family dwellings should not be permitted to be developed in the R-6 area, nor should they be permitted to expand.

5. Attached single family dwellings in the form of duplexes should be permitted in the R-6 area provided that they are situated on a parcel of land having an aggregate area of at least 8,500 square feet and an combined width of at least 85 feet. The existing duplexes situated on smaller lots, i.e., 6,000-square foot and less parcels (3,000 square feet and less for each dwelling), are too small and cause the R-6 areas to be developed too intensely.

6. Detached single family dwellings should be permitted on lots having at least 5,000 square feet of lot area and at least 50-foot lot widths.

7. The minimum front yard setback to residential principal structures should be at least 10 feet; the minimum side yard setback to such principal structures should be at least 8 feet; and the minimum rear yard setback shall be at least 25 feet to such principal structures.

8. No more than 40 percent of a residential lot should be occupied by buildings.

9. Neighborhood commercial uses including, but limited to, neighborhood convenience stores (not the type that requires significant off-street parking) and newsstands, professional offices (attorney, accountant, insurance broker, real estate broker, engineer, land surveyor, planner, landscape architect or related professional), local shops providing personal services (tailor, dressmaker, cobbler, hairdresser, barber, beauty parlor or related businesses, excluding tattoo parlors and body piercing facilities, adult entertainment and sexually oriented businesses), may be permitted as conditional uses provided that such commercial uses are situated on lots that front along Burlington Avenue and have at least 10,000 square feet, have sufficient off-street parking and adequately buffer adjoining residential uses. The front yard setbacks to principal structures should be at least 10 feet. Side yard setbacks to principal structures should be at least 15 feet, and rear yard setbacks to principal structures should be at least 30 feet. Buildings should occupy no more than 30 percent of the lot, and no more than 70 percent of the lot should be covered by impervious surfaces. Apartments may be permitted over the first floor of commercial uses as conditional uses provided that the apartments are restricted to "affordable units" as defined and regulated by New Jersey Council on Affordable Housing Rules set forth in N.J.A.C. 5:93-1 et seq. and have sufficient off-street parking assigned to the residents.

10. Marinas may be permitted as conditional uses provided they are situated on a parcel of land of at least one and one-half (1.5) exclusive of riparian rights, have sufficient off-street parking and adequately buffer adjoining residential uses. The yard setbacks to principal structures should be as follows: front yards should be 25 feet; side yards should be 15 feet; and rear yards which are the Rancocas Creek may be zero (0) feet subject to state and federal environmental rules, regulations and permitting requirements. Buildings should occupy no more than 30 percent of the lot, and no more than 70 percent of the lot should be covered by impervious surfaces.

11. An overlay zone should be created to permit the two former industrial sites located in Blocks 1405 and 1411 described above to be converted and adaptively reused as studios/lofts with residential units for artists and artisans and/or as professional offices. Increases in building coverage should be prohibited. Impervious coverage should not exceed 60 percent of the lots. Landscaped buffers at least 10 feet wide should be provided along all yards that abut residential uses. Sufficient off-street parking should be provided to avoid overburdening the residential streets in the neighborhood.

12. The creation and provision of municipally owned off-street parking lots in the R-6 area should be explored to reduce onstreet parking and circulation congestion. One possible alternative is to acquire badly deteriorated housing units, raze them and construct an off-street parking lot.

13. The township governing body and the planning board should investigate whether the R-6 qualifies as a "redevelopment area" as defined in the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. If the township finds that the area does qualify, it should prepare and implement a redevelopment plan to improve this area of the community.

LDR/OS Low Density Single Family Residential/Open Space Land Uses

The areas recommended for LDR/OS Low Density Single Family Residential/Open Space land uses are situated in two corners of the township along the Rancocas Creek. The first area is located in the southwestern corner between the Rancocas Creek and Creek Road and consists of Lots 12, 13 and 14 in Block 2100 and Lot 2 in Block 2200. The majority of this area is occupied by the Pennington Farm, which covers approximately 170 acres. A marina is located on 10 acres. This area has cultivated fields, woodlands, tidal flats and wetlands. No public sewers serve this area. This area is currently zoned RW-CD1 Residential Waterfront Cluster District 1.

The second LDR/OS area is located in the northwestern corner of the township at the confluence of the Rancocas Creek and the Delaware River. This area is known as Hawk Island, an environmentally sensitive area consisting of woodlands, open meadow, tidal flats and wetlands, partially created from the deposition of dredge spoils and former sand and gravel mining. It occupies approximately 100 acres. No public sewers serve this area. This area is currently zoned RW-CD2 Residential Waterfront Cluster District 2.

LDR/OS Recommendations:

1. The LDR/OS areas should retain their rural, open space character. The common feature that defines the character of both areas is the waterfront of the Rancocas Creek and the Delaware River. Views to these landscape features should be maintained and protected.

2. The LDR/OS areas should be permanently preserved as open space. Public access should be provided to the waterfront through these areas. A combination of passive and active recreational opportunities exist for the Pennington Farm area; such opportunities should be explored to determine the balance of passive and active activities that can be supported in the Pennington Farm area. The Hawk Island area is distinctly different with regard to recreational opportunities. Hawk Island has a highly environmentally sensitive, diverse ecosystem and is in close proximity to compact residential neighborhoods. Recreational activities should be limited to passive activities for the Hawk Island area. Both areas should be incorporated into the Rancocas Greenway, a regional open space project sponsored by the Rancocas Conservancy and supported by Burlington County and many municipalities.

3. In the event that any one of the LDR/OS areas cannot be entirely preserved as open space, the LDR/OS area should be developed as low density single family detached dwellings. The RW-CD1 zoning district for the Pennington Farm area and the RW-CD2 zoning district for the Hawk Island area should be amended as follows:

   RW-CD1 Residential Waterfront Cluster Development District-1

   a) The maximum gross density for single family detached residential development should be one (1) dwelling unit per three (3) acres. No public sewers should be provided for residential development.
   b) The "net residential density/number of units" provision should be deleted. The maximum number of units should be based on the permitted maximum density stated above.
   c) All provisions for a Planned Adult Retirement Community should be deleted.
   d) The minimum lot size should be one (1) acre with a minimum lot width and depth of 200 feet. Front and rear yard setbacks should be 50 feet. Side yard setbacks should be 30 feet. No more than 30 percent of the lot should be occupied by buildings, and no more than 50 percent of the lot should be covered by impervious surfaces. All current area, density and bulk regulations should be deleted and amended to provide for the aforementioned bulk, area and yard requirements.
   e) Residential dwellings should be clustered to preserve at least 30 percent of the parcel that is being developed as permanent open space. An area of at least 300 feet wide traversing along the parcel's Rancocas Creek frontage should be preserved as open space. Public access should be provided to the open space.
   f) Agricultural operations and farms should continue as permitted principal uses.
   g) The regulation eighteen-hole golf course and clubhouse should be deleted as a permitted principal use and added as a conditional use. A sit-down restaurant, snack bar and retail pro shop should be permitted only in conjunction with the golf course and clubhouse conditional use. As a conditional requirement the golf course must be a regulation eighteen-hole course. Sufficient off-street parking must be provided to accommodate the golf course, clubhouse, restaurant, snack bar and retail pro shop. Adequate protection against errant golf balls must be provided along Creek Road. Further, as a conditional requirement an area of at least one hundred feet wide traversing along the parcel's Rancocas Creek frontage must be preserved as public open space. Public sewer service should be provided only to the clubhouse, restaurant, snack bar and retail pro shop; the balance of the parcel should be left without sewers.
   h) "Marinas and marine-related facilities" provisions should be deleted from the permitted accessory uses and added as a conditional use. The minimum lot size should be 7 acres exclusive of riparian rights. The yard setbacks to principal structures should be as follows: front yards should be 50 feet; side yards should be 30 feet and rear yards which are the Rancocas Creek may be zero (0) feet subject to state and federal environmental rules, regulations and permitting requirements. No more than 30 percent of the lot should be occupied by buildings, and no more than 70 percent of the lot should be covered by impervious surfaces. Provisions must be made for public access along the Rancocas Creek. A snack bar operated in conjunction with the marina should be permitted provided it does not exceed 300 square feet of gross floor area.
   i) The conditional use provisions for commercial uses should be deleted.
   j) The design guidelines and standards should be reexamined to determine whether they are still applicable and/or should be modified.

RW-CD2 Residential Waterfront Cluster District-2

a) The maximum gross density for single family detached residential development should be one (1) dwelling unit per five (5) acres. No public sewers should be provided for residential development.
b) The "net residential density/number of units" provision should be deleted. The maximum number of units should be based on the permitted maximum density stated above.
c) The minimum lot size should be one (1) acre with a minimum lot width and depth of 200 feet. Front and rear yard setbacks should be 50 feet. Side yard setbacks should be 30 feet. No more than 30 percent of the lot should be occupied by buildings, and no more than 50 percent of the lot should be covered by impervious surfaces. All current area, density and bulk regulations should be deleted and amended to provide for the aforementioned bulk, area and yard requirements.
d) Residential dwellings should be clustered to preserve at least 50 percent of the parcel that is being developed as permanent open space. The open space should front along the Rancocas Creek and the Delaware River. Public access should be provided to the open space.
e) Passive recreational facilities and activities should be encouraged as principal uses.
f) The design guidelines and standards should be reexamined to determine whether they are still applicable and/or should be modified.

WFD/AH Waterfront Development/Affordable Housing Land Uses

The area recommended for WFD/AH Waterfront Development/Affordable Housing land uses is situated in the northeastern portion of the township between the Delaware River and Burlington Avenue. This area is zoned as WFD Waterfront Development, which provides for 34 low- and moderate-income housing opportunities pursuant to the adjudication of "builder's remedy" litigation in 1990 and as set forth in Delanco's Housing Element dated July 1998 and Fair Share Plan dated July 1998. The Housing Plan identifies this area as Block 500, Lots 1.01 and 2. A total of 320 dwelling units may be constructed at a density of seven dwelling units per acre within the WRD. A contribution of $130,000 for affordable housing must be contributed to the township upon the completion of 286 market rate units. This area is currently vacant woodland.

WFD/AH Recommendation:

1. No changes are recommended to the WFD/AH area and to the WFD zoning district.

PRD/AH Planned Residential Development/Affordable Housing Land Uses

The area recommended for PRD/AH Planned Residential/Affordable Housing land uses is situated in the western portion of the township between the Rancocas Creek and Creek Road. This area is zoned PRD Planned Residential Development, which provides for age-restricted low- and moderate-income housing pursuant to the New Jersey Council on Affordable Housing mediation process concluded in 1998 and as set forth in the township's Housing Element and Fair Share Plan, both dated July 1998. This area is identified as Block 2100, Lot 8 and is known as the Russ Farm, which is actively farmed.

According to the PRD zoning, the Russ Farm will provide for 45 units of credit toward the township's affordable housing obligation. The development of the site will be permitted to include 250 single family age-restricted market rate units, a 125-bed facility used as either an assisted living facility or for residents with specific medical ailments or disabilities, and 15,000 square feet of commercial space. The composition of the commercial space is limited to no more than 7,500 square feet of convenience retail use and 7,500

square feet of professional office use.

PRD/AH Recommendation:

1. No changes are recommended to the PRD/AH area and to the PRD zoning district.

PRD/V Planned Residential Development/Village Land Uses

The area recommended for PRD/V Planned Residential Development/Village land uses is situated in the western portion of the township between the Rancocas Creek and Coopertown Road, south of the railroad and north of the PRD/AH area. The PRD/V area is currently occupied by farm fields, several single family dwellings along the road, a horse farm and a manufacturer of metal pipe fittings located on a 7.92-acre site at the junction of the railroad and the Rancocas Creek. Access to the manufacturing facility is provided through a residential neighborhood from Pennsylvania Avenue across the railroad tracks. The area covers approximately 55 acres and is zoned PI Planned Industrial. A portion of the area next to the railroad is being considered by New Jersey Transit for a light rail transit station stop and park-and-ride facility with access from Coopertown Road. The area is located within the township's 208 Water Quality Management Plan but is not currently served by public sewers.

PRD/V Recommendations:

1. The zoning district for the area should be changed from PI to PRD/V based on of the following reasons:

   a) The PRD/V area is located between the existing residential village portion of Delanco and the planned age-restricted development on the Russ Farm (PRD/AH area). The continuation and expansion of industrial uses in the PRD/V area would be incompatible with the village and planned residential development on the Russ Farm. A zone change to permit detached single family dwellings with a small-scale commercial component would protect the village and future residential development on the Russ Farm from incompatible land uses.
   b) The PRD/V area would function as a transition from the village to the age-restricted development on the Russ Farm, providing a graduated reduction in residential density.
   c) The PRD/V area would provide an opportunity to capitalize on the planned light rail transit station stop and park-and-ride facility by permitting small-scale neighborhood commercial development to be located next to the station stop and along Coopertown Road, a county road. Such convenience-oriented commercial development will also be in walking distance from the dwellings in the PRD/V area, adjacent portions of the village and the age-restricted development on the Russ Farm.
   d) The PRD/V area would provide an opportunity to preserve open space along the Rancocas Creek, linking the Rancocas Greenway continued on the Russ Farm property with the village portion of Delanco, while permitting development that is suitable for the area and compatible with existing and planned residential uses.

2. At least fifty percent of the PRD/V area should be preserved as permanent open space along the Rancocas Creek. The open space should be at least 300 feet wide extending from the waterfront. Public access should be provided to the waterfront through this area.

3. The maximum gross density for single family detached residential development should be 1.45 dwelling units per acre.

4. The dwellings should be clustered to facilitate the preservation of at least half the area as open space along the Rancocas Creek.

5. Single family detached residential development should comply with the recommendations set forth for R-3 Single Family Residential land uses, i.e., minimum lot area shall be 10,000 square feet, minimum lot width shall be 100 feet, etc. Such residential development will comport with the majority of the residential areas in the village portion of the township.

6. As part of a planned development, no more than three (3) acres should be developed along Coopertown Road next to the proposed light rail station stop as neighborhood commercial retail and professional office uses that are recommended as conditional uses for R-6 Single Family Residential areas and should meet the following bulk, area and yard requirements:

   a) The maximum building height should be two stories and 35 feet.
   b) The minimum lot size should be two acres, and the maximum shall be three acres.
   c) Lot width should be at least 200 feet.
   d) Building coverage should not exceed 25 percent of the lot's area.
   e) Impervious surfaces should not exceed 50 percent of the lot's area.
   f) Building setbacks should be 30 feet in the front yard; 25 feet in the side yard; and 30 feet in the rear yard.
   g) Parking areas should be no closer than 20 feet to any property line, and landscaped buffers should be provided along the property lines.
   h) The commercial development should be located next to the proposed light rail station stop site.

7. An alternative to developing the PRD-V area as residential and neighborhood commercial uses is developing the area as a new school with active and passive recreation. A new school with recreational facilities will be compatible with the surrounding residential areas and will be provide a link in the Rancocas Greenway.

Commercial Uses

The Land Use Plan recommends maintaining and revitalizing the township's neighborhood and commercial areas and creating a community-oriented business district in the vicinity of Burlington Avenue and Cooper Street. This Land Use Plan encourages commercial development that is compatible in intensity with the surrounding businesses. The Land Use Plan recommends the elimination of nonconforming uses found within the commercial districts and the prohibition of any future obtrusive nonconforming uses in the commercial districts.

The Land Use Plan recommends reducing the extent of the commercial district along Burlington Avenue as recommended for the R-6 Single Family Residential area. This area of the township has a scattering of commercial businesses along the southern side of Burlington Avenue. The Land Use Plan recommends providing for neighborhood commercial development in this area as a conditional use (see the R-6 Recommendations for more discussion).

Further, the Land Use Plan recommends that residential dwellings be permitted in the community-oriented business district and that residential apartments over first floor businesses be permitted as conditional uses. The Land Use Plan encourages affordable housing, as defined by New Jersey Council on Affordable Housing Rules set forth in N.J.A.C. 5:93-1 et seq., to be provided in the second floor apartments in the central business district.

Parking in the commercial districts in the village portion of the township are at a premium. The Land Use Plan recommends exploring ways to expand the supply of parking in the commercial districts.

The Land Use Plan recommends capitalizing on the proposed New Jersey Transit light rail transit station stop and park-and-ride facility at the intersection of Coopertown Road and the railroad by permitting the creation of a small-scale commercial node oriented toward convenience goods and services. The recommendations for the PRD/V Planned Residential Development/Village land uses discuss the creation of such commercial development in greater detail.

The Land Use Plan recommends creating a zoning district designed for highway commercial development along Route 130. Development of this commercial district is intended to be of a scale larger than the commercial development in the village portion. No housing is recommended to be a part of the highway commercial district.

The Land Use Plan recognizes that most of the commercial development is located in the village portion of Delanco and that commercial development must be compatible with the residential neighborhoods in the village. Commercial development must not be obtrusive and degrade the quality of life in the village. To that end, the Land Use Plan recommends no adult entertainment and sexually oriented businesses, including, but not limited to tattoo parlors, body-piercing parlors, massage parlors, nude dancing, cabarets and other related businesses, be located in the village.

Further, the Land Use Plan recognizes that the township's Route 130 frontage is a gateway into the community and recommends that the types of highway commercial land uses permitted along the highway are inviting and an asset to Delanco. To that end, the Land Use Plan recommends that the aforementioned adult entertainment and sexually oriented businesses be prohibited in the highway commercial area. Notwithstanding, the Land Use Plan recommends that such businesses be permitted in the industrial district of the township as a conditional use (see Industrial Uses).

Recommendations:

1. The commercial district located along Burlington Avenue should be reduced in size pursuant to the recommendations set forth for R-6 land uses. Neighborhood commercial uses should be permitted as conditional uses as set forth in the R-6 Recommendations.

2. A central business district should be created along Burlington Avenue in the vicinity of Cooper Street.

3. A new highway commercial district should be created along Route 130. No housing should be included in this district.

4. A small-scale commercial node should be created as part of a planned residential development as discussed in the PRD/V Recommendations.

5. Cellular commercial towers should be prohibited in all commercial districts.

6. Adult entertainment and sexually oriented businesses should be prohibited in all commercial districts and should be permitted in the industrial district as a conditional use.

7. The development ordinance that regulates signage should be updated to require commercial signage to be compatible with surrounding residential areas. The size of signs and the illumination of signs must be unobtrusive and avoid visual pollution. Internally illuminated signs

should be prohibited in neighborhood and downtown commercial districts.

8. The development ordinance that regulates site lighting for commercial uses to require such lighting to be compatible with surrounding residential areas. The spillage and glare of light from commercial sites must be prohibited.

C-1 Neighborhood Commercial Land Uses

The C-1 Neighborhood Commercial land use category is recommended for three small areas along the central and eastern sections of Burlington Avenue. The C-1 area in the central section is situated adjacent to the firehouse and in the vicinity of Richard Avenue. The C-1 areas in the eastern section are situated along the northern side of Burlington Avenue in the vicinity of West Avenue and the southern side of Burlington Avenue in the vicinity of Kansas Avenue. These areas are situated among single-family residential neighborhoods. The parcels on which commercial development is located in the C-1 area range between 8,000 square feet to approximately one (1) acre.

C-1 Recommendations:

1. The Land Use Plan recommends that local convenience shopping and services type uses, i.e., barber shops, beauty salons, florists, convenience food stores, etc., to be permitted in the C-1 district. The local convenience commercial businesses should be the type that rely primarily on pedestrian walk-in trade. Commercial uses that generate low volumes of vehicular traffic, i.e., realtor offices, professional and medical offices, etc., should permitted when adequate off-street parking and loading are provided. Commercial uses that are incompatible, noxious and/or deleterious to the surrounding residential neighborhood and generate high volumes of vehicular traffic, i.e., restaurants, public garages, automobile body repair shops, and other intensive commercial uses, should be prohibited in the C-1 district.

2. The minimum lot area should be 10,000 square feet with a minimum lot width and depth of 100 feet. The setbacks to principal buildings should be 25 feet in the front yard; 15 feet in the side yards; and 30 feet in the rear yard. Buildings should occupy no more than 30 percent of the lot, and no more than 70 percent of the lot should be occupied by impervious surfaces. Landscaped buffers should be provided along side and rear yards, and when a commercial use abuts a residential use, a solid fence at least six feet high should be provided in addition to the landscaping to enhance the buffer and provide an effective screen. No accessory structures, driveways or parking or loading areas should be located in the buffer area.

3. Gasoline service stations and automobile repair shops should be permitted as conditional uses provided such uses have adequate off-street parking and provide sufficient screening and buffering. The conditional requirements should include the bulk, area, yard and buffering requirements indicated above. In addition, no overnight outside storage of vehicles should be permitted unless the storage of such vehicles is provided within a fully screened area. Canopies over fuel dispensing islands should be prohibited in order to avoid creating an obtrusive condition in the C-1 area caused by a structure that is incompatible with the surrounding residential neighborhoods and by a structure that generates considerably intensive light which would negatively affect surrounding residences.

4. The zoning ordinance should be revised to reflect the C-1 recommendations.

C-2 Downtown Commercial Land Uses

The C-2 Downtown Commercial land use category is recommended for a stretch of Burlington Avenue from the proximity of Center Avenue (south side of Burlington Avenue) to the proximity of Union Avenue (both sides of Burlington Avenue). There is a preponderance of commercial establishments, i.e., convenience stores, banks, gasoline service station and other stores and shops, and a doctor's office in the C-2 area. Single-family and two-family (duplexes) dwellings exist along Burlington Avenue as well. A church exists along Burlington Avenue. The C-2 area follows the general delineation of the C Commercial District; however, the C-2 area reduces the extent of the commercial district and refines it by following property lines of the commercial establishments and dwellings along Burlington Avenue.

Most of the commercial properties in the C-2 area are 100 feet by 100 feet. The largest commercial property is the Camp Meeting Grounds strip commercial center situated on 2.7 acres at the southwestern corner of Burlington Avenue and Cooper Street. Many of the single-family dwellings are located on 50-foot wide lots that are 150 feet deep. The two-family dwellings are located on combined lots that are 50 feet wide (25 feet for each dwelling) and at least 125 feet deep. The church is located on a lot (35,000 square feet) that is larger than most in the C-2 area.

C-2 Recommendations:

1. The Land Use Plan recommends that community-oriented retail and commercial goods and services, i.e., convenience stores, personal and business services, jewelry stores, furniture stores, clothing stores, newsstands, bakeries, grocery stores, butcher shops, restaurants, tradesman and craftsman shops with showrooms, and other similar types of uses, be permitted in the C-2 area. Professional offices of doctors, dentists and other medical professionals should be permitted. Professional offices of lawyers, engineers, architects, planners, surveyors, landscape architects and other related professionals should be permitted. Offices of banks, fiduciary institutions, realtors, accountants and other providers of personal and business services should be permitted. The intention of the Land Use Plan is to encourage the creation of a diverse mix of community-oriented goods and services in the C-2 area.

2. The Land Use Plan recommends single-family dwellings be permitted in the C-2 area. Bulk, area, and yard requirements should comply with R-4 Recommendations.

3. The minimum lot area for permitted commercial uses should be 10,000 square feet with a minimum lot width and depth of 100 feet. The setbacks to principal buildings should be 10 feet in the front yard; 10 feet in the side yard; and 30 feet from the rear yard. Buildings should occupy no more than 40 percent of the lot; and no more than 80 percent of the lot should be occupied by impervious surfaces. Landscaped buffers should be provided along the rear yards, and when a commercial use abuts a residential use, a solid fence at least six feet high should be provided along the side yard and the rear yard in addition to the landscaping to enhance the buffer and provide and effective screen. Sufficient off-street parking and loading spaces should be provided for commercial uses. No accessory structures, driveways, parking areas or loading areas should be located in the buffer area.

4. Gasoline service stations and automobile repair shops should be permitted as conditional uses provided such uses have adequate off-street parking and provide sufficient screening and buffering. As a condition the minimum lot area should be 10,000 square feet with a minimum lot width and depth of 100 feet. The setbacks to principal buildings should be 25 feet in the front yard; 15 feet in the side yard; and 30 feet in the rear yard. Buildings should occupy no more than 30 percent of the lot, and no more than 70 percent of the lot should be occupied by

impervious surfaces. No overnight storage of vehicles should be permitted unless the storage of such vehicles is provided within a fully screened area. Landscaped buffers should be provided along side and rear yards, and when the conditional uses abut a residential use, a solid fence at least six feet high should be provided in addition to the landscaping to enhance the buffer and provide an effective screen. For the same reasons expressed in the C-1 recommendations, canopies over fuel dispensing islands should be prohibited.

5. Churches and places of worship should be permitted as conditional uses provided they meet the requirements in the R-4 Recommendations.

6. Prohibited uses should include, but not be limited to, cellular communication towers; adult entertainment, sexually oriented uses, tattoo parlors, body piercing parlors, massage parlors, nude dancing, cabarets and other related businesses; hotels and motels; rooming and boarding houses; junkyards; and any other obnoxious or obtrusive uses.

7. The C Commercial district should be revised to reflect the recommended limits of the C-2 area, and the C Commercial zoning provisions should be revised to implement the foregoing recommendations.

C-3 Highway Commercial Land Uses

The C-3 Highway Commercial land use category is recommended for the area along the township's Route 130 frontage. It includes the area currently zoned C Commercial along the highway and adds the balance of the parcels located immediately southwest extending to the Rancocas Creek. The lots range in size from one (1) acre to 52 acres including riparian rights. The C-3 area contains vacant land and the remnants of a former swimming/miniature golf course/outdoor recreational area, known as Holiday Lakes, which is now used for religious meetings.

C-3 Recommendations:

1. The Land Use Plan recommends that highway-oriented commercial uses be permitted in the C-3 area. Such uses may include: grocery stores and supermarkets; department stores; clothing and jewelry stores; garden centers and nurseries; home appliance and electronics stores and repair shops; furniture stores; drug stores; stationary and bookstores; florists and flower shops; sporting goods stores; banks and fiduciary institutions; baked goods stores; meat and poultry stores; funeral homes and mortuaries; barber and beauty shops; dry cleaning and tailor shops; laundromats; restaurants; professional offices of doctors, lawyers, accountants and similar professionals, offices of realtors, travel agents; and other personal and business service providers; and planned shopping centers that contain a mix of the foregoing commercial uses.

2. The Land Use Plan recommends prohibiting tattoo parlors, body piercing establishments, massage parlors, adult entertainment and sexually oriented businesses in the C-3 area because this area is one of the gateways into Delanco. Such uses should be permitted as conditional uses in the industrial district south of the railroad.

3. The minimum lot area should be two (2) acres with a minimum lot width and depth of 200 feet. The setbacks to principal buildings should be 50 feet to the front yard, 30 feet to the side yards and 50 feet to the rear yard. Buildings should occupy no more than 30 percent of the lot, and no more than 60 percent of the lot should be occupied by impervious surfaces. The maximum building height should be three (3) stories and 45 feet. Sufficient onsite parking and loading must be provided for commercial uses. Landscaped buffers at least 30 feet wide should be

provided along side and rear yards when a commercial use abuts a residential use. Such buffers must provide an effective screen when fully matured; planted berms should be incorporated into all site plans to provide an enhanced immediate screen. Landscaping should be provided in all yards, with minimum planted areas of 20 feet wide in the front yard and 15 feet wide in side and rear yards. The zoning ordinance should be amended to address landscaping specifications and details.

4. Churches and places of worship, excluding rectories, monasteries, convents and other related residences, should be permitted as conditional uses provided such uses comply with the following requirements: minimum lot area should be two (2) acres; minimum lot width should be 400 feet; minimum front yard setback should be 50 feet; minimum side yard setbacks should be 50 feet; minimum rear yard setbacks should be 50 feet; maximum building height and structure height should be 2-1/2 stories and 35 feet, excluding spires and belfries; maximum building and impervious coverage should be 50 percent of the lot; and sufficient off-street parking should be provided.

5. The signage regulations of the zoning ordinance should be revisited and revised to provide for more aesthetically pleasing signage while being reasonable in meeting advertising objectives for respective commercial uses. The Land Use Plan recommends initiating a joint examination of signage requirements and regulations with neighboring Edgewater Park and Willingboro Townships to prepare and implement uniform signage regulations among the three municipalities.

6. The zoning district and ordinance should be revised to reflect the C-3 recommendations.

Industrial Uses

The Land Use Plan recommends retaining and enhancing viable industrial districts and encouraging the redevelopment of vacant and underutilized industrial lands. Efforts should be made to encourage the adaptive reuse of large, former single-user industrial sites as multi-tenant light industrial uses, i.e., research and development, computer software, distribution, warehousing, assembly, and other clean manufacturing operations. Wholesale and retail sales operations with adequate patron parking are recommended in appropriate industrial areas of the township.

The Land Use Plan recommends the continuation of clean manufacturing and industrial operations in the township's industrial districts. The Land Use Plan strongly recommends that dirty and noxious industries including, but not limited to, chemical and gas manufacture and/or storage, asphalt plants, fat rendering related industries, industries involved in the manufacture or storage of explosive chemicals and/or gases, fertilizer manufacture, tanning related industries, junk yards, slaughter houses and other industries potentially offensive to residential neighborhoods, be prohibited in the industrial districts.

The industrial districts should be properly sewered to attract industrial development to vacant and underutilized lands. The use of the railroad as a method of conveying freight to industrial facilities should be encouraged. The road network should be upgraded and improved to facilitate industrial development. A cross-township industrial road connecting Creek Road and Coopertown Road with Burlington Avenue in the northeastern portion of the township should be explored to divert industrial traffic away from the downtown commercial area.

The Land Use Plan recommends eliminating the industrial district south of the railroad and west of Coopertown Road because this area has not developed into an industrial area except for the metal pipefitting manufacturer located on a 7.9-acre parcel. This area has been recommended for PRD/V Planned

Residential Development/Village land uses to serve as a transition from the village to the age-restricted development planned for the Russ Farm and to capitalize on the light rail transit station stop planned for this area.

The Land Use Plan recommends providing the opportunity to construct cellular communication towers in the industrial districts of the township. Such towers should be permitted as conditional uses provided that they do not negatively impact nearby residential uses.

The Land Use Plan recommends providing the opportunity for the development of adult entertainment and sexually oriented uses in the industrial districts. Such uses should be permitted as conditional uses provided that the uses do not negatively impact nearby residential uses and they provide sufficient off-street parking and landscaped buffers.

The Land Use Plan recommends industrial development in the southeastern portion of the township be sensitive to the nearby residential areas in neighboring Edgewater Park Township.

Recommendations:

1. The industrial district located south of the railroad and west of Coopertown Road should be eliminated and replaced by PRD/V Planned Residential Development/Village land uses.

2. The industrial districts should be properly sewered to attract industrial development.

3. The use of the railroad as a method of conveying freight to industrial facilities should be encouraged.

4. The road network should be upgraded and improved to facilitate industrial development. A cross-township industrial road connecting Creek Road and Coopertown Road with Burlington Avenue in the northeastern portion of the township should be explored to divert industrial traffic away from the downtown commercial area.

5. Provisions should be made to permit cellular communications towers and adult entertainment and sexually oriented businesses in the industrial districts as conditional uses.

6. Proper landscaping and buffering should be provided when industrial uses are adjacent to residential uses, particularly along the southeastern municipal boundary common with Edgewater Park Township.

I-1 Light Industrial Land Uses

The I-1 Light Industrial land use area is recommended for the area currently zoned LI Light Industrial in the northeastern portion of the township between the Delaware River and the railroad. The R-1 Residential zoning district in Block 1802 surrounded by the LI zoning district along the southern side of Burlington Avenue is included in the I-1 area. The I-1 area is also recommended for Lot 2 in Block 1705, a two-acre parcel of land situated north of the railroad and fronting along Cooper Street. The third area recommended for I-1 uses is located in the southern portion of the township along the western side of Creek Road.

The I-1 area north of Burlington Avenue is occupied by a 36-acre warehouse facility (a former gypsum processing facility) and a truck dealership located on a 2-acre parcel. South of Burlington Avenue to the railroad are vacant wooded parcels that range in size from 6 acres to 18 acres. A railroad spur traverses

through the woodlands to the warehouse facility located between Burlington Avenue and the Delaware River. A daycare facility on a 7.5-acre parcel is under construction on Lot 6.02 in Block 1802 that fronts along Burlington Avenue and Perkins Lane. An industrial facility occupies a 5-acre lot situated south of the daycare facility and north of the railroad and fronting along Perkins Lane. A parcel covering approximately 0.9 acres appears to have been used as a bus parking facility. This parcel gains access through a residential neighborhood from Pennsylvania Avenue.

The I-1 area fronting along Cooper Street and the railroad is occupied by a fabrication facility that received site plan approval in 1997. It is the only industrial facility in this area and is surrounded by residential uses.

The I-1 area fronting along Creek Road is occupied by two industrial uses each situated on approximately one-acre lots, two single-family dwellings each situated on approximately one-acre lots and a vacant wooded lot covering approximately 11.8 acres. This area is wedged between the PRD/AH Planned Residential Development/Affordable Housing land use area and the LDR/OS Low Density Residential/Open Space land use area. Across Creek Road to the east is the I-2 General Industrial land use area.

I-1 Recommendations:

1. Existing and planned residential areas flank the I-1 area. To the east is the R-5 Residential land use category that represents an existing neighborhood, and to the west is the WFD/AH Waterfront Development/Affordable Housing land use category that provides for a planned inclusionary development. In view of the sensitive nature of the surrounding residential areas, the Land Use Plan recommends the I-1 land use category provide for light industrial uses that are low intensity and are not generators of noxious fumes, gases and dusts, high intensity light and glare; loud noises, electromagnetic fields, radiation and obnoxious, obtrusive and objectionable conditions that will endanger the public health, safety and welfare and will be detrimental to the proper use of the surrounding residential areas. The Land Use Plan agrees with the listing of uses prohibited in the PI Planned Industrial district and recommends such uses be prohibited in the I-1 area. Further, tattoo parlors, body piercing facilities, massage parlors, nude dancing, cabarets, adult entertainment and sexually oriented businesses should be prohibited in the I-1 area and permitted as conditional uses in the I-2 General Industrial land use category. To that end, the Land Use Plan recommends permitting the following light industrial uses: warehouses; wholesale facilities; distribution facilities; general offices and office buildings; tradesman and artisan shops, offices and showrooms; and manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings. Cafeterias that are part of industrial facilities and serve only the employees of such facilities should be permitted. The Land Use Plan recommends against the I-1 area becoming a port facility because of the high level of activity generated by such a facility at all hours of the day and night that would disturb surrounding residential areas. A port facility needs to be located in an area where it has the ability to operate at all hours without disturbing residential areas and by avoiding operational limitations. Delanco does not have such an area along the Delaware River.

2. The minimum lot area for permitted light industrial uses should be five (5) acres with a minimum lot width of 500 feet. The setbacks to principal buildings should be 100 feet in the front yard, 50 feet in the side yard which may be reduced to zero (0) feet for a building that is served by a railroad siding located along a side property line, and 100 feet in the rear yard. Buildings should occupy no more than 55 percent of the lot, and no more than 80 percent of the lot should be occupied by impervious surfaces. The maximum building height should be three (3) stories and 45 feet. Sufficient onsite parking and loading must be provided. Landscape buffers at least 30

feet wide should be provided along side and rear yards when an industrial use abuts a residential use or district. Such buffers must provide an effective screen when fully matured; planted berms should be incorporated into all site plans to provide an enhanced immediate screen. Landscaping should be provided in all yards. The zoning ordinance should be amended to address landscaping specifications and details.

3. Automobile and truck dealerships and repair shops should be permitted as conditional uses provided such uses comply with the following requirements: minimum lot area and width should comply with the requirements for light industrial uses; minimum front yard setback should be 50 feet; minimum side yard setbacks should be 50 feet; minimum rear yard setback should be 50 feet; maximum building and structure height should be two (2) stories and 35 feet; maximum building coverage should be 30 percent; maximum impervious coverage should be 60 percent; sufficient onsite parking and loading areas should be provided; and landscaped buffers should comply with the requirements for light industrial uses.

4. Daycare facilities should be permitted as conditional uses provided such uses comply with the following requirements: minimum lot area should be 6.5 acres; minimum lot width should be 300 feet; minimum front yard setback should be 60 feet; minimum side yard setbacks should be 50 feet; minimum rear yard setback should be 60 feet; maximum building and structure height should be two (2) stories and 25 feet; maximum building coverage should be 10 percent; maximum impervious coverage should be 25 percent; sufficient onsite parking areas should be provided; and 15-foot wide landscaped buffers should be along road rights-of-way.

5. The zoning district and ordinance should be revised to reflect the I-1 recommendations.

I-2 General Industrial Land Uses

The I-2 General Industrial land use area is recommended for the area situated south of the railroad and east of Creek Road and the section of Coopertown Road north of its intersection with Creek Road. The I-2 area extends to the eastern municipal boundary common with Edgewater Park Township. This area is currently zoned PI Planned Industrial.

The predominant land use in the I-2 area is an industrial use that consists of trucking terminals. Metal fabricators, warehousing facilities, a lumberyard and other general industrial facilities exist in the I-2 area. The township public works yard and a New Jersey Division of Motor Vehicles inspection station are also located in the area. Several single-family dwellings are located along Creek Road and Coopertown Road in the vicinity of the intersection of the two roads. Vacant land and farm fields exist in the area, representing the potential for industrial growth.

Lots that developed with industrial uses range in size from two (2) acres to 50 acres. Most industrial parcels have more than five (5) acres. Vacant and farmed parcels range from about five (5) acres to more than 50 acres.

I-2 Recommendations:

1. The Land Use Plan recommends the continuation of clean industrial operations in the I-1 district. The Land Use Plan reiterates its concern for protecting the public health, safety and welfare by recommending that dirty and noxious industries be prohibited in the I-2 area and the listing of prohibited uses set forth in the zoning ordinance for the PI zoning district with the exception of bus and truck terminals be applied to the I-2 area. The Land Use Plan recommends that following general industrial uses be permitted in the I-2 area: offices and office buildings;

wholesale and distribution centers; warehouses; manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings; research and development and laboratory facilities; tradesman and artisan shops, offices and showrooms; and similar industrial facilities. Cafeterias that are part of industrial facilities and serve only the employees of such facilities should be permitted.

2. The bulk, area and yard requirements set forth in the zoning ordinance for the PI zoning district should be retained; however, minimum lot area requirements should be established for individual industrial developments and planned industrial parks. Individual industrial developments should occur on lots at least five (5) acres in area. Planned industrial parks should contain at least 50 acres, and lots within the planned industrial parks should have at least three (3) acres.

3. More specific landscaped buffer requirements and details should be provided in the zoning ordinance. Approved species and planting details should be provided.

4. Off-street parking requirements should be revisited to determine whether they reflect today's parking demands for industrial development.

5. Tattoo parlors, body piercing facilities, massage parlors, nude dancing, cabarets, adult entertainment and sexually oriented businesses should be permitted as conditional uses provided they meet the following requirements: minimum lot area should be five (5) acres; minimum lot width should be 400 feet; minimum front yard setback should be 100 feet; minimum side yard setbacks should be 100 feet; minimum rear yard setback should be 100 feet; maximum building height should be two stories and 35 feet; maximum building coverage should be 30 percent; maximum impervious coverage should be 50 percent; sufficient onsite parking should be provided; minimum distance of property line for said use to the property line of a residential use or to any place of public recreation, any school or school bus stop, any municipal or county playground or place of public recreation, or any area zoned for residential use should be 1,000 feet; and landscaped buffers should comply with the requirements for industrial uses.

6. Cellular communications towers should be permitted as a conditional use provided they meet the following requirements: minimum setback for towers to property line abutting residential zones and uses should be 200 feet; minimum landscaped buffer should comply with the requirements for industrial uses; tower sites should be secured with a six-foot high chain link fence and locked gate to which the Delanco Township Police Department should be given access; and towers and antennae should be designed and colored to blend into the skyline as reasonably as possible.

7. Governmental uses including, but not limited to, public works garages, motor vehicle inspection stations and recreational fields should be permitted as conditional uses provided they meet the following requirements: minimum lot area should be five (5) acres; minimum lot width should be 200 feet; minimum front yard setback should be 50 feet; minimum side yard setbacks should be 50 feet; minimum rear yard setback should be 50 feet; maximum building height should be two stories and 35 feet; maximum building coverage should be 40 percent; maximum impervious coverage should be 70 percent; and landscaped buffers should comply with the requirements for industrial uses.

8. The zoning district and ordinance should be revised to reflect the I-2 recommendations.

Municipal Land Uses

Municipal land uses are concentrated in the portion of the township north of the railroad and are intermixed among residential areas and in some instances commercial areas. In most cases, the municipal uses are relatively small in scale and fit into the residential and commercial areas. The largest parcel developed for municipal purposes is the Pearson School located on Lot 1 in Block 1801 fronting along Burlington Avenue. The firehouse, the municipal building and the Walnut Street School are also located along Burlington Avenue.

The only municipal use that is located south of the railroad is the Department of Public Works garage and yard. The Public Works facility is situated in the I-2 General Industrial land use area and is compatible with surrounding industrial uses.

The largest municipal parcel is a combination park used for active recreation and leaf composting facility/open space site. It is located in the northeastern corner of the township with access from West Avenue. The open space portion fronts along the Delaware River. Combined the parcel covers approximately 39 acres. The Land Use Plan recommends designating the 39-acre parcel for M/OS Municipal/Open Space land uses.

Recommendations:

1. The Land Use Plan recommends all municipal uses be permitted in all zoning districts within Delanco Township.

2. No minimum bulk, yard and area requirements should be established for municipal uses; however, care should be taken in locating and arranging municipal uses when they are situated in residential neighborhoods. Sufficient landscaped buffers and screening should be provided in order to protect the health, safety and welfare of the neighborhood.

3. A M/OS Municipal/Open Space land use category should be established for the 39-acre parcel in the northeastern portion of the township described above.

M/OS Municipal/Open Space Land Uses

As discussed above, the M/OS Municipal/Open Space land use category is recommended for the 39-acre parcel located in the northeastern portion of the township. The southern portion of the parcel is used as an active recreational park with a combination baseball and soccer field. The northern portion is used as a leaf composting facility and passive open space that fronts along the Delaware River.

M/OS Recommendation:

1. The Land Use Plan recommends that the M/OS area permit municipal uses that are low intensity and are compatible with the park facility and leaf composting facility. The open space component should be enhanced with permanent trails that provide access to the waterfront.

Open Space and Parks

The Land Use Plan recommends upgrading and rehabilitating all of the township's parks and open space areas. The amount of land available for creating new recreational facilities in the portion of the township north of the railroad is limited; therefore, it is important to protect and improve existing facilities in this portion of the township to meet the increasing demands placed upon them by residents. Preserving

Hawk Island for passive recreation represents the most significant opportunity in Delanco.

The opportunity to expand the township's active recreational facilities exists south of the railroad where large undeveloped parcels are prevalent. Care must be given, however, to avoid taking prime industrial land for recreational purposes. As discussed for the PRD/V Planned Residential Development/Village recommendations, an opportunity exists to incorporate active recreational facilities into the planned residential development recommended for this area of the township.

The Land Use Plan recommends capitalizing on the township's waterfront by creating waterfront walkways and open space areas incorporated into the Rancocas Greenway and the Delaware River Heritage Trail. The waterfront areas recommended for preservation are identified as LDR/OS, PRD/AH, PRD/V along the Rancocas Creek and M/OS, WFD/AH and LDR/OS along the Delaware River on the Land Use Plan Map. The Open Space and Recreation Element Plan discusses open space and parks in greater detail.

Recommendations:

1. The township's existing parks and open space areas should be upgraded and improved to meet the increasing demands placed upon them by residents.

2. The township's active recreational facilities should be expanded south of the railroad and west of Creek Road where substantial amounts of undeveloped land exist and are recommended for residential development. The potential for industrial development south of the railroad should not be diminished because of the municipal acquisition of industrially zoned lands for recreational purposes.

3. Open space preservation should be incorporated into the development of lands situated in the LDR/OS, PRD/AH, PRD/V, M/OS and WFD/AH land use areas. If possible, the areas recommended for LDR/OS should be acquired entirely for open space purposes. The township should seek the financial assistance from the county and state to make such acquisitions because of the regional importance these lands have as part of the Rancocas Greenway and the Delaware River Heritage Trail.

Roads and Railroad Rights-of-Way

The Land Use Plan recommends no change for road and railroad rights-of-way.

INTERGOVERNMENTAL POLICY STATEMENTS

In this section the master plan sets forth policy statements indicating the relationship of the proposed development of the township, as developed in the master plan, to:

1. The master plans of contiguous municipalities;

2. The master plan of Burlington County;

3. The State Development and Redevelopment Plan; and

4. The district solid waste management plan.

Contiguous Municipalities

Delanco shares common municipal boundaries with Beverly City and Edgewater Park Township to the east, Willingboro Township to the south and Riverside and Delran Townships to the west across the Rancocas Creek. In general, the land use categories recommended in this master plan for Delanco are compatible with those recommended by the master plans for the neighboring municipalities.

Beverly City

Delanco's northeastern municipal boundary is shared with Beverly City. In Delanco the lands extending from the Delaware River are recommended for M/OS Municipal/Open Space land uses, R-5 and R-2 Single Family Residential land uses and C-1 Neighborhood Commercial land uses. In Beverly the lands adjacent to the M/OS area is designated as I Industrial land uses. The low intensity municipal uses, i.e., park, leaf composting and open space uses, are compatible with the industrial designation given in Beverly. Farther south in Beverly, the neighboring lands are designated as R-2 Residential land uses which are compatible with the residential recommendations in Delanco. The C-1 designation in Delanco is compatible with the R-2 designation in Beverly because the C-1 land uses are intended to be adjacent to residential neighborhoods for easy access. At the southwestern corner of Beverly the lands are recommended for I Industrial land uses. In Delanco the adjoining lands are recommended for R-2 Residential land uses. A potential conflict between industrial and residential land uses exist in this area. At the present the lands in both municipalities are vacant. In view of the lands being vacant, sufficient buffering should be provided in both municipalities when the properties are developed.

Delran Township

Delanco's municipal boundary shared with Delran Township is formed by the Rancocas Creek. The lands in Delran that are adjacent to Delanco are recommended for low intensity agricultural and residential uses designated A-1 Agricultural. In Delanco the lands are recommended for C-3 Highway Commercial and LDR/OS Low Density Residential/Open Space land uses. The C-3 area will not conflict with the neighboring lands in Delran because of the physical separation of more than 500 feet created by the Rancocas Creek and the developable lands (non-wetlands and flood prone lands) in the C-3 area are an additional 200 to 300 feet away. The LDR/OS area is compatible with the A-1 area.

Edgewater Park Township

Delanco's eastern municipal boundary is shared with Edgewater Park Township. The adjoining lands in Delanco are recommended for I-2 General Industrial land uses. The adjoining lands in Edgewater Park have three designations: R-LD Residential Low Density; I-BC Industry-Business Complex; and B-1 Commercial. The I-2 land use category in Delanco is compatible with the industrial and commercial designations (I-BC and B-1) in Edgewater Park. The potential land use conflict for the two municipalities is between the I-2 designation in Delanco and the R-LD designation in Edgewater Park. Land use patterns developed according to the respective master plans and zoning ordinances have been established. Residential development exists along the Edgewater Park border, and industrial development exists along the Delanco border. Vacant lands exist in both communities where new development may occur pursuant to the land use regulations in respective municipalities. In order to mitigate potential conflicts in both communities, future development in each municipality should be required to provide landscaped buffers and berms. Delanco and Edgewater Park should work together in revising development regulations to address this potential conflict.

Riverside Township

Delanco and Riverside Townships are separated by the Rancocas Creek. The lands along the Delanco boundary adjoining Riverside are recommended for various intensities of residential development, ranging from low in the LDR/OS Low Density Residential/Open Space area to moderate in the R-6 Single Family Residential area in the village part of the township. The PRD/V Planned Residential Development/Village and PRD/AH Planned Residential Development/Affordable Housing land use categories recommend preserving substantial amounts of open space along the Rancocas Creek. In Riverside, a similar low intensity land use recommendation for residential and open space development is provided as FH-C Flood Hazard/Conservation. The former industrial lands that surround the Delanco-Riverside bridge is recommended for SD Special Development in which mixed use development including open space along the Creek and residential, commercial and office space is planned. The land use recommendations in both municipalities are compatible.

Willingboro Township

The southern municipal boundary of Delanco is shared with Willingboro Township formed by U.S. Route 130. In Delanco the lands are recommended for C-3 Highway Commercial land uses. In Willingboro the lands are similarly zoned for Highway Business. The land use recommendations in both municipalities are compatible.

Burlington County Master Plan

Burlington County does not have an adopted master plan. To that end, this subsection cannot discuss the relationship between Delanco's master plan and the county's master plan.

Notwithstanding the lack of having a county master plan, the county prepared, in joint cooperation and participation with twelve municipalities, the *Route 130/Delaware River Corridor Strategic Plan* for revitalizing the Corridor. Delanco Township participated in the planning process for preparing this regional plan. The township provided input for establishing recommendations for revitalizing the Corridor and for developing Delanco's implementation agenda. Further, the Delanco Committee passed a resolution endorsing the Corridor plan and the plan's submission to the New Jersey State Planning Commission for "Endorsed Plan" status. By preparing this master plan Delanco has achieved one of the Land Use actions recommended in the implementation agenda, thus, being compliant with the Corridor plan.

State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) adopted in 1992 has developed a resource planning and management structure based on the concepts of center and planning areas.

> Centers are `central places' within Planning Areas where growth should either be attracted on not attracted.... Each Planning Area is a large mass of land with tracts that share certain characteristics [which] suggest that growth must be guided to certain location.... (93)

The SDRP sets forth policy objectives for each planning area, which are "intended to guide municipal and county planning in general and, specifically, to guide the location and size of centers." (101)

Based on the 1992 SDRP, Delanco is located in Planning Area 2 (PA2) Suburban Planning Area. PA2 is described as being "generally located adjacent to the more densely developed Metropolitan Planning Area (PA1), but can be distinguished from it by a lack of high intensity Center and by the availability of vacant developable land." (105) PA2 is served by utilities and infrastructure and are designated for growth.

The following PA2 policy objectives (POs) and respective master plan response statements are provided:

PO1. Land Use: Guide development into compact Centers, including former single-use developments that have been retrofitted, or restructured, to accommodate mixed-use development, services and cultural amenities.

Response: Based on SDR centers criteria, Delanco can be considered part of the Beverly-Delanco-Edgewater Town Center (proposed center identified in the Corridor plan and the county's cross-acceptance response for the SDRP reexamination that is currently being facilitated) because of its traditional land use development patterns, including a neighborhood business districts, compact residential development and industrial facilities oriented toward the waterfront and railroad. The master plan recommends the continuation of the compact development patterns and adaptive reuse of the former manufacturing facilities. The master plan recommends the revitalization of the business areas.

PO2. Housing: Provide a variety of housing choices primarily in mixed-use Centers or retrofitted commercial developments.

Response: The township currently provides a variety of housing choices throughout the community, including single-family, two-family and multi-family dwellings. The master plan recommends preserving the existing residential character of the township.

Furthermore, the master plan promotes compliance with New Jersey Council on Affordable Housing rules by providing affordable units in appropriate locations in the township.

PO3. Economic Development: Guide opportunities for economic development into Centers that take advantage of public/private partnerships with respect to existing or planned infrastructure.

Response: The master plan encourages economic development in the form of revitalizing the business district and the adaptive reuse of vacant and underutilized industrial facilities.

PO4. Transportation: Link Center to the Metropolitan Planning Area and major highway and transit corridors by emphasizing the use of public transportation systems and alternative modes of transportation.

Response: The master plan endorses the provision of light rail passenger service on the existing freight rail line that traverses the community. The master plan recommends providing parking facilities for the light rail station stop. The master plan also recommends locating the station stop south of the tracks at Cooper Street. Providing bus transit links to the light rail station stop is recommended.

PO5. Natural Resource Conservation: Conserve open-space and buffer areas of critical environmental concern.

Response: The master plan recommends preserving environmentally sensitive areas located along the waterfront, i.e., tidal flats, floodplains and freshwater wetlands. The master plan recommends preserving Hawk Island and lands along the Rancocas Creek for passive recreation and tying these facilities into the Delaware River Heritage Trail proposed by the U.S. Park Service and the Rancocas Greenway.

PO6. Agriculture: Guide development to ensure the viability of agriculture and the retention of productive farmland in agricultural areas adjacent to the Suburban Planning Area.

Response: Agricultural lands exist in Delanco; however, their long-term viability is questionable in this part of the most developed portion of the county. The master plan recommends such agricultural parcels located along the Rancocas Creek be preserved entirely as open space or partially as open space that is part of development.

PO7. Recreation: Target park land acquisitions and improvements to enable the integration of contiguous systems into the fabric of the settlement pattern and to provide passive recreational facilities.

Response: As discussed above in PO5 and PO6 the master plan recommends preserving open space along the Delaware River and Rancocas Creek and connecting such open space with trails that are a part of the Delaware River Heritage Trail and the Rancocas Greenway. The master plan recommends providing additional open space for active recreation that is linked to the aforementioned trails as well.

PO8. Historic Preservation: Integrate historic preservation efforts with development efforts in a way that will not compromise either the resource's historic significance or the area's need to develop.

Response: Although no historic districts have been designated in Delanco, the master plan endorses the preservation and rehabilitation of historically significant buildings and structures.

PO9. Public Facilities and Services: Time and sequence the extension of public facilities and services to support development in Centers and ensure adequate levels of public and private services.

Response: The village portion of the township (the area located principally between the Delaware River and the railroad) is almost entirely developed and is served by public sanitary sewers and water supply. The Delanco Sewerage Authority is in the process of amending the township's 208 plan in order to serve the industrial area. The master plan recommends upgrading and maintaining the township's utilities and infrastructure in order to sustain Delanco's viability as part of a center.

PO10. Intergovernmental Coordination: Establish regional approaches to the planning and provision of facilities and services for development in Centers.

Response: The master plan recommends Delanco and its neighboring communities cooperate in the coordination of road and utilities maintenance and explore ways to share in providing community services in order to achieve economic efficiencies and improved services. Delanco's governing body is currently exploring ways to share facilities and services with neighboring Beverly and Edgewater Park.

In order to facilitate the revitalization of the township, the master plan recommends Delanco implement the strategies set forth in the county sponsored Route *130/Delaware River Corridor Strategic Plan*.

District Solid Waste Management Plan

The county adopted the Burlington County District Solid Waste Management Plan on July 14, 1982 and updated the plan in 1986. The county operates the Sanitary Landfill at the Burlington County Resource Recovery Complex which accepts solid waste from county municipalities. Delanco sends its solid waste to the county sanitary landfill facility.

The county adopted the Recycling Plan in August 1986. The township participates in the county recycling program which provides curbside pickup of recyclables, i.e., paper, glass, ferrous and aluminum materials. With its recycling ordinance and participation in the county recycling program, Delanco is compliant with the county's Recycling Plan.