MASTER PLAN

REEXAMINATION REPORT

TOWNSHIP OF DELANCO

BURLINGTON COUNTY, NEW JERSEY

March, 2007

Prepared For:

Township of Delanco Joint Land Use Board
Delanco, New Jersey

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INTRODUCTION

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey to reexamine the Master Plan and development regulations at least once every six (6) years (N.J.S.A. 40:55D-89) to ensure periodic review of information and changing conditions in order to keep municipal planning efforts current. In 2001, the Township of Delanco adopted its current Master Plan Revision of the Land Use Element.

A public hearing on the Reexamination Report is not required, but the Planning Board must adopt, by resolution, a report on the findings of such reexamination. The Planning Board must submit a copy of the report and resolution to the Burlington County Planning Board. The Clerks of all adjoining municipalities shall be sent a notice that the resolution and report have been prepared.

The MLUL sets forth that the Reexamination Report addresses the following five specific areas:

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

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

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

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

e. Recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This Reexamination Report has been prepared to meet statutory requirements as specified in the MLUL. Said report represents an evaluation of the comprehensive Master Plan Elements and the development regulations, and recommends amendments and additions to the Master Plan and Land Development Regulations.

The most recently adopted Master Plan in the Township is the 2001 Land Use Plan Element, prepared by Burlington County. Other planning efforts undertaken by the Township since the time of the last Master Plan include the following:

- August 2006, Municipal Stormwater Management Plan for the Township of Delanco; prepared by Birdsall Engineering, Inc.
- November 2005, Housing Element of the Township Master Plan; prepared by THP, Inc.
- March 15, 2005, State Development and Redevelopment Plan Cross-Acceptance Report; prepared by Burlington County Department of Economic Development and Regional Planning
- 2004, Master Plan Land Use Element Reexamination Report for a portion of the Township located on Burlington Avenue, June 22, 2004, prepared by Taylor Design Group, Inc.
- December 2002, Recreation, Park & Open Space Plan; prepared by Lord Worrell & Richter, Inc.
- July 19, 2001, Master Plan Revision Land Use Element; prepared by Burlington County Department of Economic Development and Regional Planning

The following Documents were undertaken prior to the Master Plan Land Use Element of 2001:

- July 6, 1999, Master Plan Update – Land Use Element; prepared by Burlington County Department of Economic Development and Regional Planning
- October 6, 1992, Master Plan Land Use Element Update 1992; prepared by Thomas J. Scangarello & Associates, PA
- December 1982, Periodic Re-Examination of Master Plan and Development Regulations; prepared by R. Louis Gallagher, PE, PP
- September 1973, Delanco Comprehensive Plan; prepared by John J. Holland, AIP

PROBLEMS AND OBJECTIVES AT TIME OF ADOPTION OF LAST COMPREHENSIVE MASTER PLAN AND THE EXTENT TO WHICH THEY HAVE BEEN ADDRESSED

The first and second requirements of the Reexamination Report are to present:

a. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;* AND
b. *The extent to which problems and objectives have been reduced or have increased subsequent to such date.*

MAJOR GOALS AND OBJECTIVES AT THE TIME OF THE LAST MASTER PLAN

The major goals at the time of the last Master Plan were reviewed, and can be summarized as follows:

1. Preservation and enhancement of the small-town character of the Township, including population densities, land use, the historic downtown and recreational facilities, while still providing opportunities for new growth and changes in lifestyle.
2. Enhance existing structures and land in a manner that is compatible with existing neighborhood character by encouraging rehabilitation and maintenance.
3. Minimize truck traffic in the Township.
4. Enhance Burlington Avenue as a viable district that can serve the daily needs of residents through a variety of businesses.
5. Maximize the use of existing recreation infrastructure by continuing to share facilities with the Board of Education, and by making existing facilities as usable as possible.
6. Preserve a greenbelt along the Rancocas Creek and enhance public access to the Delaware River.
7. Preserve significant wooded areas, floodplains, wetlands and high water table areas to the fullest extent possible, while additionally recognizing and minimizing the risk of natural hazards.

The objectives at the time of the last Master Plan were reviewed and updated as follows:

Public Policy

- *Retain Delanco's 'dry town' status.*

Residential Element

- *Enhance and redevelop older residential areas.*
- *Create new residential neighborhoods in appropriate locations.*

- *Preserve and enhance the town's traditional residential village character and provide appropriate buffers protecting the village from industrial growth along the railroad.*
- *Encourage development that respects existing development intensities, densities and patterns and environmental constraints.*
- *Discourage illegal apartment conversions that create higher residential densities, overcrowding, insufficient parking and other detrimental activities and promote the rehabilitation of structures to their original single-family character.*

Commercial/ Industrial Element

- *Reuse vacant land and underutilized sites.*
- *Encourage the creation of infill commercial development along Burlington Avenue in appropriate locations, and examine related parking standards for sufficiency."*
- *Identify appropriate locations for cellular communication towers and adopt an ordinance setting forth such locations and related site requirements.*

Land Use Element

- *Continue to reexamine ordinances regarding industrial, commercial and residential development requirements and provisions, i.e. setbacks, minimum area landscaping, parking, etc.*
- *Encourage the development of green buildings; have Delanco Township lead by example by making local government buildings LEED certified.*

Community Facilities Plan Element

- *Prepare the Township for an influx of an aging population.*
- *Explore possibilities for regionalization of services including schools and wastewater treatment.*
- *Preserve mature trees while protecting the Township's sidewalk and street infrastructure.*

Open Space and Recreation Plan Element

- *Capitalize on the Township's major assets, the Delaware River and Rancocas Creek, by maintaining and increasing access to the waterfront.*
- *Develop a comprehensive shade tree management plan that includes tree preservation as well as a new tree planting plan.*
- *"Utilize the open space plan to acquire new and maintain existing inventory of open space".*
- *Improve and enhance access to the Delaware River and the Rancocas Creek by incorporating such access into the Delaware Heritage Trail and the Rancocas Greenway Trail.*
- *Protect, preserve and conserve environmentally sensitive areas, particularly the Township's waterfront, wetlands, floodplains, streams, steeply sloped areas and forested areas, including Hawk Island, the Pennington Farm, Holiday Lakes Waterfront, etc.*

- *Establish and maintain public access to natural areas throughout the township, particularly Hawk Island and the Pennington Farm.*
- *Expand, enhance, and restore existing parks, recreational facilities, and open space.*
- *Study use of various impact fees to address increased infrastructure and services needs from anticipated growth in Township.*
- *Improve quality of Township landscaping maintenance.*
- *Enhance passive and active open space within the Township.*

Historic Preservation Plan Element

- *Aggressively protect and preserve the Township's historically significant structures, districts and areas.*

Circulation Plan Element

- *Take steps to mitigate undue truck traffic in the Township, especially on Burlington Avenue and Creek Road.*
- *Expand parking opportunities downtown.*
- *Reexamine the parking ratios set forth by the RSIS to potentially receive a waiver from the state for more parking in the Township.*

Economic Plan Element

- *Strengthen the Township's economic position by encouraging a diverse mix of residential, commercial, professional and industrial uses.*
- *Enhance the entrances into Delanco, recognizing that such entrances are gateways into the Township.*
- *Retain and enhance existing industrial uses and attract new, compatible industrial and commercial uses to the Township.*
- *Retain existing jobs and attract new job opportunities that provide the ability for the township residents to earn a 'living wage' within Township boundaries.*
- *Evaluate the economic viability of the existing 'Commercial' and 'Industrial' zoned land to determine the appropriate planned land use.*

Consistency with Other Plans

- *Examine zoning of adjacent communities to identify discrepancies and, upon finding any, recommend changes to eliminate and/or minimize zoning conflicts.*
- *Implement the recommendations set forth in the regional 130 Corridor Plan by which Delanco is designated as a 'Town Center'.*

Housing Plan Element

- *Provide affordable housing opportunities in the community.*

Utility Service Plan Element

- *Explore possibilities for regionalization of services including wastewater treatment.*

Stormwater Management Plan

- *Reduce flood damage, including damage to life and property.*
- *Minimize, to the extent practical, any increase in stormwater runoff from any new development or redevelopment.*
- *Reduce soil erosion from any development or construction project.*
- *Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures.*
- *Maintain groundwater recharge where feasible.*
- *Prevent, to the greatest extent feasible, an increase in non-point pollution.*
- *Maintain the integrity of stream channels for their biological functions, as well as for drainage.*
- *Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters for the State, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water.*
- *Protect public safety through the proper design and operation of stormwater basins.*
- *Maintain and enhance water quality so that all waterways meet surface water quality standards for fishing and swimming.*
- *Promote Stormwater Management practices that retain stormwater on site.*
- *Retrofit existing storm systems that discharge to waterways.*
- *Promote land use, site design, and stormwater practices to allow stream base flows to approximate pre-development conditions.*
- *Identify methods to equitably distribute water supplies while encouraging water conservation and reuse.*
- *Develop regional distribution systems for water reuse.*

EXTENT TO WHICH MAJOR PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

A number of the problems and issues at the time of the last Master Plan have either been addressed or have not been identified as issues at this point in time. The following activities in the Township helped to address cited problems at the time of the last Master Plan:

1. The town has maintained its "dry town" status.
2. Home based occupations are now permitted conditionally in the residential zones of the community.
3. Bed and breakfasts are now permitted conditionally in the R-1 and R-1-30 Zones.
4. There is a pending ordinance permitting cellular communication towers as a principle permitted use in the I-2 Zone.
5. Ordinances regarding industrial, commercial and residential development requirements and provisions for setbacks, minimum area landscaping and parking have been completed, however may require case studies to evaluate implementation and satisfaction with the resultant development. Studies of the R-3 and R-4 Zones have been implemented.
6. The preservation of waterfront viewsheds and historic resources has been recognized as a priority.
7. Affordable housing requirements have been identified, and an affordable housing plan prepared. A Growth Share Ordinance has been adopted.
8. An Open Space and Recreation Plan was prepared by Lord Worrell & Richter, Inc. for the Township but has not been adopted into the Master Plan. The plan however, does not meet technical State standards for open space acquisition.
9. Birdsall Engineering prepared a Stormwater Management Plan for the Township. Control of stormwater runoff remains a concern.
10. Preservation of the character of neighborhoods and open space remains an issue.
11. Property and building maintenance is an on-going concern.
12. The appropriate development or redevelopment of sites in terms of land use, density and intensity has become a concern.
13. The character of new development should be determined.
14. There is an interest in developing a community design sub-plan.
15. The future of Burlington Avenue is a concern.
16. Sewage capacity has become an issue. An infiltration and inflow study is currently underway.
17. There is an interest in developing a pedestrian, bicycle, and vehicular circulation plan.
18. The potential of existing recreation fields has not yet been maximized.
19. There is a dedicated tax for the preservation of open space of $0.02 per $100 assessed value.

EXTENT OF SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

The third provision of C. 40:55D-89 requires that the Reexamination Report address:

c. *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, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation, collection, disposition and recycling of designated recyclable materials and changes in state, county and municipal policies and objectives.*

There have been several changes in the assumptions, policies and objectives that form the basis for the Master Plan and development regulations, particularly in terms of State-level policies. In addition to policy changes, there have been demographic changes in the Township that while not significant enough to affect local policies, should be noted.

DEMOGRAPHIC CHANGES

Since the Master Plan was adopted, the 2000 U.S. Census occurred and the results were compiled by the U.S. Census Bureau. Census data provides demographic information that the Township can use in its planning processes.

In 2000, the resident population of Delanco Township was 3,237, which was a 2.4 percent decrease over 1990's population of 3,316. Density in the Township decreased from 984 persons per square mile to 961 persons per square mile between 1990 and 2000, and median age increased from 33.8 to 37 during the same time period.

Population Data – Delanco Township

	1990	2000	Change
Total Population	3,316	3,237	-79
Male	1,616	1,568	-48
Female	1,700	1,669	-31
Median Age (years)	33.8	37	3.2
Density (persons / sq. mi.)	984	961	-23

Source: Burlington County Planning Board

Historically, population growth in the Delanco has been erratic, and between 1970 and 2000, the population has steadily declined. However, a 2003 estimate for the Township indicates that population is increasing. Delanco's population has been a steadily decreasing percentage of the County's overall population since 1950.

Historical Population Change
Delanco Township & Burlington County

Year	Delanco Township			Burlington County			Delanco as % of County
	Population	Change #	Change %	Population	Change #	Change %	
1950	2,805	-	-	135,910	-	-	2.0
1960	4,011	1,206	42	224,499	88,589	65	1.8
1970	4,157	146	4	323,132	98,633	44	1.3
1980	3,730	-427	-10	362,542	39,410	12	1.0
1990	3,316	-414	-11	395,066	32,524	9	0.8
2000	3,237	-79	2	423,394	28,328	7	0.8
2003 (est.)	3,463	226	7	449,685	26,291	6	0.8

Source: Burlington County Regional Planning & U.S. Bureau of the Census.

In terms of age distribution, the largest percentage of residents fall between the ages of 25 and 54. The fewest residents are aged 75+. As seen in the table below, the younger age cohorts are larger than those aged 55 years and older. Between 1990 and 2000 there is no discernible trend as to specific types of age cohorts that are increasing and decreasing; there is loss and gain in each of the age cohorts. However, the addition of approximately 127 age-restricted units in the Township since 2000 may have added 254± persons to the 55+ population of 704, increasing the senior population by approximately 36 percent. 55 additional age-restricted units are projected in the near future, which would add approximately 110 more persons aged 55+ in the community.

Age Distribution - Delanco Township
1990 and 2000

Age Category	1990 #	1990 %	2000 #	2000 %	Change 1990-2000 #	Change 1990-2000 %
Under 5 years	234	7.06	184	5.68	-50	-21.37
5 to 9 years	240	7.24	242	7.48	2	0.83
10 to 14 years	217	6.54	252	7.78	35	16.13
15 to 19 years	191	5.76	201	6.21	10	5.24
20 to 24 years	231	6.97	163	5.04	-68	-29.44
25 to 34 years	629	18.97	446	13.78	-183	-29.09
35 to 44 years	478	14.41	605	18.69	127	26.57
45 to 54 years	350	10.55	440	13.59	90	25.71
55 to 59 years	145	4.37	150	4.63	5	3.45
60 to 64 years	163	4.92	124	3.83	-39	-23.93
65 to 74 years	282	8.50	246	7.60	-36	-12.77
75 to 84 years	127	3.83	148	4.57	21	16.54
85 years and over	29	0.87	36	1.11	7	24.14
TOTAL	3,316	100	3,237	100	-	-

Source: U.S. Bureau of the Census.

In absolute terms, the number of family households in the Township decreased slightly between 1990 and 2000, from 938 to 892, as is indicated in the table below. The total number of households increased slightly from 1,208 to 1,227. The percentage of family households however decreased, while the percentage of non-family households increased. The number of families with children under 18 also increased slightly from 401 to 407, and increased as a percentage of all families by 2.8 percentage points.

In accord with County, State and national trends, average household and average family size in the Township decreased between 1990 and 2000. Average household size in the Township decreased from 2.75 persons to 2.64, and average family size decreased from 3.14 to 3.09. In Burlington County, the average household size and average family size also decreased. Average household size fell from 2.78 persons in 1990 to 2.65 in 2000, while average family size dropped from 3.21 to 3.14 during that time period.

Households by Type and Size – Burlington County and Delanco Township 1990 and 2000

	1990		2000	
	#	%	#	%
Delanco				
Family Households	938	77.6	892	72.6
Non-Family Households	270	22.3	335	27.3
Total	1,208		1,227	
Families With Children Under 18	401		407	
Percentage of All Families	42.8%		45.6%	
Delanco				
Average Household Size	2.75		2.64	
Average Family Size	3.14		3.09	
Burlington County				
Average Household Size	2.78		2.65	
Average Family Size	3.21		3.14	

Source: U.S. Bureau of the Census.

The table below provides information regarding changes in income between 1990 and 2000. Income at all levels has increased since 1990 however income increases in Delanco have been much smaller than those at both the County and State levels.

In the Township, median family income increased by 29.5 percent between 1990 and 2000, and is higher than median household income. Per capita income in the Township increased by 35.9 percent over the decade. When these figures are converted via the U.S. Department of Labor Bureau of Labor Statistics' Consumer Price Index converter, 1990's income of $36,964 is worth approximately $60,783.60 in 2006 dollars, and 2000's income of $50,106 is worth about $61,324 in 2006 dollars. Therefore, the Median Household income difference between 1990 and 2000 is approximately $537.40.

Income Data –Delanco Township, Burlington County, and State of New Jersey 1990 and 2000

	1989 ($)	1999 ($)	Change ($)	Change (%)
Delanco Township				
Median Household	36,964	50,106	13,142	35.5
Median Family	43,984	56,985	13,001	29.5
Per Capita	15,521	21,096	5,575	35.9
Burlington County				
Median Household	42,373	58,608	16,235	38.3
Median Family	47,641	67,481	19,840	41.6
Per Capita	17,707	26,339	8,632	48.7
State of New Jersey				
Median Household	40,927	55,146	14,219	34.7
Median Family	47,589	65,370	17,781	37.4
Per Capita	18,714	27,006	8,292	44.3

Source: U.S. Bureau of the Census.

Incomes in the Township are generally less than the County and State medians as a whole. In 2000, the Township's median household income was over $8,500 less than Burlington County and over $5,000 less than New Jersey. Median family income trends are similar. Delanco's median family income was $56,985, where the County and the State had incomes that were both approximately $10,000 more on average. Additionally, per capital income fell short in the Township by $5,000 to $6,000 as compared to the County and State in 2000.

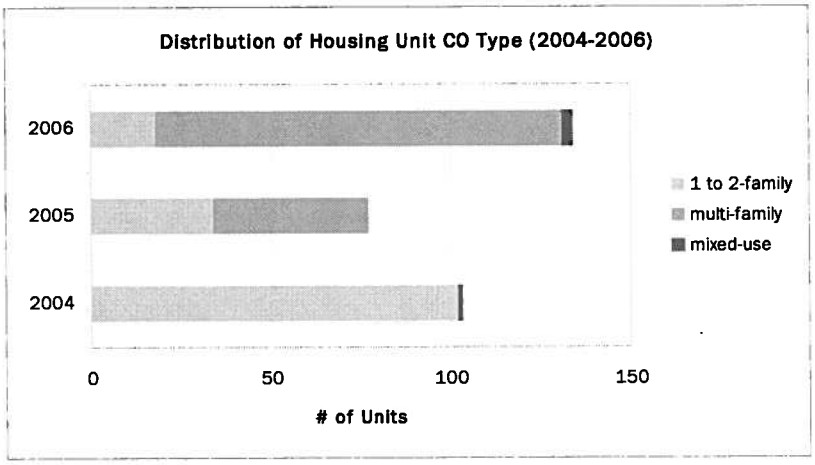
The median year that housing units in the Township were built is 1945, with 82.7 percent of all housing units constructed prior to 1959. As indicated in the table below, the number of housing units in the Township increased by 49 units between 1990 and 2000. As a percentage of total units, the percentage of renter-occupied units decreased slightly, while the percentage of owner-occupied units increased. The number of vacant units increased by 2.2 percent, from 28 units in 1990 to 58 units in 2000. Housing value increased by 13.4 percent between 1990 and 2000, while median gross rent increased by 26.5 percent. The housing value increase is more than that of the County (9.4 percent), while the increase in rent is similar (27 percent).

Housing Units - Number, Occupancy, Tenure, and Value - Delanco Township and Burlington County 1990 and 2000

	1990 Total	1990 %	2000 Total	2000 %
Delanco				
Total Number of Housing Units	1,236	100	1,285	100
Occupied Units	1,208	97.7	1,227	95.5
Owner-Occupied	976	80.8	997	81.3
Renter-Occupied	232	19.2	230	18.7
Vacant Units	28	2.3	58	4.5
	1990 $	**2000 $**	**Change $**	**Change %**
Delanco				
Median Housing Unit Value	98,700	111,900	13,200	13.4
Median Gross Rent	486	615	129	26.5
Burlington County				
Median Housing Unit Value	122,500	134,000	11,500	9.4
Median Gross Rent	597	758	161	27

Source: U.S. Bureau of the Census.

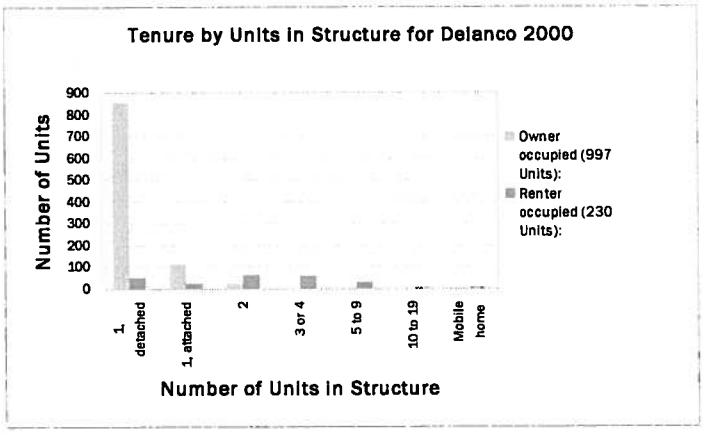
Building permit and construction code data gathered by the New Jersey Department of Community Affairs indicates that between 2000 and 2006, 448 housing units received Certificates of Occupancy (CO's) in the Township.



In terms of unit types CO'd, detailed information by type is available for 2004 through December of 2006, and is depicted in the adjacent chart. In 2004 nearly 100 percent of residential CO's were issued for 1 to 2-family housing; in 2005 over one-half of units CO'd were multi-family. 2006 data indicates a majority of CO's issued for multi-family structures.

In addition, non-residential data obtained from the New Jersey Department of Community Affairs shows that between 2000 and

2006 the Township certified mostly office space, multifamily/dormitory space, industrial space, and miscellaneous structures. Specifically, CO's were issued for 539,782 square feet (SF) of office space, 317,668 SF of multifamily/dormitory space (all but 86,761 SF of which was certified in 2006), 133,500 SF of industrial space, and 15,065 SF of utility and miscellaneous structures.[1]



When Tenure by Units in Structure is examined, it can be seen that the vast majority of units in the Township are owner-occupied one-unit detached structures. The next most prevalent housing type is owner-occupied attached housing, followed by renter-occupied 2-family housing. All of the multi-family housing in the Township was renter-occupied at the time of the 2000 census. River's Edge, constructed after the 2000 census, is a multi-family development consisting of 265 owner- and renter-occupied units.

As indicated in the table below, in terms of age of householder (the head of house), a majority of householders in owner-occupied housing were 45 to 54 years old in 2000, followed by those 25 to 34 years old and those 25 to 34 years old, which indicates that for-sale housing in the Township is affordable to people of all age ranges. Renter-occupied housing is occupied primarily by householders that are 25 to 34 years, followed by 45 to 54 and 35 to 44. Few of the senior householders are renter-occupied.

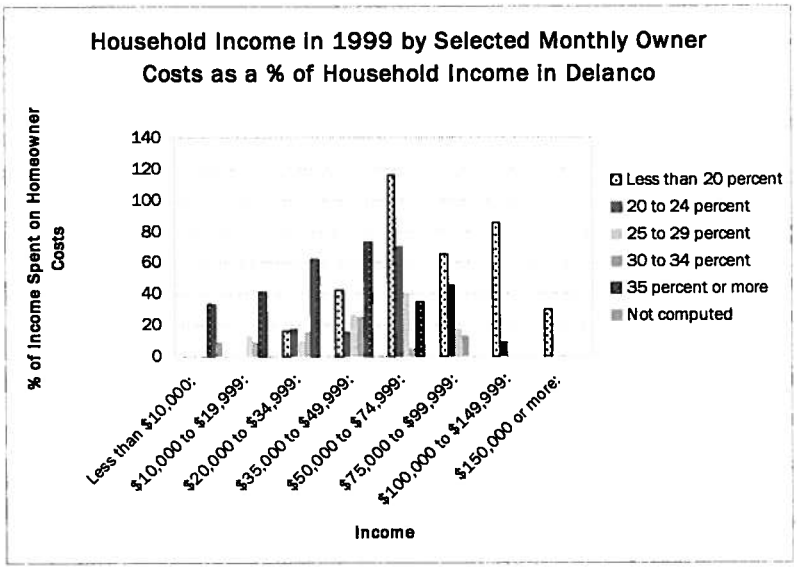
Tenure by Age of Householder by Units in Structure for Delanco: 2000

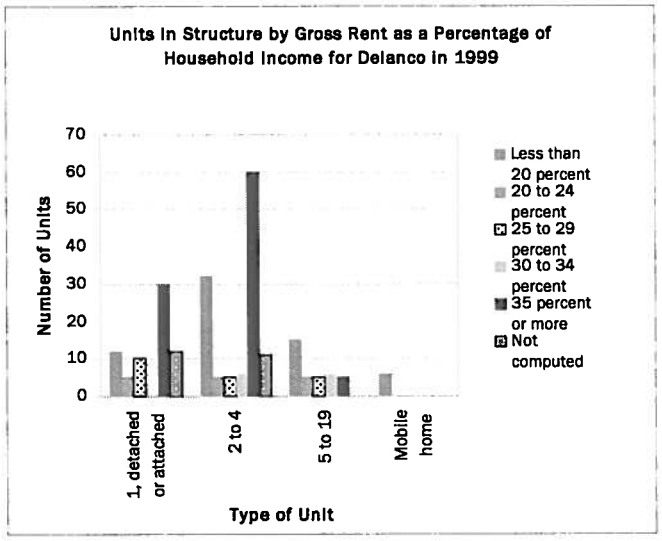
	Total	% of Total		Total	% of Total
Owner occupied:	**997**	**100**	**Renter occupied:**	**230**	**100**
Householder 15 to 24 years:	17	1.7	Householder 15 to 24 years:	16	6.9
Householder 25 to 34 years:	148	14.8	Householder 25 to 34 years:	82	35.6
Householder 35 to 44 years:	206	20.7	Householder 35 to 44 years:	42	18.2
Householder 45 to 54 years:	221	22.2	Householder 45 to 54 years:	61	26.5
Householder 55 to 64 years:	139	13.9	Householder 55 to 64 years:	5	2.1
Householder 65 to 74 years:	140	14	Householder 65 to 74 years:	15	6.5
Householder 75 years and over:	126	12.6	Householder 75 years and over:	9	3.9

Source: U.S. Bureau of the Census.

[1] Information regarding the nonresidential CO square footage provided by the DCA has been reviewed by the Joint Land Use Board and appears to be incorrect. Appeals have been made to the office of the DCA by the Township Staff to amend this information.

According to the U.S. Department of Housing and Urban Development, the generally accepted definition of "affordability" is for a household to pay no more than 30 percent of its gross annual income on housing. The chart on this page shows the percentage of income that owner-occupied households spend on homeowner costs. For those households earning less than $50,000, a majority of households spend 35 percent or more of their income on homeowner costs. For those households earning $50,000 or more, a majority of households are spending less than 20 percent of their income on homeowner costs.





In terms of rent as a percentage of household income, the multi-family units appear to be more affordable to households than single-unit or 2- to 4-unit structures. In 5- to 19-unit structures, a majority of households pay less than 20 percent of their incomes on housing, while in the structures with fewer units, a majority of households are spending 35 percent or more of their incomes on rent.

Overall, the demographic changes over the decennial census period are not significant enough to change land use policy at this time, however can be used as a guideline for planning for the Township's recreational, educational and other community needs in the future.

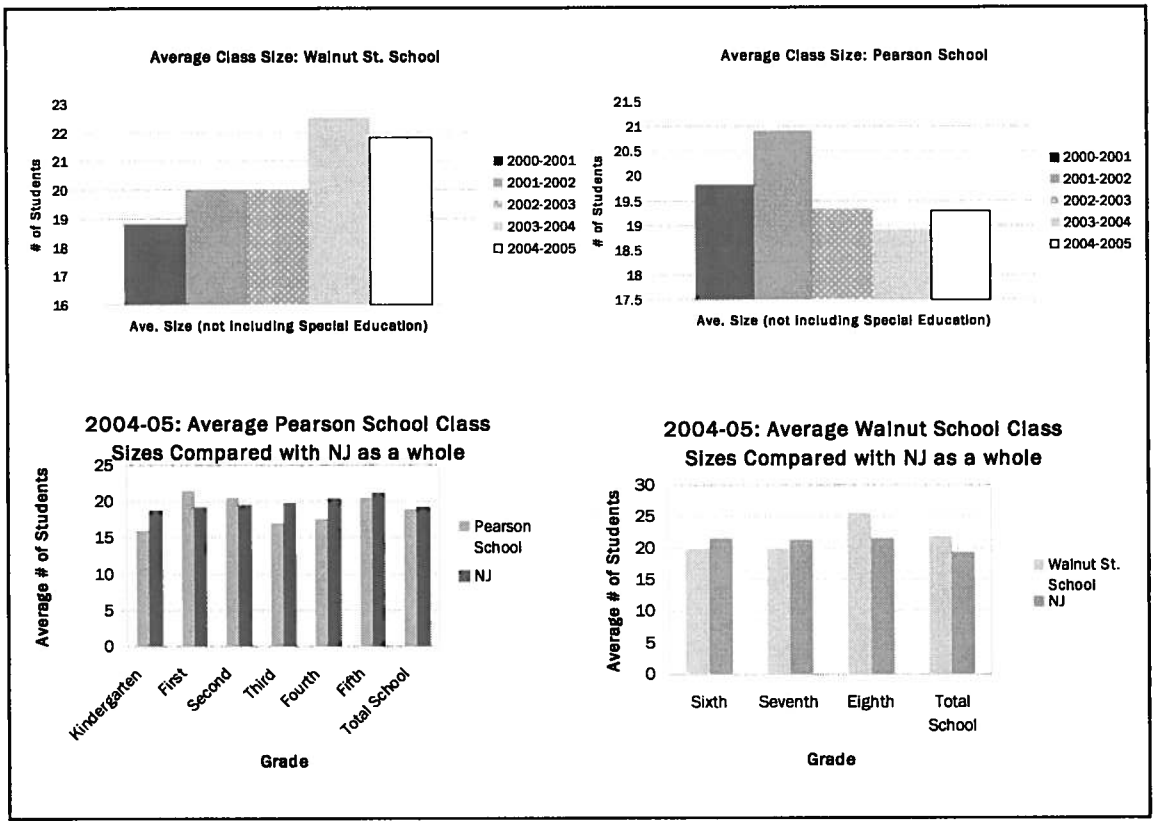
In summary, the Township has experienced a slight population decrease between 1990 and 2000, although it is estimated that the population has increased since 2000. The current population of the Township contains more persons of working age, while school-age children and senior citizens comprise smaller segments of the population. Median household and family sizes have decreased in Delanco since 1990. Income has increased, but at a slower pace than in Burlington County and New Jersey as a whole. Most homeowners in Delanco are middle aged, whereas the majority of the renters in the Township are younger. The great majority of those living in owner-occupied housing in Delanco are living in one-unit detached structures, and the majority of renter-occupied housing

structures range from one to nine units. Housing value has increased at a faster rate than Burlington County, but the gross rent for the Township is comparative to that of the county.

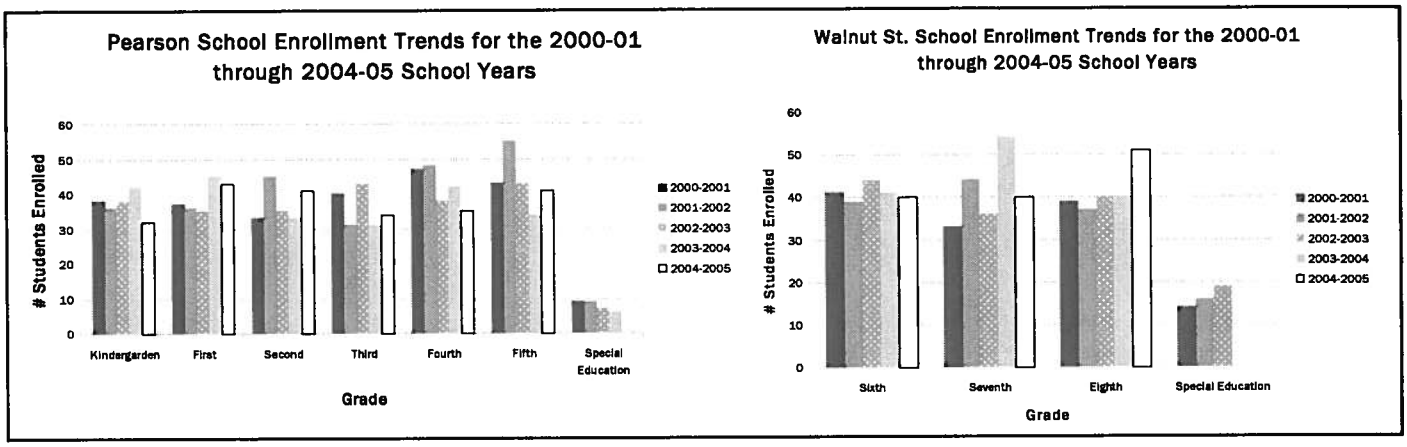
SCHOOLS

Under a 1995 state law, the New Jersey Board of Education prepares a report card for every school in the state for each school year. In Delanco, there are two schools for which the report card is prepared; Pearson Elementary School, (K-5), and Walnut Street Middle School (6-9).

Information is currently available for the 2001-02 through the 2004-05 school years, which indicates that Pearson Elementary School class enrollment as a whole peaked in 2001-02, and has been decreasing since. During 2004-05, Pearson's Grade One and Two had a higher average class size than New Jersey as a whole, while the rest of the grades in the school had a lower than average class size.



In Walnut Street Middle School, the average class sizes fell below state averages for both Grades Six and Seven, but was 4.1 students on average above the state's average for Grade Eight. In addition, since the 2001-02 school year, Walnut Street School's class sizes have fluctuated in all three grades, with the peak size of Grade Six occurring during the 2002-03 school year, of Grade Seven during the 2003-04 school year, and of Grade Eight during the 2004-05 school year. As a whole, the middle school enrollment has decreased in size from 2001 to 2005.



STATE POLICIES

The State has promulgated and enacted several land use planning-related policies and programs that impact land use planning in the Township.

State Plan

The State Development and Redevelopment Plan ("State Plan") has increased in importance over the years as it becomes further tied to State policies and regulations of all State-level agencies and departments. As such, State funding and approval of permits is now more closely linked to the State Plan than ever and the Planning Area designations on the State Plan Policy Map in particular.

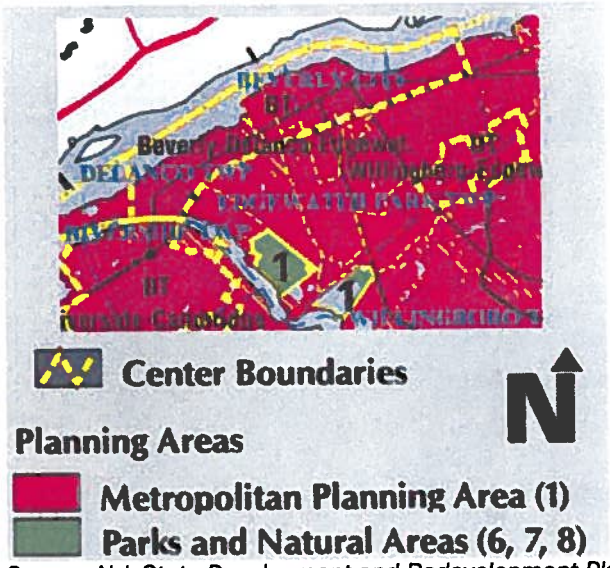
Cross Acceptance III

As a result of the adoption of the State Planning Act of 1985, N.J.S.A. 52:18A-196 *et seq.*, the New Jersey State Development and Redevelopment Plan is reexamined every three years by the State Planning Commission via a Cross Acceptance Process in which planning policies are reviewed by government entities and the public to check for consistency with each other and the State Plan.

In 2004, the State released the Preliminary State Development and Redevelopment Plan, and the Preliminary State Plan Policy Map for the third round of Cross Acceptance. The Map features Planning Areas, Designated Centers and Critical Environmental and Historic Sites, which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey. Delanco Township participated in the Cross Acceptance process.

In general terms, the Preliminary State Plan Policy Map places the Township in the Metropolitan Planning Area (PA 1). Lands in PA 1 generally have existing infrastructure to support much of the State's new growth and redevelopment. A portion of the Township is located in the Beverly-Delanco-Edgewater Park Designated Town.

State Plan Preliminary Policy Plan Map



Source: N.J. State Development and Redevelopment Plan

Plan Endorsement

The Center Designation process has been replaced by the Plan Endorsement process (http://www.nj.gov/dca/osg/plan/endorsement.shtml), which seeks to ensure that planning throughout a municipality is consistent with the goals and policies of the State Plan. Plan Endorsement is a requirement for achieving Substantive Certification from the Council on Affordable Housing (COAH), and generally entails comparing existing zoning and land use practices to the key concepts and policies of the applicable State Plan Planning Area. Delanco Township is under court jurisdiction, not COAH jurisdiction, however.

County and Township Circulation Plan

Burlington County has proposed a County connector road between Creek Road and Coopertown Road. Tom Jaggard, Burlington County's Assistant County Engineer, states that the concept design is finished for the project and the preliminary design should be completed by the end of 2006. Construction on the new road is expected to begin in 2008.

COAH and the Township's Housing Plan Element

The Township's current housing plan provides compliance with the Council on Affordable Housing's Cycles I-II, and a surplus of units for Cycle III. For Cycle III, COAH has increased the new construction housing obligation for Cycle II from 61 units to 64, and the rental obligation to 16. The Township has

planned for a 74-unit credit against its 64 unit Cycle II new construction obligation. The Township proposes to address its rental obligation by rezoning two sites, and is willing to enter into an agreement with each developer to construct affordable rentals. The rest of the housing obligation will be addressed through the Township's growth share ordinance which requires each development to provide one (1) affordable unit for every eight (8) housing units and one (1) affordable unit for every 25 jobs generated by non-residential development.

NJDEP Amended Stormwater Rules

As a result of the U.S. Environmental Protection Agency's (USEPA) Phase II stormwater rules published in December 1999, NJDEP has developed a Municipal Stormwater Regulation Program (http://www.state.nj.us/dep/dwq/municstw.html) and new rules to facilitate implementation of the program. The Stormwater Regulation Program has been created to address pollutants entering State-regulated waters from storm drainage systems owned or operated by local, State, interstate or Federal government agencies. USEPA regulations refer to these systems as "municipal separate storm sewer systems" (MS4s). The objectives of the program rules are to improve runoff quality, provide increased groundwater recharge, decrease runoff and protect environmentally sensitive waterways (Category One waterways). There are no Category One waterways in the Township. The Township is classified as a "Tier A" municipality, and will therefore be required to provide the following in order to receive a NJPDES permit to continue discharging into a State waterway:

- Develop and file a Stormwater Management Plan and Stormwater Pollution Prevention Plan with NJDEP. The Stormwater Management Plan must be filed within 12 months of the effective date of authorization of the regulations. The Township has completed this step.
- Adopt stormwater and waste disposal ordinances if not already adopted.
- Provide local public education on non-point source pollution.
- Map and label storm drains in an effort to minimize dumping of pollutants by the public into the storm drains.
- Retrofitting of storm drain inlets to provide better filtration.
- Provide a plan for storm sewer system operation and maintenance.
- Map illicit sewer connections and outfall pipes.
- Plan for increased street sweeping, if found to be inadequate.
- Establish controls to minimize roadway erosion.
- Develop a plan for outfall pipe stream scouring remediation.
- Provide a plan for municipal maintenance yard operations that will minimize non-point source pollution.

Modifications are also proposed for the NJ Pollutant Discharge Elimination System Stormwater/Underground Injection Control rules, which were proposed in the January 6, 2003 New Jersey Register at 35 N.J.R.169(a). Depending on the final content of those regulations, the Township's design standards for commercial development may need to be modified to satisfy the State's requirements.

SPECIFIC CHANGES RECOMMENDED FOR THE LAND DEVELOPMENT ORDINANCE AND MASTER PLAN

The fourth provision of C. 40:55D-89 requires that the Reexamination Report address:

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

At this time, the Joint Land Use Board, with assistance from community input, plans to prepare a new Master Plan that will contain a thorough analysis of the land development regulations. Focus areas of the Master Plan should be as follows:

1. Thoroughly re-evaluate goals and objectives for currency and validity.
2. A vision for the Township should be established, including appropriate locations and densities for particular uses, and specific examples of preferred building types and architectural styles, and the results should be turned into a Community Design Sub-Plan within the Master Plan.
3. Housing types that accommodate a wider range of household types, lifestyles and incomes should be considered in appropriate locations.
4. The preservation of historic resources should be more fully considered.
5. As prepared, the *'Open Space and Recreation Plan'* does not meet State standards for open space acquisition and should be updated.
6. More specific pedestrian and bicycle plans should be prepared.
7. The Community Facilities along with the Economic and Housing plans are current and can be addressed in a future Master Plan.
8. A Recycling and Solid Waste Plan is in process and is currently under review.
9. Appropriate areas for Township "gateways" should be considered and established.
10. Examine feasibility of Delanco's integration of the principles of smart growth, urbanism, and green building through LEED for Neighborhood Development certification.

RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED

Finally, the Municipal Land Use Law requires that the Reexamination Report address the following:

e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the 'Local Redevelopment and Housing Law,' P.L. 1992, c. 79 (C. 40A:12A-1), into the land use element of the municipal master plan and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

The Township is currently undertaking redevelopment of the Zurbrugg Mansion property. When a plan is prepared for that property, it should be included into the Land Use Plan Element of the Master Plan.