Comprehensive Master Plan

Township of Delanco
Burlington County, New Jersey

Prepared for:
Delanco Township Planning Board

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TAYLOR DESIGN GROUP

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Vision without action is a daydream.
Action without vision is a nightmare.
- Japanese Proverb

INTRODUCTION AND GOALS

INTRODUCTION

Delanco Township is a small, almost fully built-out community located between the Delaware River and Rancocas Creek west of U.S. Route 130 in Burlington County, New Jersey. In the past, the residential portions of the Township were separated from the industrial uses by a rail line. Residential uses have been extending into the formerly industrial and agricultural sections of the Township, but the majority of residential uses in the Township are still located to the west of the rail line, between the Delaware River and the rail line. The rail line carries freight between midnight and 6:00 a.m. and transit passengers on the NJTransit RiverLINE during daylight hours. Much of the Township's agricultural land has been developed for industrial and residential use in the recent past.

The Township's Delaware River frontage is mostly held by private property owners. The only public access is provided along the public streets running along the River and the existing street ends that end at the River's edge. North of River's Edge there is municipally owned property known as the Dunes, which might provide access to the river in the future. It's history as a dredge spoil site and leaf composting facility partially restrict its current and perhaps future use. The community seeks innovative solutions to capitalize on that waterfront access and provide public connections both visual and physical to the Delaware River. Similar connections are sought on the Township's Rancocas Creek frontage. The Rancocas Creek is threatened by siltation on the Delanco side that will constrain public access to the water itself.

PREVIOUS PLANS

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:

- March 2007, Master Plan Reexamination Report, prepared by Taylor Design Group, Inc.
- 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

VISION STATEMENT

The plan provides a vision for Delanco Township that embraces the quaint charm and the historic architectural character of the bedroom community. Pedestrianism is strong in this community where the train station and Delaware Avenue are the most popular destinations. The transit line provides a connection from Camden to Trenton and beyond via connecting transit nodes. Delaware Avenue provides a pleasant, quiet, promenade between stately historic homes and the scenic Delaware River and Pennsylvania beyond. It is possible due to the small existing commercial nodes located along Burlington Avenue to buy milk, dinner, and other necessities without getting into one's vehicle. The Rancocas Creek is more accessible because of an aggressive effort by the community and the county to obtain large parcels through purchase and dedication via clustering provisions, providing passive recreation to the residents of Delanco and Burlington County. The Rancocas Greenway is well connected to the existing developed portion of the community, providing access across the railroad to the open space. Generally the community views their "dry town" status as a benefit to the quality of the life of the residents.

GOALS AND OBJECTIVES

The goals and objectives of the Master Plan are as follows:

Land Use

- 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 between the mixed-use village from more intensive industrial uses 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 conditions and promote the rehabilitation of structures to their original single-family character.
- Reuse vacant land and underutilized sites.
- Encourage the creation of infill commercial development along Burlington Avenue in appropriate locations.
- Continue to reexamine ordinances regarding industrial, commercial and residential development requirements and provisions, i.e. setbacks, minimum area landscaping, parking, buffers etc.
- Encourage the development of green buildings; and have Delanco Township lead by example by constructing LEED–certified buildings.

Community Facilities

- Prepare the Township for an influx of an aging population and populations from new developments.
- Explore possibilities for regionalization of local services.
- Preserve mature trees while protecting the Township's sidewalk and street infrastructure.

Open Space and Recreation

- Capitalize on the Township's major assets, the Delaware River and Rancocas Creek, by maintaining and increasing public access to the waterfront.
- Develop a comprehensive shade tree management plan that includes tree preservation as well as a new tree planting plan.
- Acquire new open space according to the needs of residents, and maintain the existing 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, waterfront areas, 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.
- Improve the quality of Township landscaping maintenance.
- Enhance passive and active open space within the Township.

Historic Preservation

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

Circulation

- Complete the sidewalk network.
- Take steps to mitigate undue truck traffic in the Township, especially on Burlington Avenue and Creek Road.
- Expand on-street parking opportunities Downtown.

Economy

- 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 dicsovery, recommend changes to eliminate and/or minimize zoning conflicts.
- Implement the recommendations set forth in the Regional 130 Corridor Plan by which a portion of Delanco is designated as a 'Town Center.'

Housing Plan

- Provide affordable housing opportunities in the community.

Utility Service

- Explore possibilities for regionalization of services including wastewater treatment.

Stormwater Management

- 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.

Other Goals

- Retain Delanco's "dry town" status.

COMMUNITY PROFILE

LOCATION

Delanco is located on the northern bank of the Rancocas Creek at the confluence of the Rancocas Creek and the Delaware River. Delanco Township is bound by Beverly City to the northeast, Edgewater Park Township to the southeast and Willingboro Township to the South. The entire southern section of the township abuts the section of Rancocas Creek bordered by Delran and Riverside Townships. Major thoroughfares within the township include Route 130, which follows along the town's southeastern border, and Burlington Avenue, which transects the town from northeast to southwest, connecting the township to Beverly City and Edgewater Park Township. Additionally, Creek and Coopertown Roads connect the main section of town to Route 130. The Pennsylvania Railroad tracks also run through town parallel to Burlington Avenue.

Geographically, the township has a natural division of sections. The northern sector of town, bordered by the Delaware River to the north, the City of Beverly to the east, the Pennsylvania Rail line to the south and the Rancocas Creek to the west, is where most of the higher density residential and varied commercial uses can be found. By contrast, the southern sector of town, bordered by the Pennsylvania Rail line to the north, Edgewater Park Township to the east, U.S. Highway 130 to the southeast, and the Rancocas Creek to the south, is where most of the lower density residential, industrial, and open space is located.

COMMUNITY DEMOGRAPHICS

The 200 US Census was taken and the results compiled by the Census Bureau since the last Master Plan was adopted. Census data provides demographic information that the Township can use in its planning processes.

Population

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.

Table CP-1: Population Data

	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: U.S. Bureau of the Census.

Historically, population growth in Delanco has been erratic, and between 1970 and 2000, the population steadily declined. However, a 2003 U.S. Census Bureau 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.

Table CP-2: Historical Population Change
Delanco Township and Burlington County, 1950 - 2003

Year	Delanco Township			Burlington County			Twp. 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
2006 (est.)	4,224	987	30	450,627	27,233	6	0.9

Source: U.S. Bureau of the Census.

Age

In terms of age distribution, the largest percentage of residents falls 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 have already been constructed, which add approximately 110 more persons aged 55+ in the community.

Table CP-3: Age Distribution, 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

Table CP-3: Age Distribution, 1990 and 2000

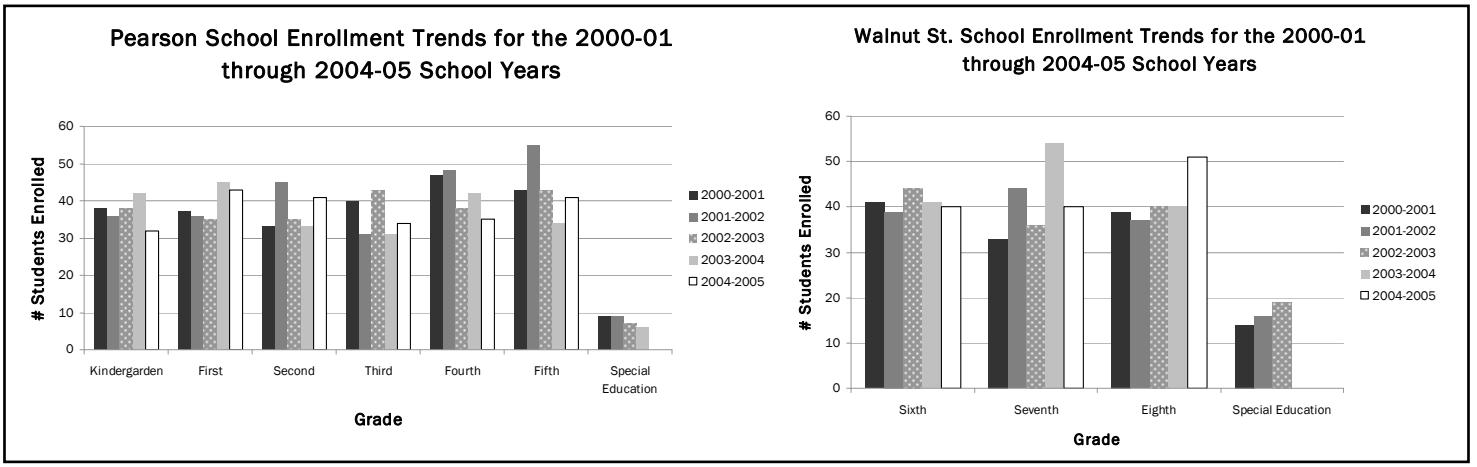
Age Category	1990 #	1990 %	2000 #	2000 %	Change 1990-2000 #	Change 1990-2000 %
65 to 74 years	282	8.50	246	7.60	-36	-12.77
75 to 84 years	127	3.83	148	4.57	21	16.54
85 years and over	29	0.87	36	1.11	7	24.14
TOTAL	3,316	100	3,237	100	--	--

Source: U.S. Bureau of the Census.

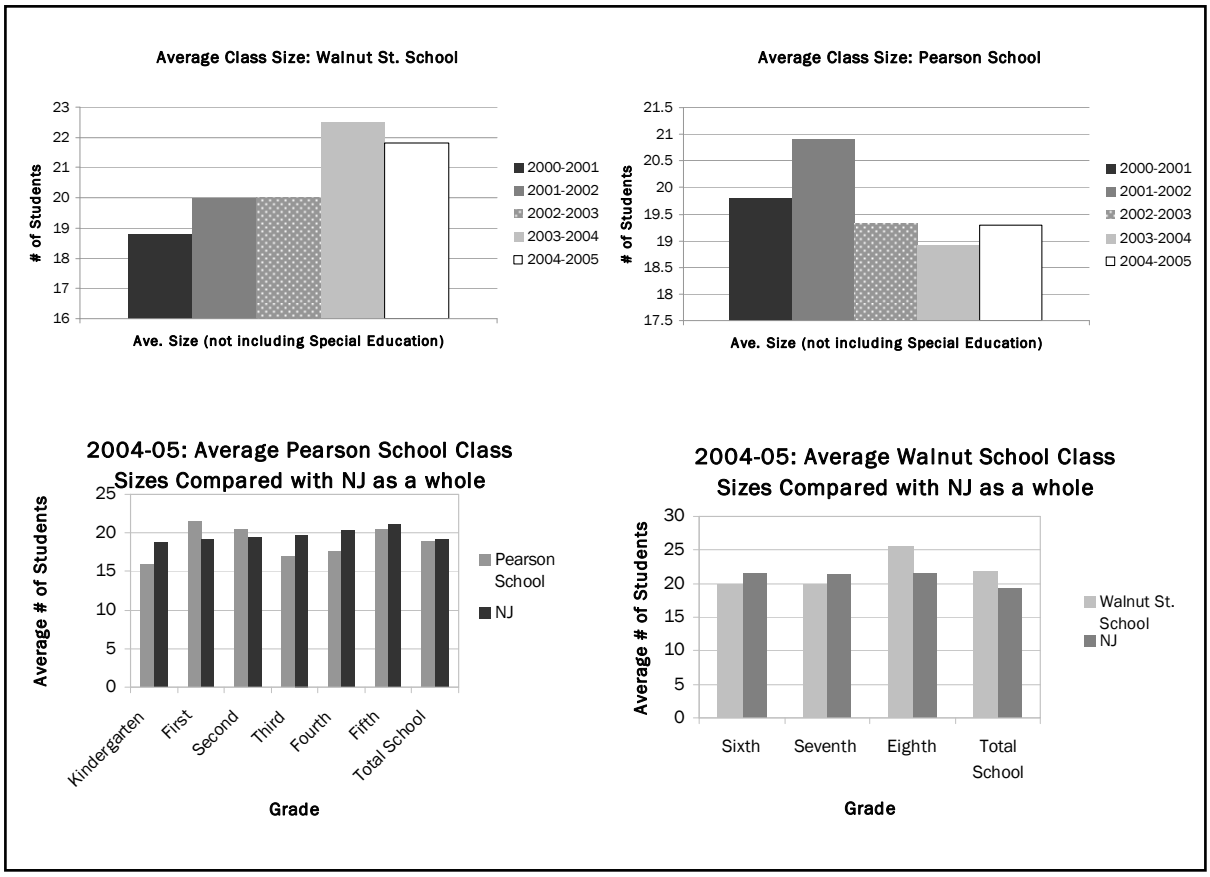
Public School Enrollment

In accordance with a 1995 state law, the New Jersey Department of Education prepares a report card for every school in the state for each school year. Both of Delanco's Schools Pearson Elementary School, (K-5), and Walnut Street Middle School (6-9) receive such a report card.

Information is currently available for the 2001-02 through the 2004-05 school years, indicating that Pearson Elementary School class enrollment as a whole peaked in 2001-02, and has been decreasing since. Total enrollment at Walnut Street Middle School decreased between 2001 and 2005, however enrollment in Grade 8 has increased significantly.



During 2004-05, Pearson's Grades One and Two had a higher average class size than New Jersey as a whole, while the rest of the grades at that school had a lower than average class size. At Walnut Street Middle School, the average class size 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 size of Grade Six peaking during the 2002-03 school year, of Grade Seven during the 2003-04 school year, and Grade Eight during the 2004-05 school year.



Households

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.

Similar to 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.

Table CP-4: 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.

Income

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 smaller than those at both the County and State levels.

In the Township, median family income increased by 29.5 percent between 1989 and 1999, and is higher than median household income. Per capita income in the Township increased by 35.9 percent over the decade. When income is converted into 2006 U.S. Dollars via the U.S. Department of Labor Bureau of Labor Statistics' Consumer Price Index converter, 1989's median household income of $36,964 is worth approximately $60,783.60 in 2006 dollars, and 1999's median household income of $50,106 is worth about $61,324 in 2006 dollars. Therefore, the Median Household income difference between 1989 and 1999 shows a true small increase of approximately $540.40.

Incomes in the Township are generally less than the County and State medians. In 1999, 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 capita income fell short in the Township by $5,000 to $6,000 as compared to the County and State in 1999.

Table CP-5: Income Data, 1989 and 1999

	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.

Housing Units

The total number of housing units in the Township increased between 1990 and 2000 by 49 units. A majority of units in the Township continue to be owner-occupied, at over 80 percent of the occupied housing stock.

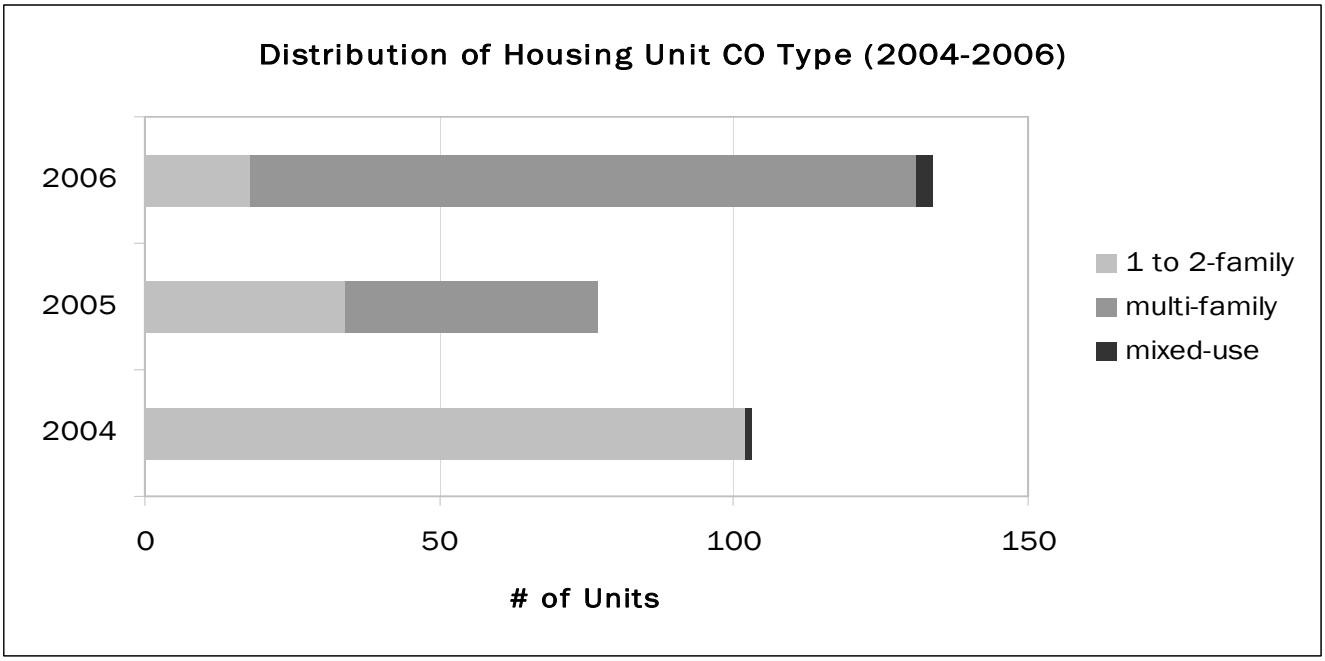
Median housing value increased by 13.4 percent in the Township between 1990 and 2000, and median gross rent increased by 26.5 percent. Housing value in the County increased by only 9.4 percent, while gross rent increased by 27 percent.

Table CP-7: Housing Units - Number, Occupancy, Tenure, and Value
Township and County, 1990 and 2000

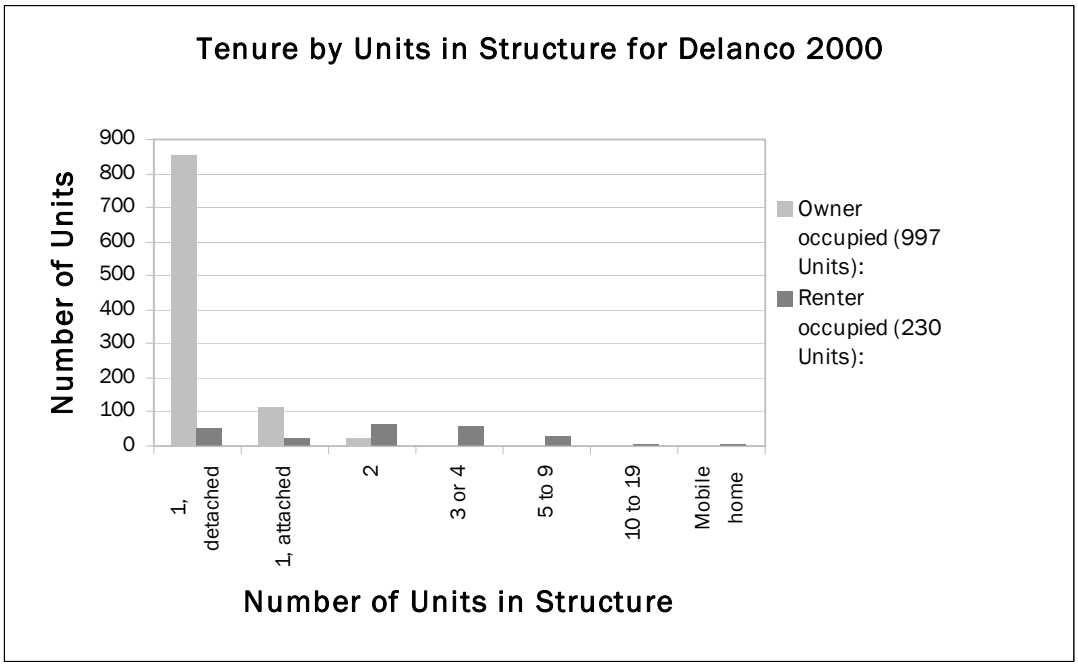
	1990 Total	1990 %	2000 Total	2000 %
Delanco				
Total Number of Housing Units	1,236	100	1,285	100
Occupied Units	1,208	97.7	1,227	95.5
Owner-Occupied	976	80.8	997	81.3
Renter-Occupied	232	19.2	230	18.7
Vacant Units	28	2.3	58	4.5
	1990 $	**2000 $**	**Change $**	**Change %**
Delanco				
Median Housing 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 in the Township received Certificates of Occupancy (CO's). 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 units; in 2005 over one-half of units CO'd were multi-family. 2006 data indicates that a majority of CO's issued were for multi-family structures.



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.



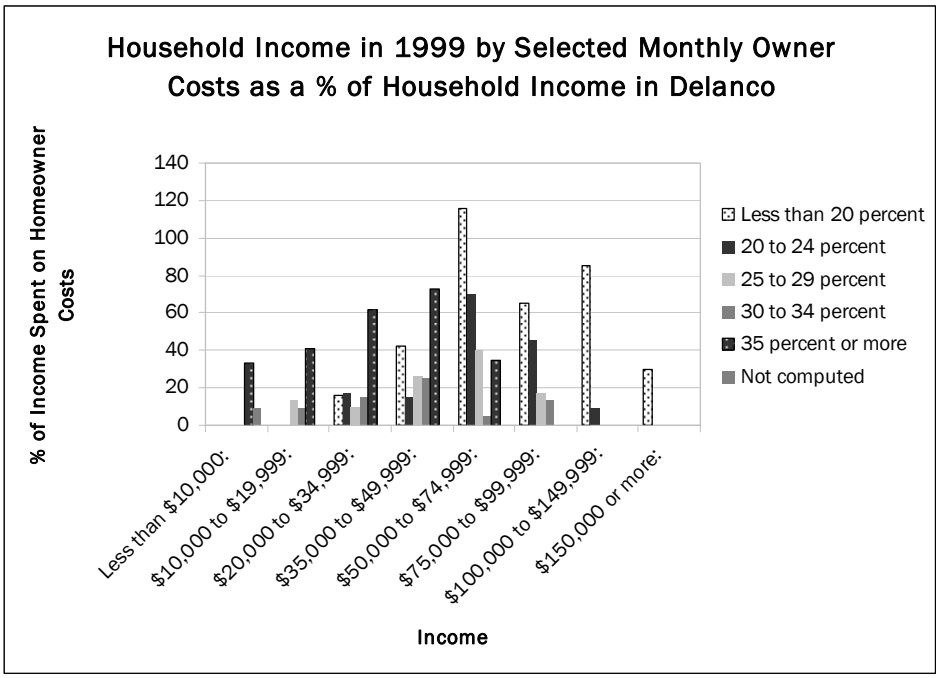
As indicated in the table below, in terms of age of householder (the head of house), a majority of householders in owner-occupied housing were 45 to 54 years old in 2000, followed by those 25 to 34 years old, which indicates that for-sale housing in the Township is affordable to people throughout the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

Table CP-8: Tenure by Age of Householder by Units in Structure

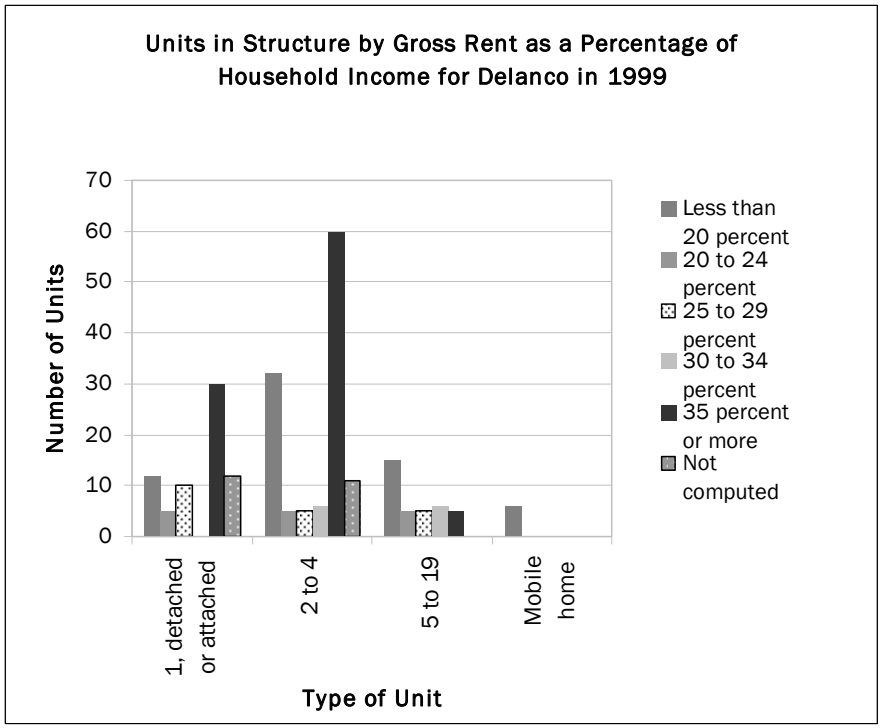
	Total	% of Total		Total	% of Total
Owner occupied:	**997**	**100**	**Renter occupied:**	**230**	**100**
Householder 15 to 24 years:	17	1.7	Householder 15 to 24 years:	16	6.9
Householder 25 to 34 years:	148	14.8	Householder 25 to 34 years:	82	35.6
Householder 35 to 44 years:	206	20.7	Householder 35 to 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	126	12.6	Householder 75+ years	9	3.9

Source: U.S. Bureau of the Census.

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 spend 35 percent or more of their income on housing costs. For those households earning $50,000 or more, a majority spend less than 20 percent of their income on housing costs.



In terms of rent as a percentage of household income, multi-family units appear to be more affordable for 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.



Non-residential data obtained from the State shows that between 2000 and 2006 the Township certified mostly storage, multifamily/dormitory space and office space. No new retail square footage was certified during this time period.

Table CP-9: Non-Residential Square Footage Certified by CO, 2000 through 2006

Use Group	2000	2001	2002	2003	2004	2005	2006	Total
Office	0	0	0	0	0 Note(2)	9,132 Note(3)	0	9,132
Assembly (A-3)	0	0	3,000	5,180	0	0	0	8,180
Multi-family/dormitory	0	0	6,402	0	0	80,359	230,907	86,761
Educational	0	0	0	0	0	Note(4)	0	0
Industrial	0	0	0	0 Note(1)	0	0	0	0
Storage	0	0	0	133,841	0	265,325	0	399,166

Notes:

(1) 133,500 square feet of industrial space was recorded by NJ DCA in error (see Land Use Plan Appendix C for correspondence). Square footage has been revised to 133,500 square feet of Storage space.

(2) 265,325 square feet of office was recorded by NJ DCA in error (see Land Use Plan Appendix C for correspondence). This appears to be a duplicate of an entry that appeared in 2005 as well.

(3) 274,457 square feet of office was originally recorded by NJ DCA in error. Square footage has been revised to 9,132 (see Land Use Plan Appendix C for correspondence).

(4) 25,702 square feet of educational space was recorded by NJ DCA in error (see Land Use Plan Appendix C for correspondence). This square footage is related to renovation of an existing building, not new square footage.

Demographics Summary

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

The Township had 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 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.

LAND USE PLAN ELEMENT

INTRODUCTION

The Land Use Plan Element is intended to guide future land development and activities in Delanco Township, consistent with the goals and objectives of all Master Plan Elements. The Land Use Plan divides land into categories based upon both type and intensity of use, and establishes a pattern of development for the Township taking into consideration such factors such as environmental characteristics, compatibility with the planning efforts in adjacent municipalities, and the current and future land use needs of the Township. The Land Use Plan provides a logical framework for future land use decisions related to projected community needs for residential, commercial, and industrial development, schools, parks and other community facilities, open space and infrastructure.

EXISTING LAND USE

Residential land is concentrated primarily to the northwest of the rail line in the "Town Center" portion of the Township, while non-residential uses predominate south of the rail line. An exception to this is the Newton's Landing project located southeast of the transit station on Coopertown Road on the old Russ Farm **(see Existing Land Use Map)**.

Based on the Tax Assessor's property tax classification, residential property currently represents the largest percentage of land use in the Township, at 33.9 percent of land area. Public land covers 16.65 percent of land; Industrial use covers 12.62 percent, and Commercial property covers 11.9 percent (see Table L-1). When these acreages are compared to those presented in the 1999 Master Plan, it can be seen that the most significant changes in land use have been in the conversion to residential, office/commercial and public land use, and the most significant decreases have been in agricultural, vacant, and industrial land (see Table LU-2).

Table LU-1
Percent of Existing Land Use
Delanco Township, 2006

Use	Acres	Percent of Total
Vacant Land	174.48	11.87
Residential Property (1-4 Family)	499.71	33.99
Farm (House)	49.80	3.39
Farm (Qualified)	110.78	7.54
Commercial	174.94	11.90
Industrial	185.48	12.62
Apartment	2.99	0.20
Public School Property	15.69	1.07
Public Property	244.74	16.65
Church & Charitable Property	1.67	0.11
Other Exempt	9.73	0.66
Total	**1,470.00**	**100.00**

Table LU-2
Percent of Existing Land Use
Delanco Township, 1999 and 2006

Use	Percent of Total, 1999	Percent of Total, 2006	Percent Change
Residential	18.4	34.2	15.8
Commercial & Office/Professional	1.6	11.9	10.3
Industrial	21.7	12.6	-9.1
Agriculture/Farm	26.9	10.9	-16
Vacant	24.7	11.9	-12.8
Public/Quasi-Public Land	5.5	18.5	13

In recent times, agricultural land has been developed by Jevic trucking, and Dietz & Watson food purveyors. Land along the Rancocas Creek has been targeted for acquisition by both by the County and the Township. As discussed later in this plan, several large-scale residential developments have been approved and/or developed on vacant land or farmland.

DESIGNATED CENTER AND NODE

In the late 1990s, the Burlington County Department of Economic Development and Regional Planning prepared a Strategic Plan for the Route 130/Delaware River Corridor that includes 12 municipalities, including Delanco Township. In 1999, the Strategic Plan was endorsed by the State Planning Commission. The Plan included one Center and one Node designation in the Township. That portion of the Township located between the Delaware River and the rail line is part of the Beverly-Delanco-Edgewater Park Designated Town Center. In addition to the Town Center, several areas in the industrial portion of the Township are located in the designated Node #10: Industrial Complex. Some of the planning goals for these areas include:

- Encourage industrial redevelopment in Node #10 Industrial Complex. This was accomplished via the creation of several redevelopment areas and the construction of the NVR and Dietz & Watson facilities.
- Preserve more open space and recreation land along Rancocas Creek. This was accomplished via the creation of Pennington Park on the Rancocas Creek by the County and the Township. Access easements to the Creek were also obtained from the Newton's Landing development and will be obtained from any development on the Rhawn Pipe property and The Crossings at Delanco Station property.
- Partner with federal, state and county agencies to implement the Delaware River Heritage Trail and the Lower Delaware River Wild and Scenic River concepts. The Delaware River Heritage Trail Project has been initiated by the National Park Service, and involves the creation of a looped trail extending along the Delaware River from Trenton to Palmyra in New Jersey, across the Tacony-Palmyra Bridge to Pennsylvania, from Tacony to Morrisville, and back to Trenton via the Calhoun Street Bridges. The trail will connect waterfront parks, promenades, canal towpaths, bike trails, and cultural amenities and provide access to the waterfront and views of the river. The trail is intended to provide an interpretation of the heritage of the Delaware River and the communities that flourished along the riverfront. The Lower Delaware River Wild and Scenic River Project was initiated by the U.S. Congress in 1992, and authorized the development of a conservation plan

for the segment of the Delaware River between Washington Crossing in Mercer County and the Rancocas Creek. This action was taken in conjunction with Congress' authorization of a study of the Lower Delaware River between the Delaware Water Gap National Recreational Area to Washington Crossing for inclusion in the nation's Wild and Scenic River system.

EXISTING ZONING

There are a variety of residential and non-residential zones in the Township that provide opportunities for a number of uses at different densities and intensities. Additionally, there are a number of redevelopment areas.

Residential Zones:
R-1, Single-family (SF) Residential
R-1-30, SF Residential
R-2, SF Residential
R-3, SF Residential
R-4, SF Residential
R-5, SF Residential
R-6, SF Residential
LDR/OS-3, Low Density Res./Open Space (3 ac. per unit)
LDR/OS-5, Low Density Res./Open Space (5 ac. per unit)
WFD/AH, Water Front Development/Affordable Housing
PRD/AH, Planned Residential Development/Aff. Housing
PRD/V, Planned Residential Development/Village

Non-Residential Zones:
C-1, Neighborhood Commercial
C-2, Downtown Commercial
C-3, Highway Commercial
I-1, Light Industrial
I-2, General Industrial
M/OS, Municipal/Open Space

Redevelopment Areas:
Zurbrugg Mansion Redevelopment Area:
Block 1201, Lots 1.01 and 1.02; Block 1202, Lots 1.01, 1.02, and 1.03
Industrial Redevelopment Areas:
Block 1900, Lots 6-8; Block 2000, Lots 11, 11.01, 13, 13.03; Block 2000 Lots 15-15.04; Block 2200, Lots 2.01 and 3

Town Center

Zoning in the Designated Center is primarily single-family residential and commercial use. This section of town is almost completely developed and has the highest densities. Single-family residential lot sizes range from 5,000 SF (R-6 Zone) to 1 acre (R-1 Zone). The Commercial zoning districts located along Burlington Avenue require minimum lot sizes of 10,000 SF and permit a variety of office and retail uses. In addition to housing and commercial land, the other most notable feature of this area is Hawk Island, currently zoned Low-Density Residential and Open Space (LDR/OS-5). The Zurbrugg Mansion Redevelopment Area is located on Delaware Avenue, on the Delaware River.

South of Rail Line

The southeastern section of Delanco is generally zoned for Industrial use (I-1 and I-2), as well as for planned residential developments (PRD/V and PRD-AH) and open space (LDR/OS-3). The density of this area is noticeably lower than in the Designated Center. The industrial zones require a minimum lot area of 3 acres, and the areas zoned for low density residential/open space stipulate a maximum

gross density of 1 dwelling unit per 3 acres. Within this industrial area there are properties that have been developed for industrial purposes as redevelopment areas.

Growth Potential

There is little developable land left in the Township, however the following developments are either proposed, approved or under construction:

Table LU-3
Proposed and Approved Projects
Delanco Township, 2007

Project	Location	Status	Number of Units
River's Edge	Burlington Avenue	Constructed	265
The Crossings at Delanco Station	Coopertown Road	Approved	161
Creekside	Burlington Avenue	Approved	28
Russ Farm Townhouses	Creek Road	Constructed	55
Miscellaneous Subdivisions	Burlington Ave.; Vine & Buttonwood Streets	Misc.	4

If each of these projects are constructed and occupied, 513 new units would be constructed within the Township in the near future. Approximately 64 percent of the new development would be located in the Town Center portion of town.

In addition to the foregoing sites, the December 2008 Housing Element and Fair Share Plan prepared by Clark Caton Hintz proposes two new inclusionary housing sites: the Rhawn Pipe Factory site, located adjacent to the Rancocas Creek and the light rail station, and the Pellegrino site on Burlington Avenue. The Rhawn Pipe site is proposed to be re-zoned to permit up to 8 units per acre with a 25 percent affordable housing set-aside and a multi-family unit type. The Pellegrino site proposes a similar density with a 25 percent affordable housing set-aside and a multi-family housing type as well. In the Housing Element, the Board also recommended a re-zoning of the Abundant Life Fellowship Church property, located on the corner of Route 130 and Creek Road for a 100 percent affordable project of at least 150 units with a commercial component.

This residential development is balanced by continued efforts of the County to preserve open space along the Rancocas Creek. Additional parcels surrounding Pennington Park including Eble's Marina are proposed for future open space acquisition. Also proposed for acquisition are all parcels located on Hawk Island, which is the peninsula of land between the Delaware River and Rancocas Creek.

There are approximately 38 vacant parcels within the Township, most of which are isolated lots located in the single-family residential zoning districts. The table below lists the vacant parcels by block and lot number, location and zoning designation, as well as estimated build-out potential.[1] As can be seen in the table, there is little development potential outside of the projects listed in Table LU-3, above. Miscellaneous residential development is estimated at 16-17 units, and non-

[1] Build-out has been estimated by subtracting 20 percent of the parcel's upland area multiplied by the permitted density.

residential development is estimated at 353,383.1 SF of office space or 384,112.1 SF of warehouse space, depending upon the uses that are constructed. The vacant non-residential land is located in the I-2 Zone.

Table LU-4
Vacant Land Build-Out Potential, Delanco Township, 2006

Block	Lot(s)	Location	Zoning	Lot Ac.	Wetlands (%)	Res. yield (Units)	Office yield SF (0.23 FAR)	Industrial yield SF (0.25 FAR)
1101	3.02	Between Hazel and Walnut off of Delaware	R-1	0.21	0	1*		
1102	3.01		R-1	0.57	0	1*		
R-1Subtotal						2*		
809	1	On Fenimore near 2nd	R-3	0.14	0	1*		
R-3 Subtotal						1*		
903	2	Between Burlington and 3rd on Maple	R-4	0.20	0	1*		
1502	10.03	Union and Franklin	R-4	0.21	0	1*		
1701	6	Corner of Center & Hickory	R-4	0.82	0	3.79		
R-4 Subtotal						5.79		
1305	3	Between Willow and Orchard on Rancocass	R-6	0.20	0	1.4		
1306	12, 13		R-6	0.19	0	1.34		
1400	1	Between Buttonwood and Willow on Rancocas	R-6	0.53	0	3.71		
1401	10.01		R-6	0.18	0	1.25		
R-4 Subtotal						7.7		
TOTAL UNITS:						**16.49**		
1900	7	Coopertown and Industrial Way	I-2	31.24	10		250,389.8	272,162.9
2000	9.03, 10	Between Coopertown and Creek	I-2	6.72	0		53,861.1	58,544.6
2000	15, 15.02		I-2	6.13	0		49,132.2	53,404.6
I-2 Subtotal							353,383.1	384,112.1
TOTAL SF:							**353,383.1 -or- 384,112.1**	

Note: Build-out potential is based on permitted densities for applicable zone as listed in the Zoning Ordinance's *Schedule of Area and Bulk Requirements*.
*Assumes a buildable isolated undersized lot.

Projected Housing-Type Distribution

Existing units and proposed projects were reviewed in terms of housing type. One of the goals of the Master Plan is to provide a variety of housing types to serve a varied population and different lifestyles. Housing types are single-family detached, single-family attached (two-family), townhouses, and apartments.

The following tables indicate the total number of single-family detached, two-family, and multi-family housing units in Delanco as of the 2000 U.S. Census, and those constructed or approved after the 2000 Census was taken.

Table LU-5
Number of Housing Units in Structures as of April 2000

	# Units	% of Total
Single-Family Detached	942	73.31
Two-Family	240	18.68
Multi-family	97	7.55
Other (Mobile home)	6	0.47
Total	**1,285**	**100.00**

Source: U.S. Census Bureau, 2000

Table LU-6
Units Constructed or Approved Since April 2000 by Housing Type

Housing Type	River Winds	River's Edge	Russ Farm (Newton's Landing)	Russ Farm (Newton's Landing Twnhs)	The Crossings at Delanco Station (proposed)	Creekside	Total
Single-Family Detached	18		250		25	25	**318**
Two-Family					62		**62**
Multi-Family		265		55	74	3	**397**
Other							**0**

Source: Relevant site plan and subdivision mapping.
Note: This table does not include minor developments, infill or demolitions.

Table LU-7
Residential Unit Types 2007

Housing Type	# Dwelling Units	% of Total
Single-Family Detached	1,260	61.11
Two-Family	302	14.65
Multi-Family	494	23.96
Other	6	0.29
Total	**2,062**	**100.00**

Table LU-7 above calculates residential unit types, both existing and projected, as a percentage of total units in Delanco. Single-family detached units continue to predominate the housing types in the Township, however will decrease from over 73 percent to approximately 61 percent, and the percentage of multi-family units will increase from just under 13 percent of total units to just under 24 percent of total units.

The diversity of housing types is increasing via the construction of new developments in the Township, a trend that is encouraged by the Smart Growth Network and the Delaware Valley Regional Planning Commission as a policy to continue to increase housing opportunities in Delanco. The Smart Growth Network is a network of private sector, public sector, and non-governmental partner organizations seeking to create smart growth in neighborhoods, communities, and regions across the United States. The list of public and private organizations and Smart Growth partners is diverse and can be accessed at www.smartgrowth.org . Diversifying housing provides housing prospects for a variety of household types and income levels. In the publication, "Getting to Smart Growth II,"[2] the Smart Growth Network notes that ensuring a range of housing options is critical to providing housing for varying income levels, demographic groups, and various life stages.

ENVIRONMENTAL CONSIDERATIONS

Rancocas Creek Watershed Management Plan

In March 2003 the Public Advisory Committee prepared *Clean and Plentiful Water: A Management Plan for the Rancocas Creek Watershed*. The plan was prepared in response to a mandate from the New Jersey Department of Environmental Protection (NJDEP) that waters of New Jersey be swimmable, fishable, and potable. This mandate was spawned by amendments to the federal Clean Water Act that requires all states to improve water quality.

The plan for this particular watershed includes water quality objectives and strategies to achieve the objectives. Many of the strategies are for the County to implement, however several are recommended for the local level. Strategies recommended for Delanco Township include adopting

[2] *Getting to Smart Growth II*
Smart Growth Network and the International City/County Management Association. 2003. *Getting to Smart Growth II: 100 More Policies for Implementation.* Washington, D.C.: ICMA.

stormwater management ordinances requiring retrofit of stormwater management controls at the time of site plan or subdivision approval of re-development or development changes to create infiltration of the 2-year, 24-hour storm or 1.25" storm. Where retrofit is not feasible due to physical constraints, the plan recommends stormwater quality devices should be installed in stormwater drains. Lastly, where quality devices cannot be installed because no stormwater drains exist, contribution to a stormwater management escrow account should be made to finance public improvements.

Other recommendations include:

- Establish a comprehensive municipal management program for inspection and maintenance of on-site septic systems.
- Establish "no mow" zones on publicly owned lands.
- Adopt ordinances requiring pet owners to clean-up after pets. This ordinance was adopted as part of the Township's Stormwater Management Ordinance (Chapter 249).
- Require water quality inserts at parking lot storm drains and maintenance bonding for same.
- Identify stream bank areas in need of buffer restoration.
- Adopt stronger buffer protection ordinances.
- Adopt an ordinance for stormwater capacity transference between parcels in the same basin.

New Jersey Flood Hazard Area Control Act Rules

In November 2007, NJDEP adopted new Flood Hazard Area Control Act rules at N.J.A.C. 7:13 which set forth requirements governing human disturbance to the land and vegetation in the flood hazard area and the riparian zone. The rules are intended to better protect the public from the hazards of flooding, preserve the quality of surface waters and protect the wildlife and vegetation that exist within and depend upon such areas for sustenance and habitat.

According to the rules narrative,

> *Unless properly controlled, development within flood hazard areas can increase the intensity and frequency of flooding by reducing flood storage, increasing stormwater runoff and obstructing the movement of floodwaters. In addition, structures that are improperly built in flood hazard areas are subject to flood damage and threaten the health, safety and welfare of those who use them. Furthermore, healthy vegetation adjacent to surface waters is essential for maintaining bank stability and water quality. The indiscriminate disturbance of such vegetation can destabilize channels, leading to increased erosion and sedimentation that exacerbates the intensity and frequency of flooding. The loss of vegetation adjacent to surface waters also reduces filtration of stormwater runoff and thus degrades the quality of these waters.*

The new rules have incorporated more stringent standards for development in flood hazard areas and adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development. The rules provide the Township with stronger tools to ensure that development is more environmentally sound in flood hazard areas.

New Jersey Stormwater Regulation Amendments

In January 2004, New Jersey adopted additional stormwater rules to protect the State's drinking water supply and limit sprawl development. Municipal Stormwater Pollution Prevention Plans (SPPP) and Municipal Stormwater Management Plans (MSWMP) are now required pursuant to legislation adopted by the State of New Jersey in accordance with the U.S. Environmental Protection Agency's 1999 Phase II Stormwater Permitting Rules. Such legislation came to bear to better control non-point pollution sources, i.e., those that cannot be traced back to one specific source such as applied pesticides, fertilizers, and animal waste.

SPPPs document a municipality's stormwater pollution prevention strategies in all areas, including public education and maintenance of public facilities and equipment. Beneath the umbrella of the SPPP is the MSWMP, which mainly presents a plan for regulating development that is not currently regulated by the Residential Site Improvement Standards (RSIS). Municipalities are also required to adopt ordinances to regulate stormwater in developments that are not governed by RSIS, and to regulate pollution such as pet waste and litter.

Goals of MSWMPs typically include:

- Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- Maximize the protection of natural drainage features and vegetation;
- Minimize the decrease in the "time of concentration" from pre-construction to post-construction;
- Minimize land disturbance including clearing and grading;
- Minimize soil compaction;
- Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides; and
- Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas.

The Township prepared a Municipal Stormwater Management Plan in August 2006, which recommends strategies that can be used to minimize, manage and/or mitigate the impacts of development upon stormwater. The Plan recommends the adoption of a Stormwater Control Ordinance to regulate uses not currently under the jurisdiction of the RSIS and recommends the following strategies:

- Utilize vegetative swales instead of curbs.
- Permit pervious driveways.
- Permit smaller parking space sizes. The current minimum size per ordinance is 9 x 18 (parallel parking: 9 x 25).
- Permit shared parking and land-banking of parking.
- Require the planting of native plant materials.

The Plan also recommends increasing the depth of existing stormwater basins in the Township to provide more capacity, and retrofitting storm grates to filter more debris before it reaches waterbodies. These items and the mitigation schedule should be considered as part of the Township's Capital Improvement Program.

The Landscape Project

In 1994, the NJDEP's Division of Fish & Wildlife's Endangered and Nongame Species Program (ENSP) began the Landscape Project with a mission "to protect New Jersey's biological diversity by maintaining and enhancing imperiled wildlife populations within healthy and functioning ecosystems." The Landscape Project divided the State into large land areas labeled "landscape regions" based upon their ecological characteristics and similarities. The Project utilized a database that included imperiled and priority species location information with 1995/97 land use cover. Consequently, the ENSP identified and mapped areas of critical importance for endangered species within the "landscape regions." The Landscape Project Critical Habitat Map was developed especially for land-use decision makers, i.e. municipal and county planners and local planning boards, state agencies, natural resource and lands managers, etc. This map can help to inform zoning decisions and land acquisition projects.

Based on the Landscape Project Critical Habitat Map, there are no C-1 streams in Delanco. C-1 Streams have been established to protect critical drinking water sources and limit degradation by additional pollutants such as non-point sources of pollution to sensitive ecological resources from new development. C-1 waterbodies are classified as such due to their clarity, color, scenic setting, ecological significance, exceptional water supply significance or exceptional fisheries resources.

Potential Bald Eagle foraging habitat is indicated along both Rancocas Creek and the Delaware River. Suitable habitat is indicated in the Grasslands, Emergent Wetlands and Forested Wetlands categories. The Wetlands habitat occurs along Rancocas Creek in the vicinity of Pennington Park and along Bogg's Ditch. The Grasslands habitat also occurs in the area of Pennington Park, and is also located on The Crossings at Delanco Station and former Russ Farm sites (because the assessment was based on 2002 aerial photography). These habitats are to a large extent already preserved as part of Pennington Park and are located in the conservation easements that have been established along Rancocas Creek. With the preservation of Hawk Island, more of this suitable habitat can be preserved.

The land on either side of Bogg's Ditch will likely be regulated by the NJDEP, however additional land use development regulation amendments to protect this and other stream corridors could be adopted such as lot clustering and/or a required buffer from regulated floodplain areas. Also, an ordinance can be adopted to require a minimum usable yard area outside of floodplains.



NJDEP Landscape Project iMAP

Category One Waters

Landscape Project (Bald Eagle Foraging)

Bald Eagle Foraging

Landscape Project (Emergent Wetlands)

Suitable Habitat
Priority Concern
State Threatened
State Endangered
Federal T & E

Landscape Project (Grassland)

Suitable Habitat
Priority Concern
State Threatened
State Endangered
Federal T & E

Landscape Project (Forested Wetland)

Suitable Habitat
Priority Concern
State Threatened
State Endangered
Federal T & E

Aerial Photos 2002

Environmental Sustainability

The New Jersey Legislature recently enacted an amendment to the Municipal Land Use Law that permits Planning Boards to adopt a Green Building and Environmental Sustainability Plan Element of the municipal Master Plan, which shall provide for, encourage, and promote the efficient use of natural resources; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design. Grants are available from entities such as the Association of New Jersey Environmental Commissions for the preparation of such plans, which should be pursued by the Township.

LEED (Leadership in Energy and Environmental Design) is a certification system originated by the U.S. Green Building Council for "green buildings," or buildings that are considered environmentally friendly and use sustainable development practices and materials. LEED certified buildings may be eligible for federal tax credits, and are evaluated by qualified experts as to whether the requirements for certification have been met. Many individual buildings, mostly governmental and commercial, have been constructed under this program. What was missing from the program, however, was consideration of whether development of the site itself could be considered environmentally friendly, in terms not only of site layout, but location of the property itself within the neighborhood and ecosystem. LEED ND (Neighborhood Development) was thus created in collaboration with the Natural Resources Defense Council and the Congress for the New Urbanism to rate building development based on more than just the building itself.

LEED is also in the process of creating standards for individual houses called LEED for Homes. These standards, however, apply only to new construction and do not yet take into account additions or alterations. The Rutgers Green Building Center has received funding from NJ DEP and the New Jersey Meadowlands Commission to develop New Jersey-specific Green Home Remodeling Guidelines and has also received State funding to develop a Green Building Manual of voluntary guidelines. Regulations could include limits on fenestration, encouragement of permanent shading devices over south-facing windows, and recommendations for various building and roofing materials.

Recycling Plan

The New Jersey Statewide Mandatory Source Separation and Recycling Act, P.L. 1987, c. 102, (the Act) requires that each municipality achieve a recycling rate of 50% for the municipal solid waste stream and 60% of the total solid waste stream. To ensure that a municipality may attain these goals, the Act, in Sections 25-29 requires that each municipal master plan include a recycling plan element. In part the statute requires that each municipality "…promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling plan goals and to complement municipal recycling programs."(N.J.S.A. 40:55D-2)

Furthermore, statutory authority is granted under N.J.S.A. 40:55D-28 to allow a municipality to establish the design standards necessary to achieve these goals. This section states in part that the Master Plan shall contain:

"A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any

development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1000 square feet or more of land."

This plan must be updated on a periodic basis in accordance with Act, such that "…the Governing Body of each municipality shall, at least once every 36 months, conduct a review and make necessary revisions to the master plan and development regulations adopted pursuant to (P.L. 1975, c. 291; C. 40:55D-1 et. seq.), which revisions shall reflect changes in federal, State, county and municipal laws, policies objectives concerning the collection, disposition and recycling of designated recyclable materials…"

Municipalities are further granted authority under N.J.S.A. 40:55D-41 to develop ordinances for site plan review and approval relating to the recycling of designated recyclable materials."

The Municipal Recycling Plan is currently under review by the County and it is expected that approval will be granted. The Planning Board in concert with the Governing Body expects to promulgate ordinances that incorporate State recycling goals and complement the municipal recycling program. Ordinances may include site plan and subdivision ordinance amendments that provide specific requirements for solid waste and recyclable storage and containment.

LAND USE ISSUES

The following section discusses what the Board has identified as the major land use planning issues in the Township at this time. The properties in question that are identified are not a comprehensive list; however they do encompass several parcels identified as under redevelopment pressure. The community is encouraged to keep the list of properties fluid and not restricted; and as markets constantly change this list will require amendment and update.

Balance between Residential and Non-Residential Land Uses

The Planning Board seeks to balance housing needs with jobs taking advantage of the large tracts of land, available rail, shipping, and highway access encouraging existing industrial areas to remain as viable employers of the community's population. The Board has continuously cited Master Plan goals that seek to encourage a diverse mix of land uses including retail, office and industrial uses that will provide jobs with sufficient wages. Counter to this vision, however, is the market reality of a declining industrial sector in the Northeastern United States and the Township's lack of excellent regional highway access. Although the Township is located on the River LINE, so are numerous other locations including Trenton and Camden, and the outlying cities of Philadelphia and New York, that do have excellent access and infrastructure, built-in employment bases and name recognition. Delanco has attracted prominent regional employers such as NVR and Dietz & Watson, however the sites these businesses are located on are not in residential areas, are close to Route 130 and required tax abatements to attract such employers. The remaining sites that are under redevelopment pressure are located in residential areas, or in the case of the Distributec property, not proximate to Route 130. These factors must be considered when balancing the residential / non-residential mix in the Township.

Tourism

There are several tracts in the Township that are primed for redevelopment due to either incompatible, non-conforming existing land uses, declining industries or deteriorating infrastructure. The tracts are generally located on either the Rancocas Creek or Delaware River, which has sparked the idea of potentially bringing tourist uses to these sites. The Board has considered tourism uses including **ecotourism** and **recreational boating**.

Ecotourism is tourism for the purpose of enjoying scenery, hunting, fishing, photography, paddling, snow sports, cycling, bird watching, and visiting parks typically without the benefit of motorized equipment such as motorized boats, wet bikes, all terrain vehicles, and snowmobiles. According to the Outdoor Industry Foundation study entitled "The Active Outdoor Recreation Economy" dated Fall 2006, nature-based tourism accounts for a $730 billion annual contribution to the economy of the United States. A portion of the $730 billion includes $243 billion spent on food and drink, transportation, entertainment and activities, lodging, souvenirs, and gifts. The study goes on to discuss the effects of direct expenditures upon suppliers, manufacturers, and shipping companies. There may be an opportunity to capitalize on Burlington County's Rancocas Creek greenway and the Delaware River Heritage Trail by promoting the resources in the Township and by creating supporting services, however a market study should be performed before any land is dedicated for such support uses given the potential rate of failure for such support businesses.

Marinas have been located in the Township for many years. Several marinas operate or have operated with some success on the Rancocas Creek in both Delanco and Riverside Townships. Marinas are desirable because they provide access to the water and recreational opportunities. Marinas should be encouraged to redevelop existing facilities and maintain natural channels, however there are environmental and permitting issues that plague most marine facilities in the State. According to the "New Jersey Clean Marina Guidebook" prepared by the NJDEP, Coastal Management Office, 2005 in association with The New Jersey Marine Sciences Consortium and The New Jersey Sea Grant College Program, marinas face a myriad of Federal and State regulation beyond local land use concerns. The Waterfront Development permit is one that marinas usually must obtain for docks, piers, pilings, bulkheads, marinas, bridges, pipelines, cables, and dredging projects. These permits take in excess of 18 months to obtain. Other permitting issues facing marinas include stormwater, air quality, solid waste, hazardous waste, recycling, waterfront development, freshwater wetlands and wildlife habitats. Marinas are heavily regulated because their potential for environmental impact is significant including fuel spills, fishing waste and waste from marine toilets, dredging and habitat disturbance.

Identified potential local nuisance issues pertaining to marinas include parking, rental of personal watercraft, storage height of boats and separation from residential buildings, location of bathroom facilities, and gasoline dispensing. A local ordinance regulating this use should consider the potential identified nuisance issues. Clearly, issues related to marinas are complex and expensive. Where marinas are to be encouraged, it is reasonable to include marinas in market studies to determine how they can be economically viable and vital additions to the community and the region.

There are several parcels in the community that have potential for marina use because the parcels own the riparian area along either the Delaware River or the Rancocas Creek. The following identified parcels may be viable marina sites:

- *Hawk Island Marina (Rancocas Creek)*
  Block 1304, Lot 9; Block 2300, Lots 5.02, & 5.03; Block 1306, Lots 1, 1.01, 2, & 3.01

- *Abandoned Marina (Rancocas Creek)*
  Block 2100, Lots 13 & 14
- *Distributec Site (Delaware River)*
  Block 500, Lots 3 & 3.01 (Distributec)

The referenced parcels in Block, 1304, 1306, 2100, and 2300 are recommended to be made part of a Marina and Marina-Related Facilities Overlay Zoning District that permits marinas as-of-right and retains the underlying zoning. Expansion of these sites is recommended to be encouraged into the surrounding parcels where possible. The Distributec site in Block 500 has an underlying zoning of L-1. This site likely could accommodate a marina; however it seems improbable that the underlying L-1 Zoning would encourage compatible development. Therefore the site has been excluded from the Marina Overlay District at this time. Recommended ordinance modifications include the following:

Strike §110-10 P entitled "Marinas and marine-related facilities in the R-6, LDR/OS-3, and WFD-AH Zoning Districts.

Add §110-40 A
Marinas and marine-related facilities overlay in the R-4, R-6, LDR/OS-3, LDR/OS-5 Districts on the following parcels
Block 1304, Lot 9;
Block 1306, Lots 1,1.01, 2, and 3.01;
Block 2300, Lot 5.02 and 5.03;
Block 2100, Lot 13 & 14.

(1) Marina and marine-related facilities are permitted alone or in combination with each other, provided that a minimum of four of the following services are provided as follows:
  (a) Marina and fishing pier.
  (b) Boat storage on trailers between October 1 through June 1 and limited maintenance to exclude structural hull repairs and/or engine building/ rebuilding.
  (c) Retail marina and repair shop not to exceed 2,000 square feet.
  (d) Boat launches.
  (e) Marina-related administrative offices.
  (f) Boat fueling areas.
  (g) Restaurants with all or part of the consumption taken out of doors or outside of the confines of the restaurant.

(2) Two single-family residential dwellings located within the marina parcel for use by marina owner/operator which shall not exceed 3,000 square feet.

(3) One accessory apartment located within the marina parcel for the use of caretakers or employees which shall not exceed 900 square feet.

(4) Area and bulk regulations. The area and bulk regulations for R-6 and LDR/OS-3 Zoning Districts, unless otherwise indicated below, shall be in accordance with the requirements set forth in this section:
  (a) Minimum lot area or assemblage of lots, not including public streets shall be three acres.

(b) Minimum front yard shall be 5 feet for R-6 Zoning District and 25 feet for LDR/OS-3 and LDR/OS-5 Zoning Districts.
(c) Minimum side yards shall be 15 feet for R-6 Zoning District and 30 feet for LDR/OS-3 and LDR/OS-5 Zoning Districts.
(d) Minimum rear yards may be zero subject to state and federal environmental regulations.
(e) Maximum impervious coverage shall be 70%.
(f) Maximum building lot coverage shall be 30%.
(g) Landscape buffer areas shall be designed and installed pursuant to §110-15.
(h) Off-street parking must be provided pursuant to §110-14 for commercial recreation. On-street parking may be considered as part of the parking requirement
(i) Boat fuel storage containers in excess of 2,000 gallons shall be located a minimum of 30 feet from all property lines.
(j) No outdoor restaurant seating areas shall be located within 30 feet of a residential property line.

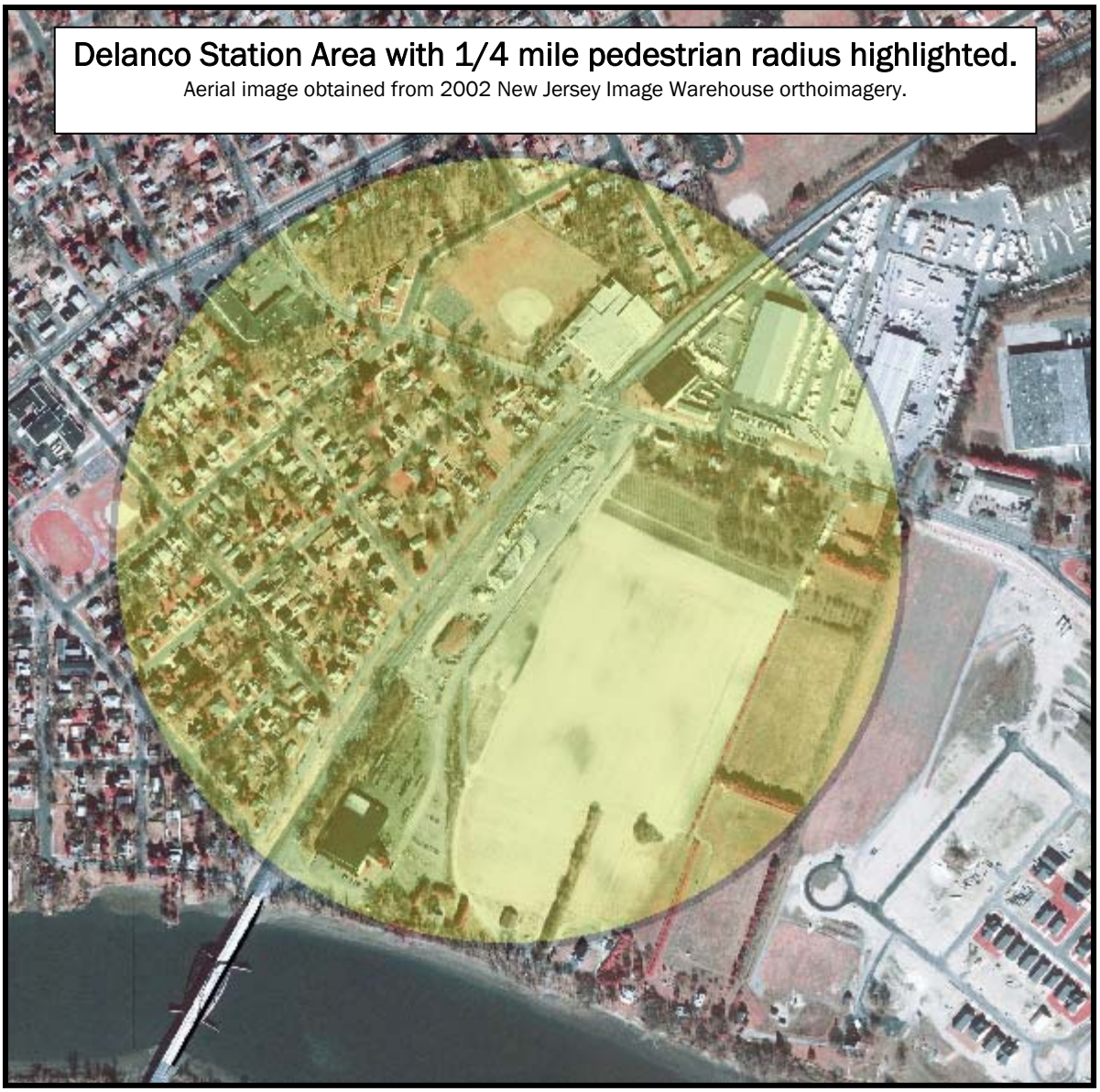
Tourism requires promotion and special events planning that capitalizes on the resources of government, citizens, community groups, and business groups to provide support to all facets of the cited entertainment uses. Government's responsibility, in part, is to provide the proper support of these goals through land use policies and capital expenditure.

Delanco RiverLINE Station Area

The Delanco RiverLINE Station, which opened in 2004, is located on the east side of Pennsylvania Avenue south of Cooper Street. The rail line historically separated the residential portion of the Township from the actively farmed portion. Now the rail line separates the residential from the industrial users located along Coopertown and Creek Roads, with the exception of new residential development, including Newton's Landing and The Crossings at Delanco Station located further east from the rail line and further south of Cooper Street, directly adjacent to Rancocas Creek.

The station area, which is considered the ¼ mile radius around the station, requires specialized planning both in terms of increasing access to the station, and addressing development opportunities that have arisen.

Generally, the RiverLINE is reportedly more successful than originally predicted although it is still limited by its hours of operation. As detailed in the Circulation Plan Element of this Master Plan, Delanco's ridership averages have been increasing to the current level of 187 boardings per weekday. As a comparison, neighboring Riverside's boardings per weekday is 389. Although Delanco's usage is comparatively smaller, there are still opportunities to increase ridership by making the station more accessible to current residents and by creating additional units



Delanco Station Area with 1/4 mile pedestrian radius highlighted.
Aerial image obtained from 2002 New Jersey Image Warehouse orthoimagery.

as well as non-residential opportunities near the train station. Ridership will also increase as the rest of the corridor continues to redevelop.

Current planning practice recommends that station areas be planned to accommodate higher residential and commercial densities in order to capitalize on the transit infrastructure. Such station areas are known as Transit Villages. The Transit Village concept is endorsed by County, Regional, State and Federal entities not only as a way to capitalize on infrastructure investments, but also as a way to control sprawl and reduce traffic congestion. In a Transit Village, residential and commercial densities are high enough to create a village environment that contains a synergistic mix of uses such as residential units, an employment center and supporting services. This concept continues to

be supported by the DVRPC and the Burlington County Department of Economic Development and Planning for Delanco's station area as well as others in the RiverLINE corridor.

At a minimum, the station itself should be made more accessible to the neighborhoods that are within ¼ mile. There are segments of sidewalk that need to be completed or upgraded along the street network as well as between Downtown and the County's Rancocas Greenway. The Land Use Plan Map notes areas in need of sidewalks. It is important that transit neighborhoods are designed with cycling and pedestrianism in mind with safe and attractive streets. Connections to the existing commercial uses along the Burlington Avenue corridor via Cooper Street should also be created. Where possible existing street trees should be avoided using a curvilinear sidewalk layout if necessary.

Railway station surroundings are the place where visitors and transients see what a community has to offer, so it is important for these areas to be attractive and inviting. In addition to sidewalks, recommended improvements in the station area include landscaping, lighting, covered bike racks, and street trees.

Transit Villages typically require a residential density between 9 and 12 units per acre in order to create train ridership and a market for non-residential service uses.[3] In Delanco, the residential densities range from 7 to 9 units per acre in the existing residential area to the north and west of the station, while the newer developments south of the rail line were constructed at a density of 4 to 5 dwelling units per acre.

In addition to residential density there is also a calculation of employee density that is commonly accepted as 25 employees per acre in commercial centers. Delanco does not have a typical commercial center in that there are no large commercial office spaces in the station area. These commercial office spaces typically generate weekday customers for service uses while the residential uses generate a week-round market. There is generally weak demand in Delanco for general and professional office space despite the presence of the transit station; however the industrial sites near the station could be planned for commercial retail and service uses should a retail market develop over time. Delanco's primarily industrial area with a large volume of trucking companies has not generated such retail demand thus far due to the proximity of retail uses on nearby Route 130.

Specific zone changes for the area might include a flexible zoning permitting commercial and industrial uses on parcels along Coopertown Road in Block 1705, Lot 2; Block 1900, Lots 1 and 1.03. The uses would be consistent with the permitted uses in the C-1, C-2, and C-3 Districts with design guidelines to insure compatibility with the goals of pedestrianism, views from the rail line and station, and public streets into the commercial use areas. This would capitalize on the transit station location and diversify the land uses within the quarter mile radius of the station. Beyond the list of industrial uses, retail service and sales, commercial shopping centers, office, and other transit supporting uses could be permitted.

As for the residential uses in the R-4 District located across from the train station fronting on Pennsylvania Avenue between Cooper and Spruce, the Board recommends that the zoning be modified to permit a live-work zone, where homeowners can convert first floors into small offices or

[3] See Transit Oriented Development from the TDM Encyclopedia by the Victoria Transportation Policy Institute, last updated August 27, 2007.

studio/artisan/gallery space, and hire a limited number of employees. The uses would be more intense than a home occupation, but less intensive that a typical retail or office space. The Rhawn Pipe Factory site (Block 2100, Lot 1) was added to the Board's Housing Element and Fair Share Plan in December 2008 as an inclusionary housing site with a density of 8 units per acre.

In Transit Villages, the zoning code must create buildings and places that enhance the built environment and evolve around great public spaces. In part, the creation of strong public spaces can be accomplished through design guidelines and form-based codes. There is a formula for appropriately proportioned development and redevelopment based upon studies by the Victoria Transportation Policy Institute as follows:

- The average block perimeter should not exceed 1,350 linear feet. The block pattern permits a network of streets that disperses traffic and allows for the creation of intimate streets with vital street life.
- Minimum parking requirements should be removed and maximums be instituted, encouraging the use of transit. For every 1,000 workers, no more than 500 and a few as 10 spaces are to be provided. Parking should be fee-based to encourage transit use. The only exceptions to this may be in the commercial downtown to encourage shoppers.
- Bicycle parking should be encouraged by providing bike lockers or semi-enclosed bike parking areas.
- Transit service should be frequent (15 minutes or less), reliable, and comfortable.
- Traffic signals should be timed for the convenience of walkers and cyclists, and adequate space on the roadway for non-automobile uses should be provided.
- Automobile-based level-of-service standards should be abandoned.
- Traffic should be calmed with roads designed to limit speed to 30 mph on major streets and 20 mph on lesser streets.

The Board recommends that a plan be developed for the station area and implemented as part of the capital improvement program over a period of years.



Aerial Image date 2002 Orthoimagery courtesy of New Jersey Image Warehouse.

Rhawn Pipe Factory Site (Block 2100, Lot 1)

This property is located in the station area, behind the River LINE Station on Rancocas Creek. It currently contains an industrial use and is zoned I-1. This site is recommended in the December 2008 Housing Element and Fair Share Plan as an inclusionary affordable housing site, permitting multi-family uses with a 25 percent set-aside and a density of 8 units per acre. At over 7 acres, this site could potentially yield 56 total units. A draft zoning ordinance was included in the Housing Plan Element that will be adopted by the Township if found acceptable by COAH or the Court.

Any development of the site should include the opportunity for public waterfront access along Rancocas Creek, and should also require on-site open space for use by residents of the development.

The Crossings at Delanco Station Site (Block 2100)

Because this site is located next to the RiverLINE, it was rezoned to permit a Planned Residential Village with multi-family residential and commercial uses. Since the time the zoning ordinance for the site was prepared, the transit station was constructed at a significant distance from Coopertown Road and closer to Rancocas Creek, because of traffic signal timing considerations along the RiverLINE. A large parking lot now separates the station from Coopertown Road. As such, and because of the location of a large ditch along the property boundary between the transit station and the Rhawn property, integration of these two projects and the creation of a true transit village cannot be achieved. A 161-unit housing development was approved for the site, of which 28 are approved as planned to be deed-restricted for occupation by low- or moderate-income households. A 5,000 SF commercial building was also approved on Coopertown Road to satisfy the commercial requirement of the ordinance. The Resolution of Approval, however, authorizes the Township to, at its discretion; direct the applicant to substitute the commercial building with 8 additional family rental units. These units, as well as the other 24 units for a total of 32 low and moderate income units, will be constructed and administered by a non-profit.

Coopertown Road/Creek Road from Pennsylvania Avenue to Proposed Bypass

The County is proposing a by-pass of the current Coopertown Road / Creek Road intersection in the vicinity of Newton's Landing Road that will better align this intersection. This plan is detailed in the Circulation Plan Element. The current land uses along this stretch of roadway include single- and two-family residential, light rail train station and parking, industrial uses, and commercial uses. The proposed land uses include the addition of multi-family in The Crossings at Delanco Station and limited non-residential use.

The concept of encouraging more non-residential use in this area has arisen, however as indicated above, the amount of vehicular through traffic is likely too low to support uses such as retail that are dependent upon pass-by traffic. The residential density in the area is also too low to compensate for the lack of pass-by traffic in the area. There may be, however, uses that do not rely on pass-by traffic that may be suitable for the area such as bed and breakfasts, social clubs, and some office uses not including medical offices. Medical offices are locating near hospital centers, along and near major thoroughfares, and within large circular target areas, with nearby transportation and little physical obstructions to patient access. It is recommended that the Township undertake an Economic Development Study and Plan that realistically evaluates Delanco's strengths and weaknesses from a marketing perspective. The Plan should provide a template to improve community regulations to stimulate growth in the commercial and industrial sector. Unfortunately, most uses rely upon a large customer base to overtake small margins. In part, the economic development must consider strategies to create interest in Delanco outside of typical resident interest as there is little desire to vastly increase the residential densities sufficiently to create local markets. The most obvious opportunities for development involve the Rancocas Creek, Delaware River, and large expanses of passive parkland for boating, canoeing, kayaking, bird watching and other naturalistic interests.

The Canvas Shop Area

This area is located to the south of the intersection of Rancocas Avenue and Ash Street, along the Rancocas Creek. The canvas shop industrial area has been extant in Delanco since its construction in 1885 as a shoe factory, later as a boat yard and ultimately as a tarp manufacturer. It currently contains three industrial sites: the Canvas Shop (Block 1405, Lot 6), G-O-Metric (Block 1411, Lot 1), and Crownflex Abrasives, Inc. (Block 1411, Lot 1.01) and includes a deteriorating dwelling (Block 1411, Lot 2). The Canvas shop produces primarily manufacturing canvas and vinyl products. G-O-Metric specializes in the manufacturing of radio frequency filters, honeycomb, ventilation panels, and RFI/EMI. Crownflex Abrasives, Inc. is a wholesaler of industrial abrasives. There is currently a boat ramp and dock in the area. The area is currently zoned R-6 and is surrounded by residential uses to the north, east, and west. Depending upon NJDEP regulation of this waterfront area, there may be an opportunity to merge these properties and vacate Ash Street to create a larger developable parcel. Potential re-uses of the site could include residential, marina, or possibly restaurant, although there is very limited pass-by traffic in the area. In the alternative, a rezoning to permit limited industrial uses such as the uses that currently occupy the building and include the work of artisans, artists, and similar low intensity uses to embrace the current occupants and provide space for small industrial operations. In the event that the type of use proposed could be slightly expanded in light of market conditions, the Board envisions styles of buildings similar in mass to the Canvas Shop building, located close to the Rancocas Avenue frontage.



Aerial Image date 2002 Orthoimagery courtesy of New Jersey Image Warehouse.

Burlington Avenue Corridor

Much of this corridor is zoned C-1 and C-2; however conversion of residential to commercial uses has not occurred in any significant manner, likely due to several factors including:

1. Generally small lot sizes and lots that are narrow and relatively shallow. Existing building coverage also appears to be generally high, which leaves little space for on-site parking, trash receptacles, etc.
2. Lack of downtown atmosphere and lack of demand. Burlington Avenue can for the most part be characterized as a residential corridor. Additionally, narrow sidewalk widths and the lack

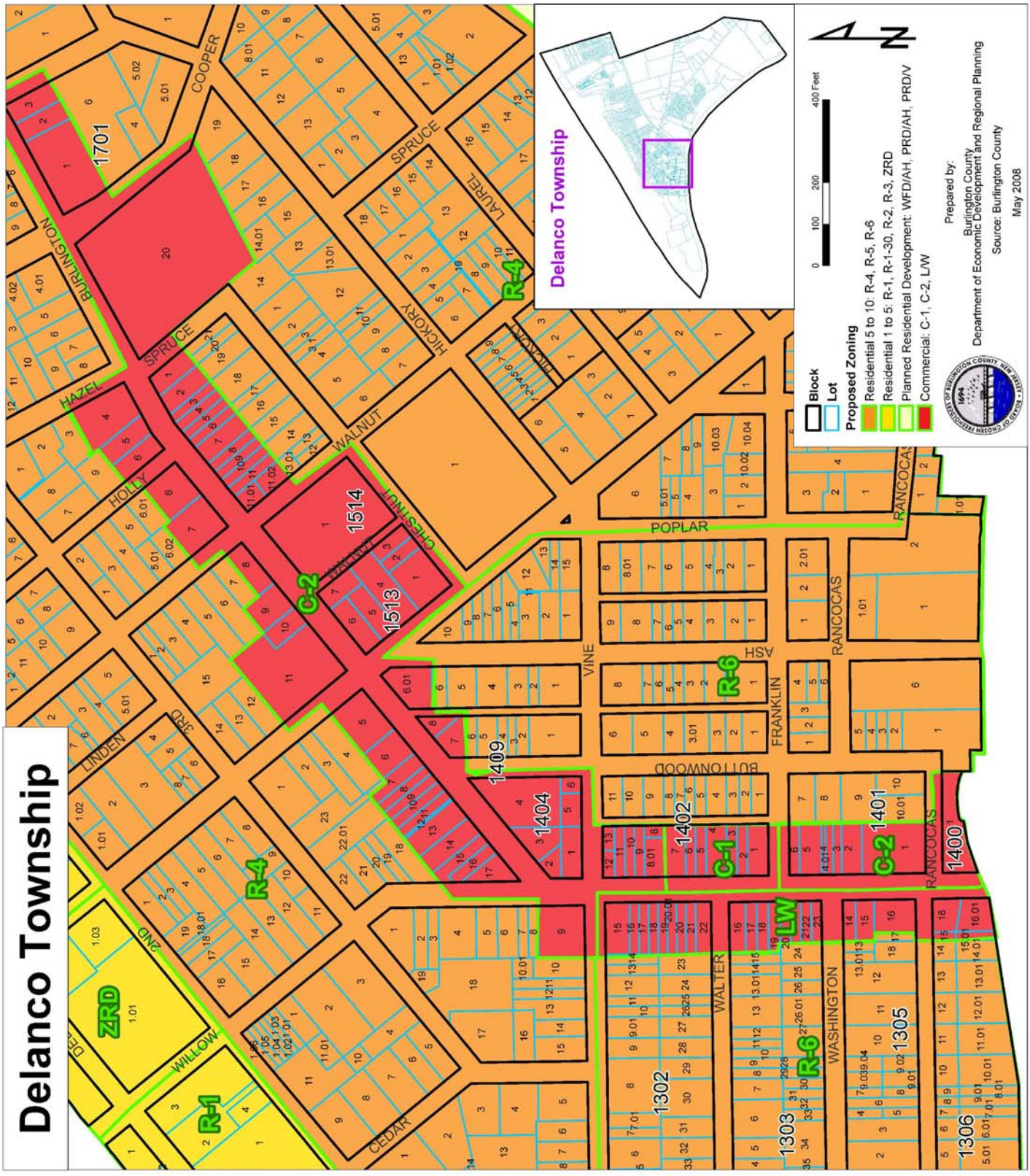
of on-street parking do not create a downtown atmosphere. Maximizing the on-street parking supply will enhance the commercial corridor. There appears to be a lack of demand for commercial space in this corridor, and there are commercial vacancies on Burlington Avenue in existing commercial structures. There are also vacancies in downtown Riverside and the Route 130 corridor which further disincentives utilization of Burlington Avenue properties. It is recommended that shared parking arrangements are rewarded with reduced parking requirements and bonuses for density or floor area.

3. High off-street parking requirement. The current parking standards for retail and office uses are those that are generally used for larger sites where no on-street parking is provided: 1 space per 200 square feet of gross floor area and Office: 1 space per 250 square feet of gross floor area. There is also a loading space requirement of Retail: 1 for the first 10,000 square feet of gross floor area and one space for each additional 40,000 square feet. These standards are probably not achievable on most of the Burlington Avenue sites. Decreasing these standards would lead to commercial use of the on-street parking in the adjacent residential neighborhoods where parking is already somewhat limited due to the large number of driveways that take up curb space. However, shared parking where the commercial uses are occupied during the day and early evening and residential spaces occupied principally in the morning, evening and night, should accommodate the area's parking requirements.

Cost effective parking management programs can usually reduce parking requirements by 20 percent to 40 percent compared with conventional planning requirements. The most commonly used parking guidelines, those of the Institute of Transportation Engineers in the Parking Generation Handbook, are based on observations of peak demand for parking at single use developments located in relatively low-density areas with little or no available transit. In this condition, parking can consume approximately 50 percent of the land used for the entire development. Reducing surface parking requirements can improve water quality, reduce urban heat island effects, and reduce consumption of land for sprawl. Conventional parking standards often lead to large parking areas where rows and rows of parking spaces are available on any given day, with the exception of the highest demand day, such as a diner on Mother's Day.

The limited residential density, walkability, and the land use mix positively impact Delanco's ability to utilize share parking and provide at a minimum a 20 percent reduction in the Institute of Transportation Engineers' recommended requirements for single use parking. Further study could be undertaken to reduce the parking requirements even further to 40percent.

Due to the physical limitations and the parking constraints, it is recommended that the C-2 and C-1 zones be concentrated in areas where the lots are bigger and where there are existing commercial uses to create a commercial core. The C-1 zoning in the northern portion of town could be retained as well, although these areas would not be connected to the core **(see Inset Map of the Burlington Avenue Corridor)**.


Delanco Township
Delanco Township
Block
Lot
Proposed Zoning
Residential 5 to 10: R-4, R-5, R-6
Residential 1 to 5: R-1, R-1-30, R-2, R-3, ZRD
Planned Residential Development: WFD/AH, PRD/AH, PRD/V
Commercial: C-1, C-2, L/W
0 100 200 400 Feet
N
Prepared by:
Burlington County
Department of Economic Development and Regional Planning
Source: Burlington County
May 2008
COOPER
SPRUCE
LAUREL
HICKORY
BURLINGTON
HAZEL
HOLLY
WALNUT
CHESTNUT
POPLAR
VINE
ASH
FRANKLIN
BUTTONWOOD
RANCOCAS
3RD
LINDEN
2ND
WILLOW
CEDAR
WALTER
WASHINGTON
1701
1514
1513
1409
1404
1402
1401
1400
1302
1303
1305
1306
R-1
R-4
R-6
C-1
C-2
ZRD
LW

In areas where the lots are narrow and shallow, it is recommended that the C-1 zoning be modified to a live-work zone (LW), where homeowners can convert first floors into small office or studio/gallery space, and can hire a limited number of employees. Such uses would be more intensive than a home occupation, but of less impact than typical retail or office space. The frontage lots on the west side of Burlington Avenue are recommended for live-work. These types of uses typically allow commercial and business enterprise to begin with relatively low overhead so that growth can be easily accommodated. This area primarily contains residential uses on small lots that do not appear large enough to accommodate commercial uses, particularly given the lack of on-street parking on Burlington Avenue. The lots are as follows:

1. Block 1302, Lots 15-22
2. Block 1303, Lots 16-23
3. Block 1305, Lots 14-16
4. Block 1306, Lots 16-16.01

The lots along the eastern side of Burlington Avenue to the west of Union Avenue that are currently zoned C-1 are recommended to be rezoned to C-2. Similar types of uses are permitted in these districts; however single-family residential uses would now be ruled by the R-4 standards (minimum lot size 7,500 SF) rather than the R-3 standards (10,000 SF lots). This would render more of the existing residential lots more conforming. Also, the C-2 Zone requires smaller front and side yard setbacks (10' v. 25' front yard and 10' v. 15' side yard) that will better suit the smaller lots in this area.

1. Block 1409, Lots 7-8
2. Block 1404, Lots 1-6
3. Block 1402, Lots 8-13
4. Block 1401, Lots 1-6
5. Block 1400, Lot 1

The following lots that are currently zoned residential are recommended to be added to the C-2 district due to their size, depth and/or adjacency to existing commercial uses.

1. Block 1513, Lots 1-4
2. Bock 1514, Lot 1
3. Block 1701, Lots 4 and 6

In the resulting commercial core it is recommend that:

1. Apply for grant funding to continue to design and implement streetscape (sidewalk, landscaping, lighting, seating) improvements to attract people to the transit node.
2. In areas where Burlington Avenue is wide enough, such are areas where shoulders are provided, on-street parking should be added to provide traffic calming, reduce vehicular speeds, and provide more available on-street parking.
3. Existing commercial uses that are excised from the C-1 and C-2 zones can be grandfathered in some fashion in their respective zoning districts.

4. The off-street parking standard should be reduced to allow 1 space for every 350 square feet of gross floor area (retail) and 1 space for every 300 square feet of gross floor area (office). As an additional measure, sites with under 20,000 square feet in land area would incur no minimum parking requirement.
5. Gasoline service stations and automobile repair shops are currently permitted Conditional Uses in the C-2 Zone. These uses are generally not appropriate for a downtown area that is intended to grow via the conversion of existing residential structures to commercial office or service uses, and the existing lot sizes are typically too small to accommodate uses that require outdoor storage and circulation around fuel pumps. Therefore it is recommended that they be removed from the list of permitted Conditional Uses in that zone. At the very least the lighting and canopy requirements should be evaluated and amended as the evening light levels in these predominantly residential zones are extraordinary and appear to far exceed the maximum light level of 10 foot candles under the canopy recommended by the Illuminating Engineering Society of North America.
6. Lots 9 and 10 in Block 1108 contain commercial uses and are located next to the Methodist Church (Lot 11). There may be a shared parking opportunity between these uses and the house on Lot 8 which is also located in the C Zone.
7. The existing Camp Meeting Ground neighborhood shopping center is located in block 1602, lot 20. The center is underutilized and was not desirable by Community Image Survey respondents. It is suggested that further review and study be made to determine what if any incentives or zoning changes can be implemented to enhance, revitalize, rehabilitate or redevelop this center that may be acceptable to the community. It is located within ¼ mile of the River LINE station and its location between the station and the most highly populated areas in the community could create a community focal point for a resurgence of the small downtown node. Redevelopment and revitalization of the center could include demolition and rebuilding a mixed use multi-story building located adjacent to Burlington Avenue and Cooper Street with parking located to the rear of the building. It is desirable for buildings to line the street to provide traffic calming and a stronger pedestrian presence.

Farmer's Market

The Board discussed the lack of available convenience groceries in the community. Based upon the current market and development trends, it appears that although a full service grocery would be permitted in Delanco's commercial districts, none exist. In the interim, it may be possible for the existing Burlington County Farmer's Market, along with the local government or chamber of commerce to arrange for local produce to be made available through a weekly Farmer's Market. According to County studies, the residents of Delanco, Edgewater Park, and Beverly may all benefit from this type of service. For the year 2007, the Agricultural Marketing Service (AMS) made available $1 million in competitive grant funds to be awarded through the Farmers' Market Promotion Program (FMPP). The FMPP is designed to promote the local consumption of agricultural goods by promoting the direct farmer-to-consumer relationship.

Local governments, non-profit corporations, public benefit corporations, economic development corporations, regional farmers' markets are eligible to be considered for funding . For 2007, the maximum award per grant was $75,000.00 and it should be noted that matching funds are not required. Grant monies are given to proposals that favor farmers or vendors selling their own products directly to consumers, and where the sales of these farm products represent the core

business of the farmer or vendor. Project types favored include those that improve marketing practices, consumer education, and innovative marketing and management.

R-3 and R-4 Zones

The existing platting and development pattern in two residential zoning districts in the Township was analyzed in 2006 to determine if the zoning ordinance conformed to the historical layout of these districts. It was found that the residential zoning that had been applied to the R-3 and R-4 districts created wholesale lot and building setback non-conformities which required homeowners to consistently obtain variances from the ordinance for even minor dwelling modifications. It was determined by the Joint Land Use Board and the Governing Body that to encourage residential reinvestment variance applications should be minimized. This would simultaneously encourage better development. The ordinance for R-3 and R-4 Zones was amended per Ordinance 2006-25 to better reflect existing conditions. Sections were added to the ordinance requiring a minimum area of fenestration (windows) (between 30 and 70 percent) on building facades facing public streets, and permitting unenclosed front porches to encroach into the front yard setback by up to 7 feet. Roof pitch of the main building roof is required to be at least 4:12, and no greater than 8:12, and parking is encouraged at the side or rear of dwellings. Where garages front on the public street, they are required to be set back a minimum of 3 feet behind the front building setback line.

Additionally, setback changes were accommodated providing homeowners with flexibility in the placement of additions and other home improvements. These changes encourage reinvestment and ultimately encourage homeowners to improve and maintain the dwellings.

Distributec Site (Block 500, Lots 3 and 3.01)



This site is located on the north side of Burlington Avenue at the northern end of town and is part of the State Plan Designated Node #10: Industrial Complex. The current planning recommendation for the Node is to encourage industrial development that will capitalize on other industrial uses in the area and on the rail spur. Since the time Node #10 was designated, however, a builder's remedy law suit was awarded to a developer on adjacent property to the west, which ordered development of the adjacent property for multi-family residential use. The site is currently under construction as River's Edge, which will contain 265 housing units, including affordable housing. Therefore, when planning for reuse of this industrial site, the proximity of the new residential development must now be considered.

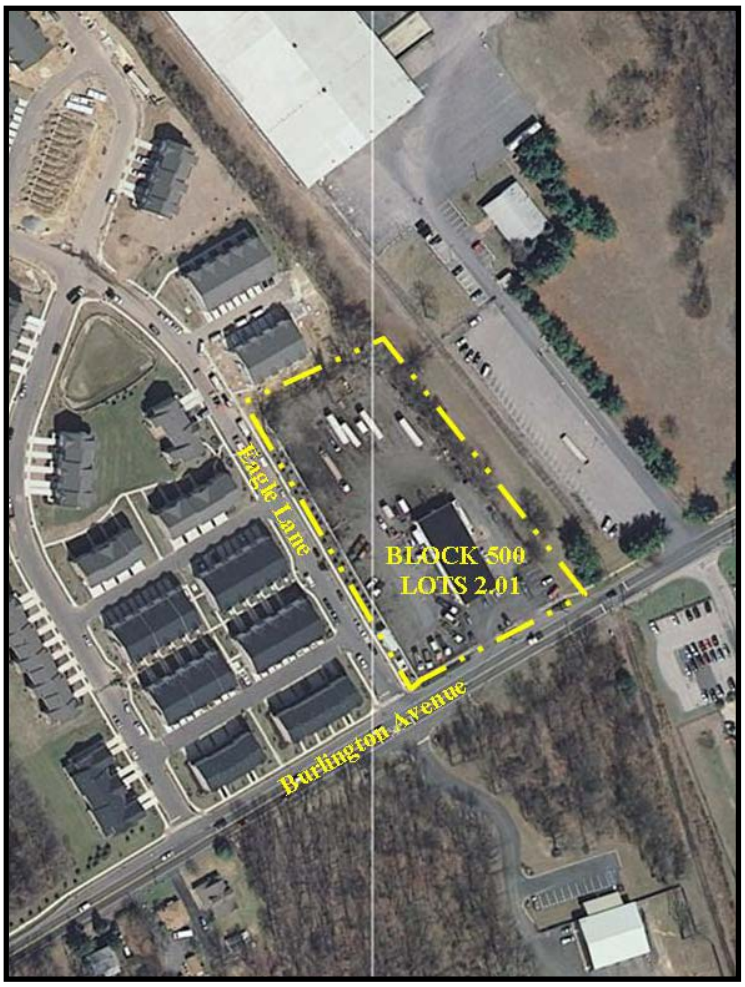
The site currently contains a large (250,000 SF) industrial building. The building is in fair condition, although it is ageing, and could be utilized for industrial use for the foreseeable future. Incentives could be offered to upgrade the facility for occupation by a new user. The site is located in the I-1 Zone, which permits light industrial uses such as warehouses, wholesale facilities, general offices and office buildings, and research laboratories. Where encouraging employment is an important goal of the Master Plan, it appears appropriate to continue to encourage light industrial use of the property.

In order to increase reuse options for the site, Township Committee should consider adding commercial recreation uses to the list of uses permitted on this site. Indoor recreation uses such as soccer, basketball, and youth and adult sports training facilities are increasingly seeking to locate in existing large buildings, particularly buildings constructed with trusses rather than pier supports. The construction type of the Distributec building is unknown at this time.

There is also a large site zoned Municipal Open Space located directly adjacent to this site, which provides some opportunity for recreation and amenities, perhaps an entertainment complex. The site, due to its proximity to the Delaware River, may be appropriate for a mixed use and entertainment venue, although the lack of pass-by traffic on Burlington Avenue is a limiting factor. Further economic feasibility studies should be undertaken to determine if there is any market for that type of development close to the river. Lastly, it must be determined if a marina can be placed in this area of the Delaware River. A feasibility survey including accessibility, maintenance of the facility and ease of maintenance of the channel should be undertaken to ascertain if the area is suitable for marina uses.

It should be noted that any reuse of the site including recreation, marina or mixed use to include perhaps a marina or entertainment use would most likely require a residential component. Typically 10 to 20 units per acre are required to create vital mixed use developments. The Joint Land Use Board, however, is hesitant to recommend mixed use development as an ordinance change due to the potential negative impacts to existing and proposed municipal infrastructure, including schools, sewage disposal and water supply.

Pellegrino Site (Block 500, Lot 2.01)



This 2.2-acre property is located on Burlington Avenue, adjacent to both the River's Edge development and the Distributec site. The site is currently zoned I-1 and contains Interstate Trucking Co. The site is contained in the 2008 Housing Element and Fair Share Plan as an inclusionary zoning site that, if approved by COAH or the Court, will be rezoned to permit multi-family housing at a density of 8 units per acre with a 25 percent set-aside. A draft zoning ordinance was included in the Housing Plan Element that will be adopted by the Township if found acceptable by COAH or the Court.

PSE&G Transformer Site (Block 1802, Lot 1)

This is a vacant field and partially wooded parcel located south of Burlington Avenue, across from the WFD/AH Zone in the I-1 Zone. This parcel, known as Block 1802, Lot 1 on the Delanco Tax Map, contains some wetlands and poor soils, and a stream to the east. The lot contains frontage along the street end of Pennsylvania Avenue that is approximately 40 feet wide. The lot is 150 feet by 250 feet with a total lot area of 37,500 square feet, which does not conform to the minimum lot requirements in the I-1 Zone. The I-1 Zone requires a minimum lot area of 80,000 square feet and a minimum lot width of 200 feet. The parcel contains a drainage easement adjacent to the railroad, and is surrounded to the north, east and west by residential uses and residentially zoned properties. Across the railroad right-of-way to the south are large tracts of industrially used lands.

The site was owned by Public Service Electric & Gas and was rumored to be potentially contaminated. According to the iMapNJ aerial mapping and the Known Contaminated Sites in NJ Report 7th Edition (Spring 2006), the site is not a Known Contaminated Site. An applicant had sought a variance to use the site as outdoor storage for construction equipment and materials, however the application was withdrawn.

The Board expresses concern that the undersized property with limited frontage on a street connected to a quiet residential neighborhood is zoned for industrial use. In order to limit the potential negative impacts of an industrially-zoned property on the existing and future residents of the Larchmont neighborhood, we suggest a rezoning to R-3 Residential.

Hawk Island

The entirety of Hawk Island is zoned LDR/OS-5, with neighboring properties located in the R-6 zone. A number of the lots on Hawk Island are municipally owned, however several are not. It has long been a goal of the Township to acquire the privately-owned parcels for open space and recreation purposes. The continuation of the Rancocas Greenway providing a physical connection from the Delaware River to the Rancocas Creek is a worthwhile goal to be achieved. The current access to Hawk Island is located at the end of Vine Street. The Board believes that access to any future recreation area is most comprehensively addressed on Vine Street and/or Walter Avenue. These streets have wider cartways than Rancocas Avenue as well as existing residential setbacks that are greater than those along Rancocas Avenue.

Table LU-10
Privately-Owned Undeveloped Properties
on Hawk Island

Block	Lot
1306	1
1306	1.01
2300	1
2300	3
2300	4
2300	5.01
2300	5.03
2300	7

Hawk Island Marina is located at the end of Rancocas Avenue along Rancocas Creek. The Marina owns a number of lots (Block 2300, Lots 5A, 5.01 and 5.02; Block 1304, Lot 9; Block 1306, Lots 5, 5.01, 4, 4.01, 3, 3.03, 3.01, 3.02, 2, 2.01, 1, 1.01) that are located in the LDR-OS5, R-6 and R-4 Zones. The Marina property also straddles the unimproved rights-of-way of both Rancocas Avenue and Delaware Avenue. The Board strongly recommends that the governing body determine if the streets the parcel fronts upon can be vacated with a permanent easement granted to the Township, so that the Marina can effectively manage its operations on the site. Rancocas Avenue is not a suitable entrance to the entirety of Hawk Island, but it can serve as the access to the Marina and the residential units located along it. The Marina properties should be rezoned to LDR-OS5, and existing marinas should be permitted as-of-right or conditionally in order to encourage upgrade of the facility with standards for the LDR/OS5 and Conditional use standards amended to permit marinas conditionally in this district. The governing body may consider bulk standards for the existing marina so that redevelopment of the marina is consistent with Township policy of providing access to the waterfront.

Abundant Life Fellowship Church (Block 2200, Lots 2.01 and 3)

Abundant Life Fellowship Church is located at the intersection of Creek Road and Route 130 southbound, and is located partially in Edgewater Park Township. Approximately 44.83 acres are located in Delanco and 7.47 acres are located in Edgewater Park (total 52.3 acres). The site is located in the C-3 Zoning District, where houses of worship are permitted as Conditional Uses. A sizable undeveloped portion of the site is located between the church facilities and Rancocas Creek.



Representatives of Abundant Life approached the Township informally seeking feedback on a proposed Senior Citizen Village project containing affordable senior housing, medical offices and limited retail along the property's Route 130 frontage, and affordable senior citizen housing and a community center focused around Holiday Lake. Since that time, the site was included in the December 2008 Housing Element and Fair Share Plan as a 90 percent affordable project with at least 150 affordable senior units and a small non-residential component of approximately 20,000 SF of medical office and a pharmacy. The site is planned to contain 10-15 market rate units or a maximum of 10% of the total number of units. The draft ordinance contains language that permits a density of 8 units per acre.

Abundant Life proposes a village concept for the site. The plan is to have pedestrian linkages from the housing to the church, commercial uses and adjacent Pennington Park to the west. The commercial uses are permitted in the C-3 Zone; however the residential uses are not. The property is partially located in an industrial Redevelopment Area that was adopted by Ordinance 2002-9, however the redevelopment plan for the area requires industrial uses and does not consider a mixed-use concept. The potential burden that improvements to this site may place on local services funded through property tax should be reviewed if the components are to remain under the church's non-profit auspices, and mechanisms to recoup those costs should be explored.

The site is located on the periphery of town, however is closer to the services on Route 130 than are the residences in the center of town. It is anticipated that a majority of the residents will be retired; therefore direct access to transit will generally not be necessary on a daily basis. It is also anticipated that a shuttle service will be provided by the village to take residents to the RiverLINE station, the bus stops on Route 130 that run between Trenton and Philadelphia, shopping, medical complexes, etc. In any event, any concept for the site should include a bus pull-off area so that a stop can be added to the Route 130 line.

A compact village format centered around Holiday Lake and the interior of the site is encouraged that will serve to reduce impervious coverage, reduce construction costs, increase opportunities for a higher quality project in terms of design, materials, amenities such as landscaping, outdoor gathering spaces and walking paths and increase pedestrianism. Buildings ranging between one and three stories in height would be appropriate for site, set back from Route 130 and Creek Road. Four-story buildings may be appropriate at the center of the site if they are set back from adjacent property lines, and the increased building height is used as a tool to reduce building costs, reduce impervious coverage and enhance building design, materials, quality and amenities. Some reduction in the parking requirement for the commercial uses may be warranted if it can be demonstrated that a majority of the customers are coming from within the site itself. In order to effectuate the goals of the Route 130/River Route Strategic Plan prepared by the County, the site's Route 130 frontage should be heavily landscaped and signage square-footage and height should be kept to a minimum. Sidewalk should be provided along all roadways. Parking for commercial uses should be set behind the buildings to the extent practicable. Commercial buildings should be at least 2 stories in height. Approval of a General Development Plan prior to submission of preliminary and final plans is recommended.

A draft ordinance was prepared as part of the 2008 Housing Element and Fair Plan that will be adopted if approved by COAH or the Court.

Design Standards

Currently, there are limited building design standards in the Land Development Ordinance. In order to generate these standards, it is of critical importance to ascertain community design preferences. One powerful tool to determine preferences is the CIS (Community Image Survey). The CIS is used to determine preferred building styles and elements as well as building materials and siting by ranking of a series of photographs.

A CIS was conducted at a public hearing of the Planning Board as part of the Master Plan process. Participants analyzed 85 images of various residential, commercial, and industrial buildings, as well as photos of open space located both within and outside of Delanco Township. The CIS supplies valuable citizen input for the visioning process by helping citizens define what they like and dislike about their built environment, and to begin to determine in what ways the community members themselves would like to see their town develop. The participants responded with their first impression of the images, labeling each with their positive or negative feelings towards each. The responses were then tabulated and analyzed for discernable trends. The findings are as follows.
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Positively-Rated Images

Several common themes appeared in the community's reaction to various housing styles for Delanco. The images below indicate the community's preference for single-family housing types. Each dwelling is characteristically 2 to 2.5 stories in height, contains a front porch as an architectural feature, maintains larger and defined front and side yards, and uses wood and brick as the primary building materials. Each is unique in character instead of uniform, and many have architectural details that reflect a Craftsman style or workman's Victorian influence.










In terms of multi-family housing, residents found structures that have distinctive architectural features most appealing. In addition, the preferred multi-family dwellings have the appearance of single-family, rather than apartment-like structures and are 2 to 2.5 stories tall. These structures contain front porches or stoops and stairs connecting the dwellings to the street.

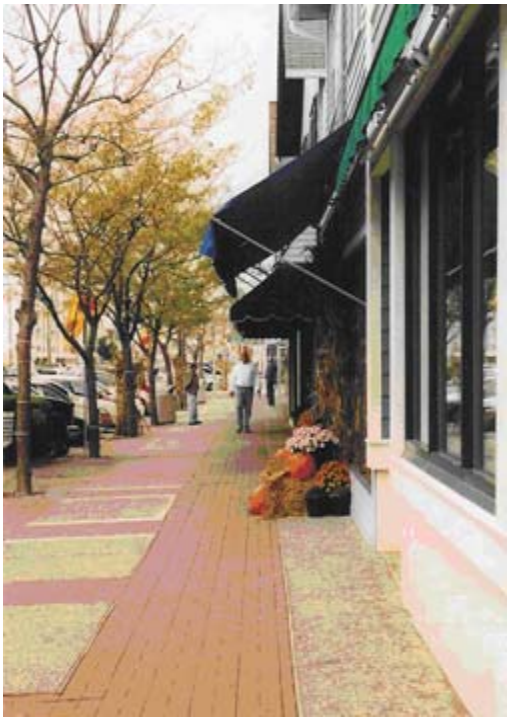




Positively-rated commercial space shared themes of maintaining a pedestrian, rather than vehicular orientation. Most of the buildings have awnings, are 2 to 3 stories in height, and contain a mix of uses. The streetscape contains street trees, wide sidewalks, and landscaping features and/or on-street parking that defined the space for vehicular and pedestrian traffic.







Open space areas preferred by the community share common characteristics such as detailed design and the appearance of orderliness. Most of the open spaces are manicured, with the exception of the sandy path area shown in the lower left.











Negatively-Rated Images

As a result of the CIS process, community members identified several themes that were **not preferred**. In terms of housing, CIS results indicated that it is least desirable to have housing which appears attached in nature, has the look of apartment-style living, and that which generally do not contain strong architectural connections to the street and sidewalk.







In terms of non-residential buildings, survey results indicated that industrial buildings and commercial office parks were the least desirable of all non-residential structures (shown below). Additionally, all of the lowest ranking commercial photographs included structures which contained the most vehicular dominated spaces.









Indifferently-Rated Images
In addition, a brief analysis of those images in the CIS which were identified as neutral by community members was performed. The images appeared to lack predominant architectural features, as well as both street trees and landscaping features.

Based upon the responses to the CIS, it is recommended that enhanced design standards be created for both residential and non-residential uses. The primary goals of the standards are to preserve the character of the existing residential neighborhoods and to ensure compatible design in non-residential areas.

Design standards were incorporated into the recently amended R-3 and R-4 Zoning Districts, and it is recommended that the design guidelines apply to the remaining residential districts, including R-1, R-1-30, and R-6. Additional non-residential design guidelines have been prepared and included in Appendix D of the Land Use Plan.

Gateways

The Township has received grant monies to improve the appearance of the Township's gateways on Burlington Avenue. Funding was utilized to beautify Gateway Park, which is located on the east side of Burlington Avenue, just over the bridge. Implementation of these plans should continue to include the Beverly gateway as well.

Scenic Corridors

There are particular viewsheds in the Township that should be preserved and limited in their development. Important viewsheds in the Township can be preserved via the implementation of a scenic corridor overlay ordinance, the purpose of which would be:

- To protect the Township's scenic resources;
- To direct the location and design of development so that it will enhance the visual character of the Township, and to provide sufficient visual buffers and view sheds for future residential development; and
- To protect the Township's remaining open spaces from conventional development patterns and measures that might compromise the intrinsic value of open spaces, water bodies and watercourses.
- To enhance the experience along the proposed Delaware River Heritage Trail.

Scenic Corridors are defined as areas visible from scenic roadways that may exhibit one or more of the following features:

- Panoramic vistas of natural or built environments;
- Unique geologic or topographic features of natural or historic significance;
- Extended, unobstructed viewsheds;
- Mature woodlands, hedgerows, dense tree stands and substantial individual trees;
- Fallow, open fields or active agricultural operations;
- Waterbodies or watercourses.

In particular, the viewshed to the Delaware River from Delaware Avenue at Blocks 1201, 1208, 1101, 1007, 1000, 911, 91, 900, and 804 should be protected and the viewshed from Rancocas Avenue to the Rancocas at Block 1500. The land on the water side of the roadway should be restricted in terms of type and location of accessory structures including lighting, walls, gazebos, fences, and other structures that are permitted to be placed in this area.

LAND USE PLAN

Land use designations have been established for the Township and are described below and depicted on the Land Use Plan Map. These designations are recommended to form the basis for zoning.

Residential Districts

The ordinance has been amended to address accessory structures by defining the types of structures permitted, building heights and areas and finish materials. Specifically accessory structure size is directly related to the size of the lot so that the accessory structures are in proportion with existing dwellings and properties. In part, this is to discourage conversion to commercial uses and illegal accessory dwelling units.

R-1 Single-family Residential

The boundaries of the R-1 Single-family Residential District are the Delaware River to the north, Lilac Lane to the west, Second Street to the south, and Hawk Island to the east. The District contains parcels that own property on both the south side and the north side of Delaware Avenue. The frontage along the Delaware River is privately owned with the exception of the street ends. The intent of the R-1 district is to maintain detached single-family dwellings on lots with an area of 30,000 square feet. The R-1 district's lots vary in size, with most lots having 25,000 SF or more. Most lots in this district consist of two lots totaling approximately 30,000 SF or more; with one lot south of Delaware Avenue where the dwelling unit is situated, and the other lot situated north of Delaware Avenue abutting the Delaware River. There are two exceptions where small single-family units have been built along the frontage of the Delaware River. These lots are undersized and atypical in the District. There is a discrepancy between prior Master Plan intention and zoning standards as the now designated R-1 District should be R-1-30.

There are exceptions to single-family uses in the District. The most notable exception, the Zurbrugg Mansion, is a designated Redevelopment Area (Block 1202, Lots 1.01 – 1.03). The portion of the property located on the north side of Delaware Avenue adjacent to the Delaware River is also part of the Redevelopment Area (Block 1201, Lots 1.01 and 1.02) The Zurbrugg Mansion is discussed in more detail in the body of the Master Plan. The Mansion had been licensed as an age-restricted residential care facility, but that use has been abandoned. Lastly, there is a multi-family dwelling unit located on Delaware Avenue at Block 1207, Lot 1 that was the subject of a use variance and subdivision and subject to conditions including the reduction of the four unit multi-family to a three unit multi-family use pursuant to Joint Land Use Board Resolution 2005-23 dated July 5, 2005.

R-1-30 Single-family Residential

The R-1-30 land use area fronts along the Delaware River to the east of Lilac Lane up to the newly constructed River's Edge multi-family housing development. The District was created at the time of the 1999 Master Plan update. The intent of the R-1-30 district is to maintain a preponderance of detached single-family dwellings. In addition, the R-1-30 district intends to maintain residential lots that are the largest in Delanco, generally at least 1 acre in size. There is a discrepancy between the prior Master Plan intention and zoning standards as the now designated R-1-30 District should be designated R-1.

R-2 Single-family Residential

The area that contains the R-2 area is located in the eastern portion of the Township and shares borders with Beverly and Edgewater Park.. The majority of the R-2 district is bound by Perkins Lane, the railroad and the municipal boundary common with Beverly City. In addition, Lots 3, 4 and 5 of Block 1802 are located in the R-2 district. Lots within the R-2 district are intended to be slightly smaller than those of the R-1 and R-1-30 districts, being at least 20,000 SF in area, but still maintaining residential units that are predominantly detached single-family in character.

R-3 and R-4 Zoning Districts

Historically, the Township of Delanco has approved a large number of variances for pre-existing conditions in lots within the Township's R-3 and R-4 residential zoning districts. As discussed previously, this pattern, costly both in terms of municipal employee's time and land owner's convenience, prompted the Township to study the two zoning districts in hopes of determining more appropriate bulk standards. Using Township records, data from lots within the districts was collected, including lot width and depth; front, side, and rear yard setbacks; principal building area and height; and accessory structure size. The collected information was then compiled and a random sample of the area was analyzed to determine similarities between lots within their respective zones. The most significant changes proposed for the zoning districts were to reduce lot widths and increase lot depths in each zone (thus maintaining the zoning district's original lot area), decreasing rear yard minimums, and increasing accessory structure maximum areas.

R-3 Single-family Residential

The R-3 district is located centrally in the portion of the Township between the Delaware River and the railroad on both sides of Burlington Avenue and bounded by Peachtree Street to the south and Bogg's Ditch to the north. The intent of the R-3 district is to maintain a preponderance of detached single-family dwellings and to maintain lots at least 10,000 SF in area. Zoning amendments including window and door openings, permitted porch encroachments, and minimum and maximum roof pitch requirements have been added to the R-3 District Standards. See Appendix A for R-3 Building Envelope Evaluation.

Table LU-11
R-3 Old Versus New Bulk Standards

	Old Standards	New Standards
Lot Area (Sq. ft.)	10,000	10,000
Width (ft)	100	80
Depth (ft)	100	120
Front Yard (ft)	25/20	25/20
One Side Yard (ft)	20	15
Two Side Yards (ft)	40	35
Rear Yard (ft)	25	35
Accessory Side Yard (ft)	4	4
Accessory Rear Yard (ft)	4	4
Principal (ft/stories)	35/2.5	35/2.5
Accessory (ft/stories)	15/1	15/1
Max. Lot Cover (%)		60%
Max. Bldg Cover (%)	45	45

R-4 Single-family Residential

The R-4 district is located in the western portion of the Township between the Delaware River and the railroad, generally terminating near the location where Burlington Avenue turns from an east-westbound road to a north-southbound road. The R-4 District surrounds the R-6 District near the Rancocas Creek and terminates near the intersection of Peachtree Street and Burlington Avenue. Generally, the R-4 district has a preponderance of detached single-family dwelling units, and lot sizes of at least 7,500 SF in area. Zoning amendments specifying window and door openings, permitted porch encroachments, and minimum and maximum roof pitch requirements have been added to the R-3 District Standards. See Appendix B for R-3 Building Envelope Evaluation.

Table LU-12
R-4 Old Versus New Bulk Standards

	Old Standards	New Standards
Lot Area (Sq. ft.)	7,500	7,500
Width (ft)	100	60
Depth (ft)	100	120
Front Yard (ft)	25/20	20/20
One Side Yard (ft)	15	12
Two Side Yards (ft)	30	30
Rear Yard (ft)	25	25
Accessory Side Yard (ft)	4	4
Accessory Rear Yard (ft)	4	4
Principal (ft/stories)	35/2.5	35/2.5
Accessory (ft/stories)	15/1	15/1
Max. Lot Cover (%)	NA	60
Max. Bldg Cover (%)	NA	40

R-5 Single-family Residential

The R-5 district is located in the eastern portion of the Township that borders Beverly City and falls on both sides of Burlington Avenue. The intent of the R-5 district is to maintain the predominance of detached single-family residential dwelling units situated on lots of at least 6,000 SF.

R-6 Single-family Residential

The R-6 district is located in the extreme western portion of the Township where Burlington Avenue turns into a north-southbound road from an east-westbound road. The district begins at the bridge to Riverside and continues to Burlington Avenue's intersection with Vine Street on the west side and Union Avenue on the east side. The R-6 district is the only district with a large percentage of both detached and attached single-family residences. Lot sizes vary in the R-6 district, but single-family semi-detached dwellings typically contain up to 3,000 SF of area. Single-family lots contain up to and above 5,000 square feet. There are also a few former industrial sites located along the Rancocas Creek. Those sites are discussed in further detail in the body of the report. The Hawk Island Marina is located in the R-6 District as well. It is recommended in the report that the marina be rezoned LDR-OS and that the conditional use of marina be reviewed in the ordinance to determine what if any alterations to the ordinance are required.

The prior master plan of 1999 cited that the R-6 District is intensely developed with the highest unit densities in the community. The plan also noted that the area has a preponderance of deteriorated dwelling units. The conditions in the District appear to be largely the same.

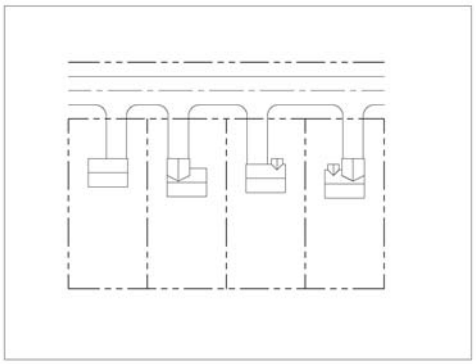
The ordinance permits single-family dwellings on a minimum of 5,000 square foot lots and attached single-family dwellings on lots with an aggregate area of 8,500 square feet. At one time, the ordinance permitted attached single--family dwellings on parcels with an aggregate area of 6,000 square feet. (Each side of the two-family home was permitted to be located on a 3,000 square foot lot.) It appears from a brief review of the permits and Joint Land Use Board activity that there is no significant investment into properties in this area. This may be due in part to the nonconformity of the one family attached dwellings in the area. A prior study by an outside consultant for Block 1407, Lots 5 and 6 notes that in a study of surrounding two-family units attached but on separate lots, there is a great deal of nonconformity in the neighborhood. It is a goal of the Master Plan to improve dwellings in the community. The zoning ordinance in its current form may discourage investment due to costs associated with variance. Further study of the building types and lot sizes in the R-6 District is recommended.

The R-6 district should be considered for inclusion in a rehabilitation area per the Local Redevelopment and Housing Law. This area contains a significant number of deteriorating units that could benefit from the incentive of 5-year tax abatement on improvements.

The existing ordinance permits duplexes on individual lots but not two-family dwellings on one lot. A use variance was granted to permit two-family dwellings on one lot for Block 1407, Lots 5 & 6. Based upon that approval, it may be appropriate to expand the list of permitted uses to include single-family attached dwelling and single-family semidetached dwelling on the list of permitted uses. The minimum aggregate lot size requirement was denied in part by a judgment made by Judge Sweeney in 2004-05.

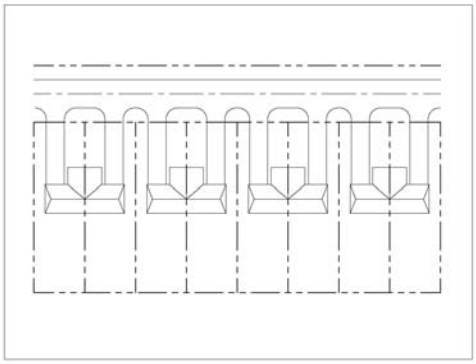
The ordinance should be amended to include these additional definitions and uses:

SINGLE-FAMILY DETACHED DWELLING – A one family dwelling unit that is not attached to any other dwelling by any means and is surrounded by opens space or yards.

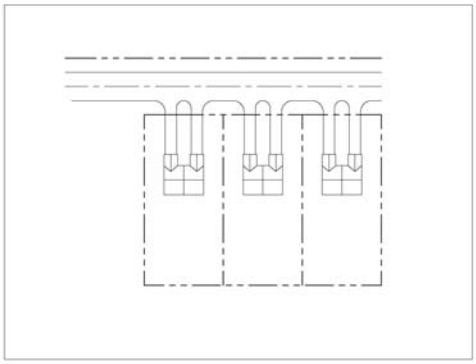


SINGLE-FAMILY SEMIDETACHED DWELLING – A one family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot. Also known as a Duplex.

DUPLEX - A building containing two single-family dwelling units totally separated from each other by an not penetrated wall extending from ground to roof.



TWO-FAMILY DWELLING – A building on a single lot containing two dwelling units, each of which is totally separated from the other by a not penetrated wall extending from ground to roof or a not penetrated ceiling and floor extending from exterior wall to exterior wall, except for a shared or not shared stairwell exterior to both dwelling units but interior to the building walls.



LW Live/Work Residential

The proposed LW district would be located in the western portion of the Township, along the west side of Burlington Avenue from Vine Street to the north to Rancocas Creek to the south. Generally lots in the LW district are narrow and shallow, and primarily contain residential uses. Within the LW district, homeowners can convert first floors into small office or studio/gallery space, and can hire a limited number of employees. Such uses would be more intensive than a home occupation, but of less impact upon the surrounding neighborhood than typical retail or office space.

This recommendation limits the uses in the neighborhood and further refines the recommendations made in the 1999 Master Plan, suggesting certain types of commercial uses along the Burlington Avenue corridor in this neighborhood. The physical uses of the properties are limited by available parking and their impacts upon the neighborhood.

The Board desires that parcels located between Cooper and Spruce fronting on Pennsylvania Avenue across from the transit stop be zoned the new LW district as well to encourage transit friendly uses near the station.

PRD/AH Planned Residential Development with Affordable Housing

The PRD/AH district is located in the western portion of the Township between the Rancocas Creek and Coopertown Road, south of the railroad and north of the LDR/OS-3 district. The PRD/AH district consists of detached single-family dwelling units and townhouses, all age-restricted in use. This development is known as Newton's Landing. A portion of the land in the PRD/AH district is preserved and used as open space along the Rancocas Creek, linking the Rancocas Greenway with the Town Center portion of Delanco. The lots within the PRD/AH district are generally between 4,000 and 5,000 SF in area.

PRD/V Planned Residential Development – Village

The PRD/V district is situated to the northwest of the PRD/AH district in Delanco and to the southeast of the railroad on Cooper Street. The intent of the PRD/V district is to capitalize on the RiverLINE station by encouraging development of single-family detached and attached dwelling units and commercial uses in a compact village pattern. That portion of the area located along the Rancocas Creek is planned to be preserved open space providing public access to the Rancocas Greenway. This area that this district encompasses is also planned as an inclusionary housing site.

WFD/AH Waterfront Development with Affordable Housing

The WFD/AH district is located in the northeastern portion of the Township between the Delaware River and Burlington Avenue, due east of the eastern border of the R-3 district. This district provides for low- and moderate-income housing ranging from detached single-family dwellings to low-rise multifamily structures and a density of up to 7 du/acre. In addition, the district promotes a mix of both residential and marine-related uses to enhance the waterfront and to provide public access to the waterfront. The River's Edge development is located in this district.

Block 500, Lots 7 and 1.02 contain multi-family structures that are located in the WFD/AH Zone. These sites were not included in the River's Edge development for which the WFD/AH Zone was created, and the lots are non-conforming with respect to use and bulk requirements. The WFD/AH does not provide regulations for these lots as they occur on a tract of less than 20 acres. The area

of the lots together is approximately 60,000 square feet. The 1980 Delanco Zoning Map identifies these lots as I-2 for industrial sites. The 1999 map identifies the Lots as in the Waterfront Development Zone (WFD). It may be appropriate to add a section to the ordinance at §110-32.B(4) stating that Block 500, Lots 1.02 and 7 consist of multi-family dwellings on lots less with less than 20 acres, no frontage on the Delaware River, and less than 150 linear feet of frontage and that the existing buildings and uses are permitted unless there is an increase in residential density.

LDR/OS-3 Low Density Residential/Open Space (3 acres)

The LDR/OS-3 district is located in the southern portion of the Township on Creek Road to the north of the Rancocas Creek, and is situated between the C-3 district to the southwest and the PRD/AH district to the northeast. The intent of the LDR/OS-3 district is to retain its rural, open space character by permitting low-density single-family residential development and public open space. Pennington Park is located in this district which provides public access to the Rancocas Creek waterfront.

LDR/OS-5 Low Density Residential/Open Space (5 acres)

The LDR/OS-5 district is located in the westernmost portion of the Township to the south of the Delaware River and to the north of the Rancocas Creek. The intent of the LDR/OS-5 district is to retain its rural, open space character by being permanently preserved as open space. The district is a highly sensitive area with a diverse ecosystem in close proximity to compact residential neighborhoods. Recreation should be limited to passive recreational activities. Public access should be provided to the Rancocas Creek and Delaware River waterfront in the LDR/OS-5 district. Hawk Island Marina is located at the end of Rancocas Avenue along Rancocas Creek. The Marina owns a number of lots (Block 2300, Lots 5A, 5.01 and 5.02; Block 1304, Lot 9; Block 1306, Lots 5, 5,01, 4, 4.01, 3, 3.03, 3.01, 3.02, 2, 2.01, 1, 1.01) that are located in the LDR-OS, R-6 and R-4 Zones. The Marina properties should be rezoned to LDR-OS-5, with the proviso that existing marinas should be permitted as-of-right in order to encourage upgrade of the facility. Bulk standards should be developed for the existing marina.

M/OS Municipal Use and Open Space

The M/OS district is located in the eastern portion of the Township that borders Beverly City. The district is situated to the south of the Delaware River and to the north of the R-5 district. The intent of the M/OS district is to 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. This site has historically been used as a dredge spoil disposal area, precluding more permanent buildings and grounds until those types of uses are halted or proposed to be halted.

The municipal building on Coopertown Road, which is currently zoned I-2, should be located in this district, as should the firehouse on Burlington Avenue that is currently zoned C-1. The M/OS zone should be amended to include fire company buildings and grounds.

C-1 Neighborhood Commercial

The C-1 district is located along three central and eastern sections of Burlington Avenue among single-family residential districts. The first is located adjacent to the firehouse in the vicinity of Richard Avenue; the second is located along the northern side of Burlington Avenue in the vicinity of

West Avenue; and the third is located on the southern side of Burlington Avenue in the vicinity of Kansas Avenue. The parcels located in the C-1 district range from 8,000 SF to approximately 1 acre in area. The primary intent of the C-1 district is to facilitate local convenience shopping and service-type uses that rely primarily on pedestrian walk-in trade. Additional discussion on this district is presented in the Burlington Avenue section, above.

C-2 Downtown Commercial

The C-2 district is located on Burlington Avenue primarily beginning along Center Avenue to Union Avenue. Most of the commercial properties in the C-2 district are 10,000 SF in area. The intent of the C-2 district is to encourage the creation of a diverse mix of community-oriented goods and services by encouraging and allowing community-oriented retail, commercial, office, and professional services. Additional discussion on this district is presented in the Burlington Avenue section, above.

C-3 Highway Commercial

The C-3 district is located along the Township's Route 130 frontage. The lots in the C-3 district range from 1 to 52 acres. The primary intent of the C-3 district is to permit highway-oriented commercial uses. This area currently contains the Abundant Life Fellowship Church and vacant land that was once known as the Holiday Lakes property. The Land Use Plan recommends creation of a Highway Village in the zone, either as an overly zone or as a Conditional Use.

I-1 Light Industrial

The I-1 district is primarily located in the northeastern portion of the Township between the Delaware River and the railroad. An additional I-1 district is located in the central section of the Township to the north of the railroad, just east of Cooper Street. The minimum lot area for the I-1 district is 5 acres. The primary intent of the I-1 district is to provide land for light industrial uses. This district is not intended for use by recycling facilities or waste transfer stations. Zoning changes for specific sites are noted in other sections of the report. However, Block 1705, Lot 2 and Block 1900, Lots 1 and 1.03 are recommended to become an overlay district encouraging transit oriented commercial uses consistent with the uses permitted in all three (C-1, C-2, and C-3) of the existing commercial districts, including shopping centers.

I-2 Industrial

The I-2 district is located to the south of the railroad and to the east of Cooper/Coopertown Road and is bordered on the east by Edgewater Park. Minimum lot area for the I-2 district is 5 acres for an individual industrial use, and 3 acres for an industrial subdivision, with a minimum tract area for the industrial park of 50 acres. The primary intent of the I-2 district is to provide opportunities for heavier industrial uses than allowable in the I-1 district. Recently Winzinger Industries applied to NJDEP for a temporary recycling permit to recycle concrete and other materials. Due to the large investment by major companies in properties in this area, and due to truck impacts that would occur through the transport of recyclable materials, recycling or waste transfer facilities should be prohibited from this district.

ZRD - Zurbrugg Mansion Redevelopment District

A Redevelopment Plan for this Redevelopment Area was adopted in May 2008. The Plan calls for 8 market-rate townhouses, rehabilitation of the Carriage House as a single-family unit and reuse of the

Mansion for senior housing, a number of which are to be affordable in order to off-set the COAH obligation from the market-rate units and to provide a relocation area for the senior affordable units from the River's Edge project. The Mansion will be expanded slightly in the rear; otherwise the building's exterior as well as interior common rooms will be preserved.

Industrial District Redevelopment Area

The Delanco Township Redevelopment Plan adopted August 5, 2002 by Ordinance Number 2002-9 focuses its attention on areas of the community located on Coopertown and Creek Roads with primary access to Route 130. The parcels in Section 1 are generally located in what had been known as the Planned Industrial District and is now known as the I-2 Industrial District. The parcels in Section 2 are also primarily zoned industrial however, there is a small commercial zone adjacent to Route 130. Properties located in Block 1900, Lot 6,7, and 8, Block 2000, Lot 11, 11.01, 13, and 13.03, Block 2000, Lot 15, 15.01, 15.02, 15.03, and 15.04., and Block 2200, Lots 2.01 and 3. The primary intention of the identified strategies seeks to remove barriers to new investment, and create business and jobs through the improvement of lands in a largely undeveloped portion of Delanco Township. The Township intends to provide infrastructure such as sanitary sewer and other improvements to further encourage reinvestment into the area.

COAH Round III Affordable Housing Sites

On the Land Use Plan Map, the three new affordable housing sites are indicated as "Planned Development – Affordable Housing -1 and -2." Sites in the PD-AH-1 district include the Rhawn Pipe Factory site and the Pellegrino site. Abundant Life Fellowship Church is located in the PD-AH-2 district. The PD-AH-2 District should be amended from its current draft form to include churches as permitted uses. The intent of these districts is to produce affordable housing in a planned, coherent and aesthetically pleasing manner that is also consistent with COAH's rules.

Other Zoning Ordinance Recommendations

In addition to the foregoing, the following recommendations pertain to updating the Township's Development Ordinance (Chapter 112):

1. The lighting standards of the ordinance should be amended to require zero percent light intrusion on all adjoining residential properties, and a minimal intrusion on all neighboring commercial sites. The Township should consider adopting cutoff or, "shoe box," design luminaries as a standard. The standards of the Illuminating Engineering Society of North America or IESNA should be adopted for certain uses to insure that commercial and industrial sites are not excessively lighted, causing glare, migratory bird issues, and other nuisances.
2. The land development standards should be amended to limit both the quantity and length of stay of excavated soil piles on a site. Stockpiling of loose products such as soil, landscape material, or other similar bulk materials should also be limited by ordinance.
3. The land use procedures should be modified to require replenished or current escrow balances before hearings are conducted on any application. This should also apply to additional projects with escrow accounts by the same applicant whose accounts are in arrears.
4. In the R-6 Zone, Paragraph D(2) that permits principal uses from the C-1 zone as Conditional Uses should be deleted.

5. In the C-1 and C-3 Zones, the use "gasoline service stations and automobile repair shops" should be amended to read "automotive service stations and automotive repair services and garages" to be consistent with the Conditional Use section of the ordinance.
6. The Zoning Map should indicate the underlying zoning of the WFD/AH district for those lots that were not utilized for the Rivers Edge development and that do not meet the 20-acre minimum that is required for the WFD district.
7. Governmental buildings and facilities must be added to the list of permitted uses in the I-2 District.
8. "Sexually-oriented businesses" should be removed from the list of specifically prohibited uses in Section 110-8, as they are permitted as a Conditional Use in the I-2 Zone.
9. The issue of use and building abandonment in Section 110-9 should be clarified per applicable case law.
10. "Automobile dealerships for new and/or used vehicles" as listed in the C-3 and I Zones as a permitted use should be amended to read "Automobile and truck leasing facilities" so that it is consistent with the Conditional Use section of the ordinance.
11. The Conditional Use standards for "Churches and other places of worship" indicate that they apply to only those located in the R-4, C-2 and C-3 districts per Section 110-10.I, however such uses are permitted as Conditional Uses in the R-1, R-1-30, R-2 and R-3 as well.
12. The parking standards for residential uses should be deleted from Section 110-14 as they are superseded by the Residential Site Improvement Standards. Additionally, parking could be waived for commercial uses on lots of 20,000 square feet or less in area.
13. All references to "day-care center" should be amended to read "child-care center" in order to be consistent with the Definitions section of the ordinance and with the Municipal Land Use Law.
14. The ordinance should be amended to require masonry trash enclosures at least 6' in height finished to match the principal building(s).
15. The parking standard for "mortuary and funeral home" in Section 110-14 (10 spaces per viewing room and chapel) conflicts with the Conditional Use standard of 1 space per 60 square feet of floor space devoted to patron use. It is recommended that the Conditional Use standard be amended to read, "Off-street parking. One parking space per 60 square feet of floor space devoted to patron use or 10 spaces per viewing room or chapel, whichever is less," and that the standard in Section 100-14 be similarly worded.

SUMMARY OF RECOMMENDATIONS

The following recommendations are a summary of those presented throughout this Element:

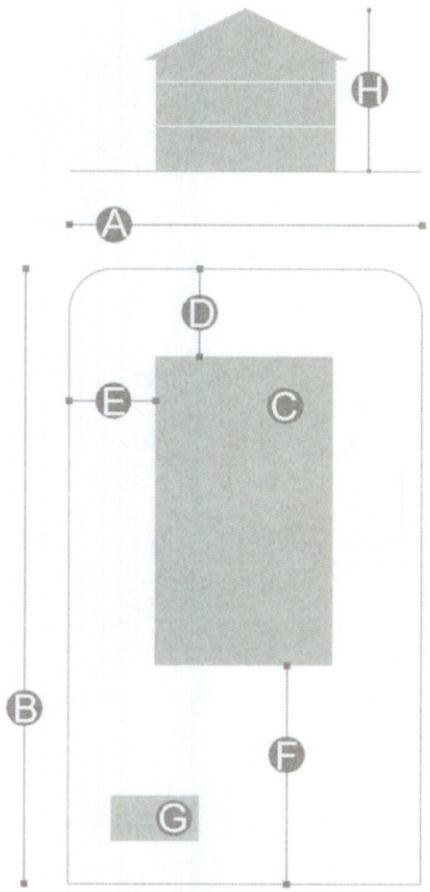
1. The recommendations from the Route 130/River Route Strategic Plan should continue to be implemented with oversight from the County Department of Economic Development and Regional Planning.
2. The Township should consider adding commercial recreation uses to the list of uses permitted on the Distributec site.

3. The two former industrial sites located in Block 1405 and 1411 should be rehabilitated as studio or loft living or live/work for artisans, artists, and craftspersons and other creative classes.
4. Parking standards in the Burlington Avenue Corridor should be modified to be 1 space for every 300 square feet of gross floor area for Commercial space and 1 space for every 250 square feet of gross floor area for Office space. The additional recommendations re: the Burlington Avenue Corridor should be implemented.
5. Hawk Island's location along the Delaware River and Rancocas Creek is ideally situated for excellent migratory bird watching and marina uses. The continuation of the Rancocas Creek Greenway into this location will create an even more desirable open space for visitors within the county and outside the county to support commercial uses in the downtown, perhaps a bed and breakfast, and entertainment uses elsewhere in the community.
6. To better understand commercial potential, vehicular usage of Coopertown Road/Creek Road should be examined and a market analysis prepared.
7. Design standards should be created for both residential and non-residential uses to preserve the character of the existing residential neighborhoods and to ensure attractive design in non-residential areas.
8. A scenic corridor overlay ordinance should be implemented to preserve important viewsheds in the Township.
9. The enhancement of the Township's gateways should be continued.
10. Strategies to achieve the objectives set forth by the Rancocas Creek Watershed Management Plan should be implemented.
11. The stormwater management strategies set forth by the Township's Municipal Stormwater Management Plan should continue to be implemented.
12. The Township ordinances should be amended to require a zero percent light intrusion on all adjoining residential properties, and a minimal intrusion on all neighboring commercial sites, should be required. The Township should consider adopting cutoff or, "shoe box," design luminaries as a standard.
13. Both quantity and length of stay of excavated soil piles on a site should be limited by requirement. Stockpiling of loose products such as soil, landscape material, or other similar bulk materials should also be limited by requirement.
14. The Township ordinances should be amended to require up-to-date payment of all application and escrow fees, including tolling fees, prior to holding a hearing on the matter or continuing hearings.
15. A Marina and Marine-Related Facilities overlay ordinance should be created.
16. Grant funding should be sought for the preparation of a Green Building and Environmental Sustainability Plan Element of the Master Plan.
17. Zoning for the affordable housing sites in the 2008 Housing Element and Fair Share Plan per COAH or Court approval should be implemented.
18. The transport of recyclable materials, recycling or waste transfer facilities from the I-2 Zone should be prohibited.

APPENDIX A

R-3 Building Envelop Evaluation

R3 BUILDING ENVELOPE EVALUATION

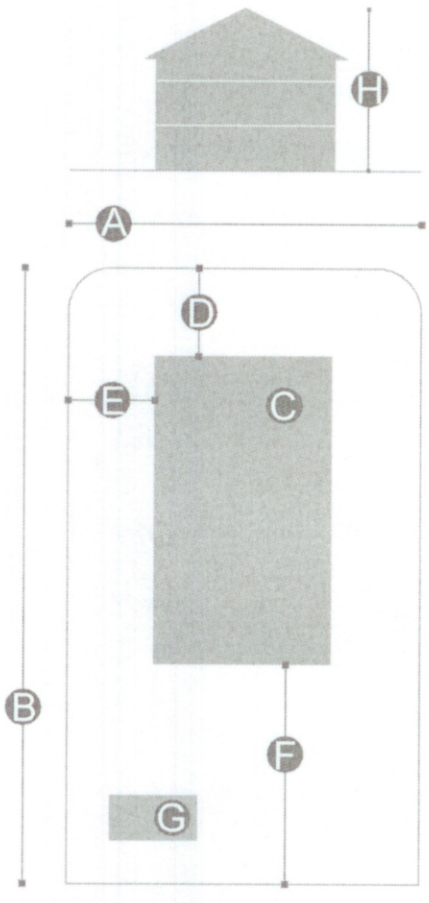


R3	
A	70'-100'
B	125'-150'
C	9,000-13,000 SF
D	25'-35'
E	5'-40'
F	45'-75'
G	10-500 SF
H	2.5 stories

SAMPLE DATA

Zone	Block	Lot	Width (ft)	Depth (ft)	Setback (ft)	Side Yard 1 (ft)	Side Yard 2 (ft)	Side Yard Total (ft)	Rear Yard (ft)
R3	700	2	73	146.42	24.52	9.77	7.22	16.99	49
	808	2	96	135	34.96	29.91	26.58	56.49	44
	811	1	84.93	108.66	34.5	20.2	18	38.2	46
	1806	1	75.69	130.47	26	26	35	61	72

R3 BUILDING ENVELOPE STANDARD



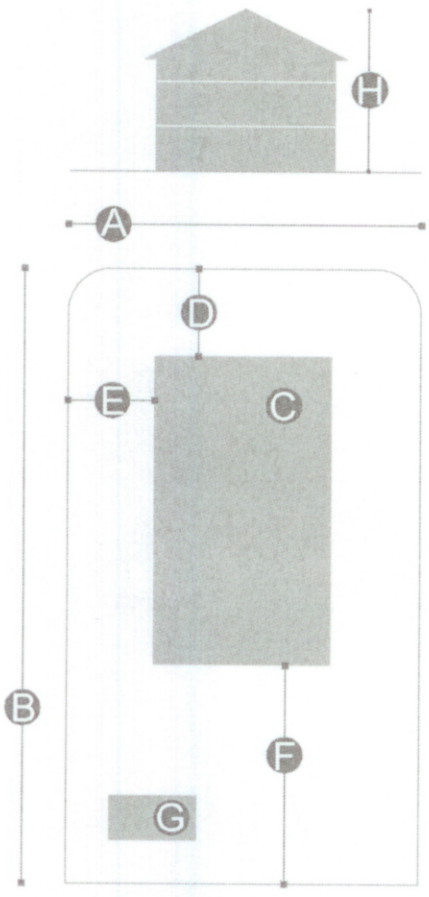
R3	
A	80’
B	120’
C	10,000 SF
D	25’/20’*
E	20’#/40’@
F	30’
G	700 SF
H	2.5 stories

*if on a corner
#can be 0’ if attached to one other structure
@can be 0’ if attached to two structures or 20’ if attached to one other structure

APPENDIX B

R-4 Building Envelop Evaluation

R4 BUILDING ENVELOPE EVALUATION

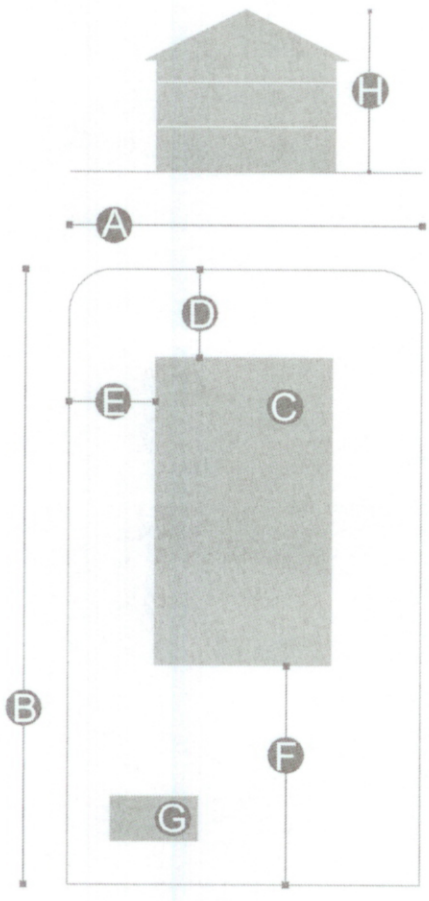


R4	
A	50'-85'
B	120'-150'
C	7,500-12,000 SF
D	15'-35'
E	7'-30'
F	19'-50'
G	50-400 SF
H	2.5 stories

SAMPLE DATA

Zone	Block	Lot	Width (ft)	Depth (ft)	Setback (ft)	Side Yard 1 (ft)	Side Yard 2 (ft)	Side Yard Total (ft)	Rear Yard (ft)
R4	806	3	80	121	32.3	17	30	47	66
	906	3	50	150	15.2	7	14.1	21.1	50
	909	13	75	150	35.8	7	12.06	19.06	125
	1104	7	65	150	24.6	9.6	26	35.6	84
	1209	4	85	126	25	20.5	22	42.5	75

R4 BUILDING ENVELOPE STANDARD



R4	
A	55’
B	120’
C	7,500 SF
D	25’/20’*
E	20’#/40’@
F	30’
G	500 SF
H	2.5 stories

*if on a corner
#can be 0’ if attached to one other structure
@can be 0’ if attached to two structures or 20’ if attached to one other structure

APPENDIX C

Correspondence RE: UCC Building Codes

Cheryl Bergailo

From: Lago, John [jlago@DCA.state.nj.us]
Sent: Thursday, May 10, 2007 1:05 PM
To: Pierson Jr., Charles; csarlo@delancotownship.com; Cheryl Bergailo
Subject: RE: building permit data

Charlie et al,

I want to re-emphasize a point you made in an earlier e-mail. While we will fix errors a town makes, if we still have access to the records, we DO NOT republish historical tables. There are limits to the extent the DCA can change records. Once annual numbers are published and written about, they stay as they are. We won't change annual tables and republish historical figures. Ms. Bergailo needs to make the case to COAH about misclassifications or re-interpretations of 2004 and 2005 data. I also want to emphasize our access to individual building permits is limited. Because these records take up so much space on our computer, we must archive them periodically. There is a limit to how far back we can reach to change old records. We won't always have access to a town's old permits. I realize that the COAH process forces towns to use historical data and look backwards, and we will do this when we can, but we won't change the historical tables, nor should we.

We now are in the process of finalizing the 2006 annual numbers. Now is the time for corrections to the 2006 annual figures. It also is a good time to look at the building permits from 2006, because these will be the COs of tomorrow. Conscientious construction offices and planners should look at building permits, which we post monthly. Now is the time to fix errors so they don't end up in the annual reports. If you see 25,000 sf from a permit issued in 2006, you can expect to see a CO for the same amount in the future. If you realize that this permit was incorrectly entered as an addition, when it really was an alteration and no new space was added, you have time to catch this error before the CO is issued and ends up in the annual table. If you miss your chance to correct data and it is published in the annual series, you still have the opportunity to set the record straight, but you must make this case to COAH. We won't change the annual number, one or two years after we've published it and written about it.

Thanks,

John Lago

From: Pierson Jr., Charles
Sent: Thursday, May 10, 2007 10:12 AM
To: Lago, John
Subject: FW: building permit data

This too...

Charlie

From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Wednesday, May 09, 2007 4:06 PM
To: Pierson Jr., Charles
Cc: 'Cheryl Bergailo'
Subject: FW: building permit data

From: Cheryl Bergailo [mailto:cbergailo@tdgplanning.com]
Sent: Wednesday, May 09, 2007 4:07 PM
To: csarlo@delancotownship.com
Subject: RE: building permit data

Could you also let DCA know that the 25,702 SF reported for the Board of Education (Permit No. 2005-181) is in renovations, not new square feet and that this should be reflected in their records? Please copy me on correspondence.

Thanks.

Cheryl Bergailo, AICP & PP, Senior Planner

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Suite 220
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-----Original Message-----
From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Wednesday, May 09, 2007 2:59 PM
To: 'Cheryl Bergailo'
Subject: RE: building permit data

Delanco Federal Savings Bank reported 2,532 SF. The 25,702 is related to renovations.

Hope this helps.
Carla

From: Cheryl Bergailo [mailto:cbergailo@tdgplanning.com]
Sent: Wednesday, May 09, 2007 2:53 PM
To: csarlo@delancotownship.com
Subject: RE: building permit data

Hi Carla—
Which one of these applications would have reported 2,532 SF of office? That figure is showing up in the State's records. Also, was the 25,702 SF related to the school an addition or a renovation? This is showing up as new square footage in the State records. Thanks!

2004

708 Burlington Ave. (Café)	Europa Café	1105/6	Issued 2/17/04	Permit No. 2003-075
7 Enterprise Dr. (Factory)	NVR Coded for: 133,500 SF (Warehouse)	1900/6&7	Issued 6/29/04	Permit No. 2003-060

2005

1000 Coopertown Rd. A.E. Price 1900/8 Issued 7/15/05 Permit No. 2004-024 (Factory) Coded for: 265,325 SF (Office, corrected to Warehouse)
2407 Burlington Ave. Willow Acres 1802/6&6.04 Issued 9/6/05 Permit No. 2004-321 (Contractor Ofc./Shops) Coded for: 6,600 SF (Office)
411 Walnut St. Delanco BOE 1514/1 Issued 10/18/05 Permit No. 2005-181 (Renovations) Coded for: 25,702 SF (School)

2006
1009 Coopertown Rd. GPG, Inc. 2000/11 Issued 1/31/06 Permit No.2005-141 (Strge Bldg to Sales Ofc)
615 Burlington Ave. Delanco Fed. Savings Bank 1513/1,4,5,7 Issued 3/14/06 Permit No. 2004-317 (Add. & Renovations)
1009 Coopertown Rd. Lowther's 2000/11 Issued 8/22/06 Permit No. 2004-179 (Storage Bldg.)
700 Creek Rd. Jevic 2000/13B Issued 11/29/06 Permit No. 2004-187 (Mezzanine Expansion)

From: Cheryl Bergailo [mailto:cbergailo@tdgplanning.com]
Sent: Friday, April 20, 2007 2:57 PM
To: csarlo@delancotownship.com
Subject: RE: building permit data

Hi Carla—
Something's still not quite adding up with the permits. Would it be possible to get a list, preferably by block and lot number, of all the non-residential COs issued in town since January 1, 2004? I know some systems can do this, let me know whether Delanco's can generate a print out or not? If it's easier, you can print out all COs issued, including residential.

Let me know,
Thanks,

Cheryl Bergailo, AICP & PP, Senior Planner

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-----Original Message-----
From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Thursday, April 19, 2007 8:39 AM
To: 'Cheryl Bergailo'
Subject: RE: building permit data

Good Morning Cheryl,

In answer to your questions; below is what I found for you:

1. NVR was coded as F-1 (Factory) and A.E. Price was coded as S-1/B (Warehouse/Business). I was asked to contact DCA and have them both changed to S-1 (Warehouse.) That was done towards the end of March, 2007.

2. The sq. footage for NVR is 133,500. The square footage for A.E. Price is 265,325.

3. The permit numbers and CO number is the same number. The CO for NVR was issued 6/29/04. The CO for A.E. Price was issued 7-14-05.

4. The correspondence in changing the Use Group was done thru e-mail. I normally do not talk to anyone at the State/DCA unless I need a change in something already entered into system that I am unable to change.

Hope this answered your questions. If anything is needed, please mail me back.
Thank you.

From: Cheryl Bergailo [mailto:cbergailo@tdgplanning.com]
Sent: Wednesday, April 18, 2007 4:34 PM
To: csarlo@delancotownship.com
Subject: building permit data

Hi Carla—
Our firm is working on the Township's Master Plan, etc. I have been following the CO issue with respect to the two properties:

A.E. Price, Permit No. 2004-024, Block 1900, Lot 8
NVR Building Products, Permit No. 2003-060, Block 1900, Lot(s) 6&7

Could you please clarify that:

1. These were both coded as office and you requested they be re-coded to S-1 Use Group (Warehouse).
2. What were the square footages reported for each of these uses?
3. Are the permit numbers indicated for building permits or CO's (or is this the same number?) What year were the CO's issued for these projects?
4. Did the State send you any correspondence, or was this all done through email?

Thanks!

Cheryl Bergailo, AICP & PP, Senior Planner

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Cheryl Bergailo

From: Carla Sarlo [csarlo@delancotownship.com]
Sent: Tuesday, March 27, 2007 2:31 PM
To: 'Cheryl Bergailo'
Subject: RE: delanco UCC

I didn't have anything changed except the Use Groups, they were entered incorrectly. Janice, the Township Clerk, asked me to have DCA change them to S-1 (Warehouse) Use Group. I didn't have DCA change anything regarding the SF. The buildings were NVR Building Products and A.E. Price. Hope this helps.
Carla

From: Cheryl Bergailo [mailto:cbergailo@tdgplanning.com]
Sent: Tuesday, March 27, 2007 2:53 PM
To: csarlo@delancotownship.com
Subject: delanco UCC

Hi Carla—
I understand that you were working on getting the SF and codes changed for several CO's issued. Could you please summarize what categories were changed and by what square footage and what projects these were for in particular? Thanks,

Cheryl Bergailo, AICP & PP, Senior Planner

TAYLOR DESIGN GROUP

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Cheryl Bergailo

From: Michelle Taylor [michelle@tdgplanning.com]
Sent: Wednesday, April 04, 2007 11:52 AM
To: 'Cheryl Bergailo'
Subject: FW: Change of Use Group

Cheryl,
The first email is the primary point of contact with the state.

Michelle

From: Janice Lohr [mailto:jlohr@delancotownship.com]
Sent: Tuesday, March 27, 2007 1:49 PM
To: Roseann Lameiras; 'Michelle Taylor'
Subject: FW: Change of Use Group

FYI – Kevin's response.

Janice Lohr
Municipal Clerk
Delanco Township Municipal Office
856-461-0561 ext. 224
jlohr@delancotownship.com

From: Kevin Sheehan [mailto:ksheehan@parkermccay.com]
Sent: Tuesday, March 27, 2007 1:46 PM
To: Janice Lohr
Subject: RE: Change of Use Group

Janice. I will look into it. I will send something to the Court's Master and COAH to make sure there is a record of this information. We should also keep a copy of this e-mail.

Kevin.

From: Janice Lohr [mailto:jlohr@delancotownship.com]
Sent: Tuesday, March 27, 2007 2:40 PM
To: Kevin Sheehan
Cc: Roseann Lameiras; 'Michelle Taylor'
Subject: FW: Change of Use Group

Hi Kevin,
It has come to the township's attention that two major warehouse industrial construction projects (NVR & Price) in Delanco were incorrectly coded with the DCA as entirely new office space when the CO's were issued. These incorrect user groups were published in the DCA's reports and are being used to calculate Round III COAH obligations. Obviously, the incorrect office space user groups for these two buildings are grossly inflating our obligation. We have corrected our records and the DCA has also corrected its database to reflect the correct User groups (S-1) for warehouse. Unfortunately, DCA is not going to republish the correct data (see below email from Charlie Pierson, DCA) and we therefore believe that the COAH reviewers may not be aware of the new, corrected data. Would it be prudent for you to contact COAH on behalf of the township to insure that the S-1 user group classification is used for calculating NVR and Price Round III COAH obligations?
Thank you for your assistance.

Janice

Janice Lohr
Municipal Clerk
Delanco Township Municipal Office
856-461-0561 ext. 224
jlohr@delancotownship.com

From: Janice Lohr [mailto:jlohr@delancotownship.com]
Sent: Tuesday, March 27, 2007 1:13 PM
To: 'Michelle Taylor'
Cc: Roseann Lameiras (rlameiras@delancotownship.com)
Subject: RE: Change of Use Groups

Michelle,
According to Charlie Pierson at the DCA (see below email to Carla), the corrections have been made to the DCA database, but the corrected info will not be republished. If the COAH reviewers are relying on the published reports, they will most likely not see or be aware of these corrections. We may need to make contact with the appropriate COAH officials to insure that they are aware of these corrections/changes to the User Groups for NVR and Price..
Janice

Janice Lohr
Municipal Clerk
Delanco Township Municipal Office
856-461-0561 ext. 224
jlohr@delancotownship.com

From: Michelle Taylor [mailto:michelle@tdgplanning.com]
Sent: Tuesday, March 27, 2007 1:47 PM
To: 'Janice Lohr'; 'Roseann Lameiras'
Cc: 'Cheryl Bergailo'; 'April Geruso'
Subject: RE: Change of Use Group

Janice,

Has DCA sent a correspondence confirming the changes to you? It would be nice if they would, because I'm not convinced that the COAH reviewers would see the changes unless the data was changed on the state pages. We'd like to make sure that the figures are accepted and then go ahead and use them in the Master Plan. Any paper trail you have or records that you have of all the changes would be helpful in our efforts to help the JLUB plan for the future.

Michelle

From: Janice Lohr [mailto:jlohr@delancotownship.com]
Sent: Tuesday, March 27, 2007 11:57 AM
To: 'Roseann Lameiras'; 'Michelle Taylor'
Subject: FW: Change of Use Group

Per Carla's emails to DCA, the use groups for NVR and Price have been changed in DCA's database, but the new user groups will not be republished. I hope that our COAH calculations may now be based on the corrected user groups even though the published reports will continue to show office space.
Janice

Janice Lohr
Municipal Clerk
Delanco Township Municipal Office
856-461-0561 ext. 224
jlohr@delancotownship.com

From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Tuesday, March 27, 2007 11:44 AM
To: jlohr@delancotownship.com
Subject: FW: Change of Use Group

From: Pierson Jr., Charles [mailto:charles.pierson@DCA.state.nj.us]
Sent: Tuesday, March 27, 2007 9:10 AM
To: csarlo@delancotownship.com
Subject: RE: Change of Use Group

Carla-

I just talked to Richard Byrne and John Lago. Your corrections have been made. We aren't going to republish our reports seeing as how these are from 2003 and 2004 but they have been corrected in our database as per your request.

If you have any further questions, please call or email me.

Thank you,

Charles Pierson Jr.
UCCARS / PermitsNJ Product Support
State of New Jersey
Department of Community Affairs
Division of Codes and Standards
PO Box 802
Trenton, New Jersey 08625-0802
(609) 292-7899

From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Tuesday, March 27, 2007 9:02 AM
To: Pierson Jr., Charles
Subject: RE: Change of Use Group

Thank you very much.

From: Pierson Jr., Charles [mailto:charles.pierson@DCA.state.nj.us]
Sent: Tuesday, March 27, 2007 8:54 AM
To: csarlo@delancotownship.com
Subject: RE: Change of Use Group

Carla-

I will talk to Richard as soon as he comes in and let you know.

Thank you,

Charles Pierson Jr.
UCCARS / PermitsNJ Product Support
State of New Jersey
Department of Community Affairs
Division of Codes and Standards
PO Box 802
Trenton, New Jersey 08625-0802
(609) 292-7899

From: Carla Sarlo [mailto:csarlo@delancotownship.com]
Sent: Monday, March 26, 2007 4:08 PM
To: Pierson Jr., Charles
Subject: Change of Use Group

Hi Charlie,
On Friday, 3/23/07 I called and spoke with Richard Bern regarding 2 properties (use groups) that were entered into the UCCARS I system incorrectly and I asked that he or he have someone change them to the correct use groups and he advised me that it would be no problem. I gave him the information he needed to do this and I called twice today to just make sure these 2 properties were changed, (the Clerk needs verification) and I haven't heard back from him. I did call to originally speak with you, but, you were not available. Could you please check on these for me? The way they were entered is (or will) affect our COAH fees, and apparently, there is a meeting here next week regarding COAH and we wanted this straightened out before then.

The propeties are: A.E. Price, Permit No. 2004-024, Block 1900, Lot 8 and NVR Building Products, Permit No. 2003-060, Block 1900, Lot(s) 6&7.

Both of these should be entered as S-1 Use Group(Warehouse). Again, could you please change this to reflect this correction and advise me so I can relay the correction was made to the Township Clerk. This may have already been done by Richard, but, I am not sure. So, that is why I am mailing you for your help. I appreciate this and sorry for any inconvenience.

Carla A. Sarlo
Delanco Township

I choose Polesoft Lockspam to fight spam, and you?
http://www.polesoft.com/refer.html

I choose Polesoft Lockspam to fight spam, and you?
http://www.polesoft.com/refer.html

I choose Polesoft Lockspam to fight spam, and you?
http://www.polesoft.com/refer.html

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APPENDIX D

Design Standards Ordinances

DELANCO TOWNSHIP Ordinance No. 2009-

An Ordinance Adding Chapter 57 entitled "Design Guidelines"

Of the Ordinances entitled Part II Land Use Procedures of the Township of Delanco

For the Establishment of Standards in the Definitions and building standards

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community;

WHEREAS, the Joint Land Use Board through the Master Plan process and a Smart Future Grant through the State of New Jersey and the Department of Community Affairs has been assigned to create "Design Guidelines" for the community as part of the Master Plan review process; and

WHEREAS, the Township has reviewed existing Code provisions for the Township of Delanco, with regard to existing conditions. The program evaluated existing building siting and in zoning districts C-1and C-2. The revision of the bulk standards with the addition of performance requirements will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of these neighborhoods. The revisions encourage compatible infill in the existing developed and infill portions of the community.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

Article I

Title, Purpose, & Applicability

§57-1 Title.

This chapter shall be known and cited as "Design Guidelines Ordinance."

§57-2 Purpose

Community stakeholders were surveyed to determine which building forms and places in the community of Delanco were desirable to the community. Based upon the vision sessions, desirable design guidelines were generated which seek to encourage window and door openings, provide surface articulation, determine first floor height in relation to adjacent grade, and create compatible infill and redevelopment that is consistent with the physical forms of architecture defined in the Township's earliest growth periods at the turn of the 19th Century. The design guidelines are planned to enhance neighborhood character, stabilize value, cultivate historic interest, and foster community pride.

§57-3 Applicability

Applications for site plan approval in the C-1, C-2, and L/W districts shall conform to the spirit and intent of this chapter. Any deviations from the standards shall be considered waivers similar to deviations from the Site Plan Ordinance.

Existing and infill single and two lot residential developments located in the R-6, R-4, R-1-30, and R-1 Districts shall consider the Design Guidelines a useful tool for design professionals, homeowners, historians, government, and other interested parties. These guidelines are intended to assist in the appropriate rehabilitation of period structures. This is a recommended approach to additions and alterations to existing structures and compatible development of infill sites.

Article II

Word Usage and Definitions
Word Usage and definitions governing the chapter shall be located in Zoning (Chapter 110) §110-6. DEFINITIONS in §110-6:

Alley – A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

Awning and Canopy - A temporary or portable roof-like covering that projects from the wall of a building for the purpose of shielding openings from the elements. All awnings and canopies shall be opaque and under no circumstances shall an awning or canopy let light through.

Infill - The development of new buildings or structures on scattered vacant sites in a built-up area.

Liner building – A liner building is a specialized building parallel to the street, which is designed to conceal an area such as a parking lot or loading dock. These buildings are often of limited depth, simply detailed and may serve residential uses located at least eighteen (18) inches above grade and commercial uses located at adjacent sidewalk grade.

Primary Street - Provides both land access and movement within residential, commercial and industrial areas. Penetrates and continues through any type of land use.

Rear lane – A private street or easement providing vehicular and service to the rear of individual lots.

Roof line - The juncture of the roof and the perimeter wall of the structure.

Secondary Street - A street where movement is incidental and involves travel to or from a collector or principal street.

Shopfront & Awning commercial structure - A building frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. The building is conventional for retail, office, and residential mixed use. It has substantial window and/or door openings on the first or ground floor and an awning that may overlap the sidewalk to the maximum extent practicable.

Streetscreen - A freestanding wall built along the frontage line, often for the purpose of masking a parking lot from the thoroughfare.

Chapter 57

DESIGN GUIDELINES

1. Building Location and Orientation
    a. Buildings shall be located in relation to the lot lines according to schedule of area and bulk requirements of the zone district.
    b. Facades shall be built parallel to a rectilinear Principal Front Lot Line.
    c. Setbacks for principal buildings shall be shown according to the schedule of area and bulk requirements of the zone district. In the case of infill, as defined, lot(s) development front setbacks shall match one or the other of the existing adjacent front yard setbacks for the building, porch and stairs for residential uses.
    d. Corner lot buildings and interior lot buildings shall reflect the orientation of entryways to buildings on the principal street and no one building shall deviate from the predominant orientation, except where corner entryways are utilized.
    e. Corner lots, as defined, shall be permitted to reduce the second front yard up to 50% where corner defining elements such as wrap-around porches or corner entryways, and a minimum 25-50% window area are used to enhance the second street façade.
    f. Rear setbacks for outbuildings shall be as shown in the schedule of area and bulk requirements of the zone district.
    g. Commercial building types shall be located not more than 18" above adjacent sidewalk grade and where possible shall be located at adjacent grade. Shopfront and awning shall be as defined and as permitted by the schedule of area and bulk requirements.
    h. Residential buildings shall be located 18" to 60" above the adjacent sidewalk grade where possible.
    i. Buildings shall have their principal pedestrian entrances on a frontage line.
    j. On assembled parcels in excess of 5 acres, a minimum of 25% and a maximum of 66% residential housing floor area shall be provided.
    k. Visitibility standards. There shall be provided one zero-step entrance to each commercial building from an accessible path at the front, side, or rear of each building.
2. Building arrangement
    a. Buildings shall conform to the schedule of area and bulk requirements.
    b. Awnings may encroach the public sidewalk without limit. The lowest fabric and structure of the awning must be a minimum of seven (7) feet above the highest adjacent grade.
    c. Stoops may encroach 100% of the depth of a setback.
    d. Balconies and bay windows may encroach up to 25% of the depth of the setback.
    e. Loading docks and services may be accessed by an alley, rear lane, or secondary street when such public ways are available.
    f. Where rear alleys, lanes, and secondary streets are not always available shared loading docks and services areas are permitted along principal lot frontage or primary streets.

g. Building height shall conform to the schedule of area and bulk requirements.

3. Building Use and Density

   a. Building uses shall conform to the permitted uses described in the District.

      (1) The actual parking provided to meet the required parking for residential uses shall represent the base residential density permitted.

      (2) Commercial buildings with a floor area of less than 2,500 square feet shall not be required to provide off- street parking.

4. Parking Standards

   a. Vehicular Parking shall be required as shown at §110-14 except as outlined in 3 above.

   b. On-street parking available along the frontage that corresponds to each lot shall be counted toward the parking requirement of the building on the lot. Where public rights of way including train rights-of-way are located across from the building frontage, on-street parking available along the frontage that corresponds to each lot shall be counted toward the parking requirement.

   c. Parking shall be accessed by an alley, rear lane, or secondary street when such public ways are available and accessible.

   d. Parking lots shall be shielded from the frontage by a liner building or streetscreen, as defined.

   e. All parking areas, including garages, except for driveways shall be located a minimum of 20 feet behind the front lot line.

   f. The required parking may be provided within one-quarter mile of the site that it serves if the site is located within ½ mile radius of the rail transit system.

   g. Public parking facilities, municipal and private, including the NJTransit rail surface lots may be part of any proposed sharing plan.

   h. A minimum of one bicycle rack shall be provided within the public or private frontage for every ten on-street and off-street vehicular parking spaces.

5. Architectural Standards

   a. Building wall material may be combined on each façade only horizontally, with the heavier below the lighter.

   b. Streetscreens, as defined, should be between 3.5 and 5 feet in height and constructed of a material matching the adjacent building façade. Streetscreens over four (4) feet in height should be 33% transparent. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than 11.25 feet for an automobile and 6.5 to 8 feet for pedestrian access.

   c. To provide a traditional architectural theme the following are required:

      (1) All openings, including porches, galleries, arcades and window, with the exception of storefronts, shall be square or vertical in proportion.

      (2) Pitched roofs, if provided shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12 where 3:12 is preferred for porch roof slopes.

(3) Flat roofs shall be enclosed by parapets a minimum of 42 inches height, or as required to conceal mechanical equipment to the satisfaction of the Approving Authority.

(4) The exterior finish material on all facades shall be encouraged to be brick, wood siding, cementitious fiber siding, or stucco where possible. Original clapboards, fishscale shingles, stucco, narrow aluminum or vinyl, wood shingles, and brick are consistent with the finish materials contained on existing buildings. Vertical siding, artificial stone, wide vinyl or aluminum, and staggered butt shingle are not desirable.

(5) Trim work such as cornerboards, ornamental trim, keystones, lintels and moldings should be restored, repaired, or replicated where possible to highlight the building.

(6) Balconies and porches shall be made of painted wood or metal.

d. The facades on retail frontages shall be detailed as storefronts and glazed with clear glass on the first story shall not be less than 50% and shall not exceed 75% of the of the pedestrian façade(s).

e. Openings above the first story, as defined, shall not exceed 50% of the total building wall area, with each façade being calculated independently.

f. The area of glass shall be calculated by measuring the height from finished grade to the top of the plate and width of the exterior wall of the story, and the amount of glass within that area shall be the area of clear glass.

g. Doors and windows that operate as sliders are prohibited along frontages.

h. Fences, if provided in the front yard setback or first lot layer, as defined, are encouraged to be painted wood or metal. Fences at other layers may be of wood board, vinyl or chain link.

i. Provide safe and easy passage from the public realm into individual buildings. The front doors of all buildings shall be visible from the street. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, lighting, marquees, awnings or canopies.

j. Buildings with rear facades located at Public Parking lots are encouraged to development rear entries and create attractive and embellished rear facades. Signage including suspended, wall, and identification signs are encouraged in these secondary entry locations.

k. Provide interest for the pedestrian at the ground level of buildings by limiting unembellished stone walls. Blank walls in excess of 25% of the façade area or 10 continuous feet of frontage of the property shall not be used at the street level. Blank walls must contain architectural relief such as expressive details and murals. Enclosed display windows not seen from the interior of the building are encouraged to be used for pedestrian interest and display space. Blind, reflective, or blacked windows are not permitted.

l. Provide interest for the pedestrian at the ground level of buildings through detailing at close view. All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns, and balconies.

m. Awnings and canopies may extend a maximum of six (6) feet from the exterior wall of the building. Under no circumstance may any temporary sign, banner, or flag be attached to the bottom of any awning or canopy below a height of 7 feet from grade level of the pedestrian area.

n. All sufficient room for pedestrian passage and additional use of sidewalk such as café tables. Width of the sidewalks shall be maximized within the available right of way. A minimum of 48" of the sidewalk must be clear of any obstruction for the entire length of the property sidewalk.

o. Create shaded sidewalks and vertical landscape throughout the community. Street trees must be provided to the extent that sidewalk and right of way width permits. Selection shall be from the approved list of street trees pursuant to the Site Plan Ordinance §91-8A and shall be consistent with the established landscape palette.

p. The establishment of a continuous street wall, with variety providing in the building width and height. A minimum of one façade element shall align horizontally with adjacent buildings. Façade elements include, but are not limited to, roof tops, cornices, signs, storefront windows, windows above the first floor, and awnings. Awnings are encouraged. There should be a balance between variety and harmony of building facades. Maintain the similarity in building width. New buildings on parcels wider than 40 feet shall incorporate architectural elements which reflect the width of adjacent buildings. Successful methods for achieving this include, but are not limited to, window pattern, detail placement roof lines, and building styles.

q. Corner buildings shall relate to the activities of the intersection and encourage activity through their design. Appropriate design of the corner shall include one of the following successful patterns:

    (1) Opening the space at ground level for people to walk around the corner with the building mass above redefining the corner.

    (2) A recessed entry at the corner such as the familiar angled wall with the entry door.

    (3) A corner window with an important view into the building.

r. Create pedestrian interest by using materials that relate to the traditional context of the community. Building facades shall incorporate patterned and textured elements that add visual interest to the surface. These elements should be based on materials and patterns that relate to the traditions of community buildings.

s. Provide a safe and appealing nighttime environment for the business area. The design for the proposed façade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

t. Provide sufficient lighting for safe pedestrian passage in the business area. Adequate lighting must be provided for safety and visibility at night. Project plans must include illumination levels and color rendition of exterior building lighting adjacent to sidewalks.

u. Maintain the existing fabric of historic building facades. Buildings shall incorporate elements of the original façade into the renovation scheme:

v. Do not cover existing original façade details by covering them with panels, signs, or painting them out.

w. Do not alter the shape of existing original openings. If a window must be blocked, maintain its original shape.

x. Restore, where possible, the original façade by removing later additions or materials.

y. Air conditioning units should not be exposed to the principal street face where possible. When alternative locations are not available air conditioning units shall be placed within the framed storefront area. For example a location over a door is acceptable; however, units may not extend 5" beyond the front building face.

DELANCO TOWNSHIP Ordinance No. 2009-

An Ordinance Amending and Supplementing 110 Governing Zoning in various named Sections

Of the Ordinances entitled Part II Land Use Procedures of the Township of Delanco

For the Establishment of Standards in the Definitions, amendments to the use, bulk and building standards in the C-1 Zone District and C-2 Zone District, L/W Zone District and Signs

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community;

WHEREAS, the Joint Land Use Board through the Master Plan process and a Smart Future Grant through the State of New Jersey and the Department of Community Affairs has been assigned to create "Design Guidelines" for the community as part of the Master Plan review process; and

WHEREAS, the Township has reviewed existing Code provisions for the Township of Delanco, with regard to existing conditions. The program evaluated existing residential building siting and in zoning districts C-1and C-2. The revision of the bulk standards with the addition of performance requirements will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of these neighborhoods. The revisions encourage compatible infill in the existing developed and infill portions of the community.

WHEREAS, the Planning Board desires to provide enhanced guidelines for the regulation of signs that consider the unique character of Delanco. The goals of this ordinance are as follows:

1. Provide signs in outdoor public places where public health, safety, and welfare are potential concerns.
2. Allow drivers and pedestrians the ability to utilize signs to safely negotiate passage and inform.
3. Protect neighbors from nuisances such as glare from poorly placed, applied, or unshielded light sources upon signs.
4. Promote visual aesthetic through efficient sign support.
5. Enhance economic development providing store owners with multiple types of sign advertising applications.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

DEFINITIONS in §110-6:

Amend the definition of "Awning" remove and replace,

Awning and Canopy - A temporary or portable roof-like covering that projects from the wall of a building for the purpose of shielding openings from the elements. All awnings and canopies shall be opaque and under no circumstances shall an awning or canopy let light through.

Beacon lights. - Any light with one or more beams, capable of being directed in any direction or directions or capable of being revolved automatically.
Strike Single family or one-family attached dwelling and add the following definitions:

Dwelling, Attached: An attached dwelling with ground floor outside access, attached to two or more one-family dwellings by common vertical walls without openings.

Dwelling, Mid-Rise: A building containing from three to seven stories

Dwelling, Multi-Family: Multi-family dwellings are buildings containing three (3) or more dwelling units including units that are located one over another.

Dwelling, Single Family Semidetached: Single family semi-detached dwellings are one-family dwellings attached to one other one-family dwelling by a common vertical wall, with each dwelling unit located on a separate lot

Dwelling, Two Family: Two family dwelling is one building on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell interior to the units.

Infill - The development of new buildings or structures on scattered vacant sites in a built-up area.

Roof line - The juncture of the roof and the perimeter wall of the structure.

Shopfront & Awning commercial structure - A building frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. The building is conventional for retail, office, and residential mixed use. It has substantial window and/or door openings on the first or ground floor and an awning that may overlap the sidewalk to the maximum extent practicable.

Sign – Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

Amend the definition of “Sign Area” remove and replace,

Sign Area - The area of a sign which is computed by multiplying the greatest width of the sign face by the greatest height of the sign face. The sign area shall include the sign face and any framing, trim or molding, but shall not include the supporting structure. See Signable Facade Area.

Sign, “A” frame, (or Sandwich Sign). A portable sign capable of standing without support or attachment, which when viewed perpendicular to the message, resembles the shape of the letter “A”.

Sign, Awning - A sign that is integral, painted, or attached to an awning that is otherwise permitted by this chapter.

Sign, Banner or Pennant - Any sign intended to be hung either with or without frames, possessing characters, letters, illustrations, or ornamentation applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any holiday, season, affiliation, or institution shall not be considered pennant signs or banners for the purpose of this chapter.

Sign, Bench - A sign painted on, located on or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public place or roadway.

Sign, Billboard (see Sign, Off-premise) – A sign which contains a commercial message and which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at allocation other than the premises on which the sign is located.

Sign, Bus Shelter - A sign which contains a commercial message and which directs attention to a business, commodity, service or entertainment conducted, sold, or offered at a location other than the bus stop or bus shelter on which the sign is located.

Sign, Canopy - A sign that is integral, mounted, painted, or attached to a canopy that is otherwise permitted by this chapter.

Sign, Changeable Copy - A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign. The only portions of the sign exempted from the prohibition on flashing are the areas or portion that display time and temperature.

Sign, Community Information - A sign which contains messages of civic groups, churches or places of worship, and local special events which directs attention to a church or place of worship, facility, event, club, or organization.

Sign, Construction - A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals, or firms having a role or interest with respect to the structure or project.

Amend the definition of “Sign, Directional” remove and replace,

Sign, Directional and Informational - Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as “one-way”, "entrance”, and “exit”. Window signs such as those that indicate hours of operation, credit card acceptance, and business affiliations are considered as informational signs. No sign with a commercial message legible from a position on the street shall be considered directional or informational.

Sign, Directory. Signs listing the tenants or occupants of a building or group of buildings. The respective professions or business activities may also be included as part of the sign.

Sign, Façade - See Sign, Wall

Sign, Holiday Decoration - Temporary signs, in the nature of decorations, clearly incidental to and customarily and commonly associated with any national, local, or religious holiday or observance.

Sign, Identification - A sign giving the nature, logo, trademark or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development, or establishment on the premises where it is located.

Sign, Freestanding. Any immovable sign not affixed to a building.

Sign, Home Occupation. A sign containing only the name and occupation of a permitted home occupation.

Sign, Illuminated. A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

Sign, Inflatable - Any display or object capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.

Sign, Marquee - A sign that is mounted, or painted on, or attached to a marquee that is otherwise permitted by this chapter.

Sign, Memorial or Nameplate- Memorial signs or tablets, names of building and date of erection when cut into any masonry surface, integral to the construction of a building, or when constructed of bronze or other incombustible material mounted on the face of a building, bench or other structure.

Sign, Mobile – A sign affixed to a frame that does not have any interior volume for storage or transportation that is mounted to a registered or unregistered trailer or wheeled device.

Sign, Neighborhood Identification - Signs which identify any type of housing development, by name. No advertising for real estate agents, developers, contractors, builders, architects or tradesmen is permitted on Neighborhood Identification Signs.

Sign, Nonconforming - Any sign that does not conform to the regulations of this chapter.

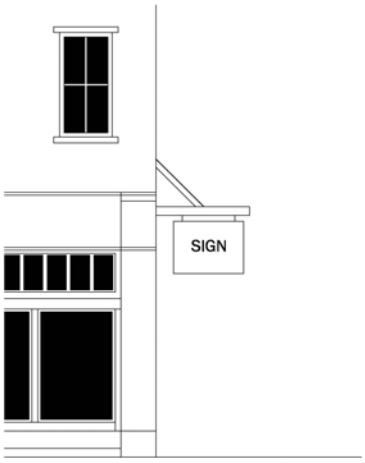
Sign, Off-Premise - See Sign, Billboard.

Sign, Personal Opinion - A temporary sign intended to advance a political statement, opinion, or cause.

Sign, Political –A temporary sign that announces or supports political candidates or issues in connection with any national, state, county, or municipal election or referendum.

Sign, Portable - A sign that is not permanent, affixed to a building, structure or the ground such as an “A” frame, sandwich, or swinger sign.

Sign, Projecting - A sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building.



PROJECTING SIGN
(NOT TO SCALE)

Sign, Public Utility – A sign announcing or warning about a public utility installation of any kind.

Sign, Real Estate. A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

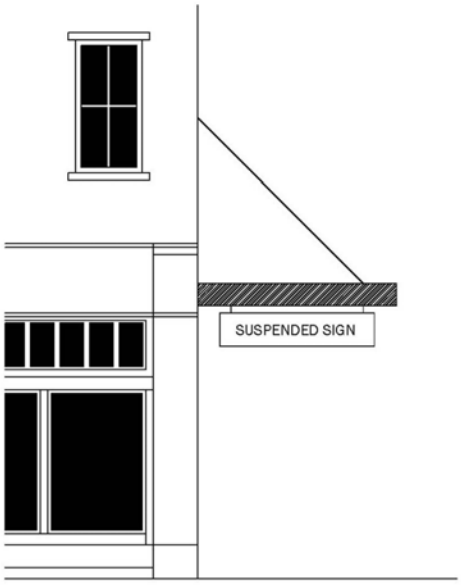
Sign, Residential - A sign located in a district zoned for residential purposes that does not contain any commercial message except for goods or services legally offered on the premises on which the sign is located. See Sign, Home Occupation.

Sign, Roof - A sign mounted on or above the roof of a building. A sign that projects above the top walk or edge of a building with a flat roof, above the eave line of a building with a gambrel, gable, mansard or hip roof.

Sign, Special Event - Any sign sponsored by the Federal, State, County or Local Government and any sign sponsored by an agency, non-profit group, public fundraising event required to notify the organizers, participants or general public of an event, parade route or other route such as a run or walk for charity or other semi-public or public purpose.

Sign, Street Banner - Any banner sign stretched across and hung over a public right-of-way.

Sign, Suspended - A sign hanging down from a marquee, awning, canopy, porch, or roof overhang that would otherwise exist without the sign.



SUSPENDED SIGN

(NOT TO SCALE)

Sign, Swinger - A portable sign capable of standing without support or attachment, which when viewed perpendicular to the message, resembles the shape of the letter "T", inverted. In no case shall swinger signs be permitted to actually swing.

Sign, Temporary - A sign constructed of paper, cloth, canvas, plastic, plywood, or other lightweight material intended to be displayed for a short period of time, normally less than thirty (30) days.

Sign, Time and Temperature - A whole sign or portion of a sign indicating the current time and/or temperature.

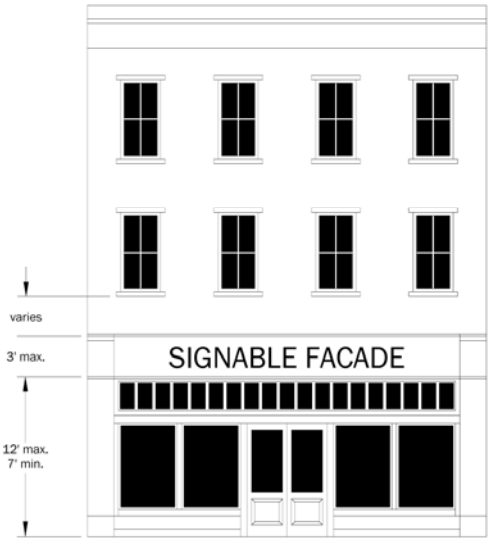
Sign, Vegetative - A sign affixed to ground plane or vegetation to identify the vegetation and/or commemorate a person or event.

Sign, Vehicle - A sign affixed or painted on a vehicle or trailer and parked at a specific location for a period of four (4) or more days so that its primary purpose is as a commercial message.

Sign, Wall - A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than six (6) inches from such building, or structure.

Sign, Window - A sign that is applied to or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.

Signable Facade Area - The rectangular, continuous area on the wall of a building, which extends from the top line of windows and doors on the first floor, and the bottom line of the second floor windows, roof, or cornice above, in an area that is uninterrupted by windows, architectural details, or openings.



SIGNABLE FACADE AREA
(NOT TO SCALE)

Streetscreen - A freestanding wall built along the frontage line, often for the purpose of masking a parking lot from the thoroughfare.

Trailer – A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, carrying of materials, goods, or objects, or as a temporary office.

Vehicle, Motor – A self-propelled device licensed as a motor vehicle and used for transportation of people or goods over roads.

Amend §110-35. C-1 Neighborhood Commercial District.
In addition to the list of permitted uses in the C-1 zoning district the following uses shall be listed as permitted:

16. Single family residential dwellings subject to the schedule of Area and bulk requirements for the L/W District.

17. Two family residential dwellings subject to the schedule of Area and bulk requirements for the L/W District.

Amend the schedule of bulk requirements §110:A1:
Note 1 shall read, For corner lots one side shall be considered the front yard and shall meet the greater setback and the other side facing a second street may be reduced by 40%.

Amend the schedule of bulk requirements §110:A1:

Zoning District C-1

1. Lot Area (square feet) – 5,000
2. Width (feet) – 50
3. Depth (feet) – 100
4. Front yard residential (feet) – 4 (Note 5)
5. Front yard commercial (feet) – 2
6. One side yard (feet) – 10
7. Two side yards (feet) – 20
8. Rear yard (feet) – 20
9. Accessory Building & Structures
   Side 4
   Rear 4
10. Maximum Building Height
    Principle (feet/stories) 35/ 2 ½
    Accessory (feet/stories) 15/ 1
11. Max Lot Cover (%) – 75
12. Max Bldg. Cover (%) – 40

E. Chapter 57 entitled Design Guidelines shall be applied accordingly.

Add §110-35.1 L/W Live/ Work Commercial District
Amend the schedule of bulk requirements §110:A1:
Zoning District L/W

Single Family Detached and Mixed Use Buildings

1. Lot Area (square feet) – 5,000
2. Width (feet) – 50
3. Depth (feet) – 100
4. Front yard residential (feet) – 4 (Note 5)
5. Front yard commercial (feet) – 2
6. One side yard (feet) – 10
7. Two side yards (feet) – 20
8. Rear yard (feet) – 20
9. Accessory Building & Structures
   a. Side 4
   b. Rear 4
10. Maximum Building Height
11. Principle (feet/stories) 35/ 2 ½
12. Accessory (feet/stories) 15/ 1
13. Max Lot Cover (%) – 75
14. Max Bldg. Cover (%) – 40

Single Family Attached and Attached Mixed Use Buildings

1. Lot Area (square feet) – 2,750
2. Width (feet) – 25
3. Depth (feet) – 100
4. Front yard residential (feet) – 4 (Note 5)
5. Front yard commercial (feet) – 2
6. One side yard (feet) – 0

7. Two side yards (feet) – 12
8. Rear yard (feet) – 20
9. Accessory Building & Structures
    a. Side 4
    b. Rear 4
10. Maximum Building Height
11. Principle (feet/stories) 35/ 2 ½
12. Accessory (feet/stories)15/ 1
13. Max Lot Cover (%) – 75
14. Max Bldg. Cover (%) – 40

A. Permitted Principal Uses.
   (1) Single-Family detached dwellings.
   (2) Attached single-family dwellings.
   (3) Home office of a sole practitioner architect, engineer, land surveyor, planner, landscape architect, or related professional.
   (4) Home office of a sole practitioner attorney, accountant, insurance broker, real estate broker, or related professional.
   (5) Home studio or facility of a sole practitioner artist, photographer, florist, teacher, musician, or related professional or business.
   (6) Home office of a sole practitioner doctor, dentist, chiropractor, physical therapist, psychologist, psychiatrist, speech therapist, personal trainer, or related medical professional practitioner, or physician.
   (7) Home facility of a sole proprietor hairdresser, yoga studio, barber, beauty parlor, or related professional or businesses, excluding tattoo parlors and body piercing facilities.
   (8) Family day care home.
   (9) Public parks, active and passive recreational facilities.
   (10) Governmental buildings and facilities.
   (11) Home Occupations

B. Permitted Accessory Uses.
   (1) Private garages.
   (2) Utility sheds.
   (3) Private above-ground and below ground swimming pools.
   (4) Private greenhouses.
   (5) Fences and walls.
   (6) Decks and patios.
   (7) Gazebos.
   (8) Fences and walls.

C. Conditional Uses.
   (1) TBD

D. Area and Bulk Regulations
   (1) The area and bulk regulations for this District shall be in accordance with the requirements set forth in the Schedule of Area and Bulk Requirements.
   (2) For structures that convert to mixed use and live/work buildings the minimum required residential living space is 800 square feet or 45% of the building area, whichever is less.

E. Chapter 57 entitled Design Guidelines shall be applied accordingly.

F. Other regulations. All other regulations of this chapter shall be applied accordingly.

Amend §110-36. C-2 Neighborhood Commercial District.
In addition to the list of permitted uses in the C-2 zoning district the following uses shall be listed as permitted:

16. Residential units on any floor above the ground or the first floor at a density of not more than 25 dwelling units per acre.

Amend the schedule of bulk requirements §110:A1:
Zoning District C-2

1. Lot Area (square feet) – 5,000
2. Width (feet) – 50
3. Depth (feet) – 100
4. Front yard residential (feet) – 4
5. Front yard commercial (feet) – 2
6. One side yard (feet) – 10
7. Two side yards (feet) – 15
8. Rear yard (feet) – 20
9. Max Lot Cover (%) – 85
10. Max Bldg. Cover (%) – 45

§110-36 F. shall be inserted and F. moved to G.
F. Chapter 57 entitled Design Guidelines shall be applied accordingly.

§110-35 E. shall be inserted and E. moved to F.

§110-17 Entitled Signs shall be replaced.

B. General Regulations and Signage standards shall be as follows:

1. Purpose. The purpose of this chapter is to promote and protect the public health, safety, and welfare. As such, it will provide a more attractive residential and commercial climate within all areas of the municipality. This code is intended to create a more attractive business climate by further enhancing the streetscape improvement project undertaken by the community. This code seeks to enhance and protect the physical appearance of all areas by reducing the obstructions and hazards to pedestrian and auto traffic caused by indiscriminate placement and use of signs.
2. Approvals Required
   a. Each application for development shall include a sign plan showing a description of the message, trademark, symbol, or insignia, and the specific design, location, size, dimensions, colors, materials, height above ground, construction, and illumination of proposed signs in accordance with the following regulations:
      (1) Any sign hereafter erected in municipality, which is exposed to public view, shall conform to the provisions of this Ordinance and any other ordinance or regulation of municipality, the County, State or Federal government relating to the erection and maintenance of signs. In the event of conflicting regulations, the most restrictive regulation shall prevail.
      (2) All development applications shall submit all signs to be approved by the Board of jurisdiction.

(3) No sign, other than exempt signs, shall be erected without first obtaining a sign permit from the Zoning Office. Permit applications shall be accompanied by a plan, drawn to scale, showing details of the sign, type of illumination, type of materials, colors, its size, and location on the building and/or lot. Permits for window signs and changeable copy signs shall be valid as long as there is no change in the sign area, location, and type of such signs that have been authorized by permit. Fees for sign permits shall be paid in accordance with a fee schedule adopted by the governing body.

(4) No sign other than traffic or similar official signs shall be erected within or project over the right-of-way of any public street, sidewalk, median island, or public promenade, except as hereafter provided.

3. Exemptions. The following signs are permitted in any zone without prior approvals. The following signs must comply with the Design Standards.

a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.

b. One non-illuminated real estate sign less than 4 square feet in area.

c. One (1) non-illuminated construction sign is permitted on any premises for which a zoning or construction permit has been issued, which sign shall be removed within seven (7) days of either the completion of construction, or the issuance of the final construction department certificate of occupancy, or final construction department inspection of the project to which the sign relates, whichever comes first.

(1) Signs for one or two family uses shall not be greater than 4 square feet in area.

(2) For multiple lot, one or two-family developments, the per lot sign area may be aggregated to create one larger sign on one of the subject properties, provided it does not exceed three (3) feet high by four (4) feet wide or twelve (12) square feet. These signs shall be no more than forty-eight (48) inches above the ground, supported by no more than two (2) posts not exceeding four (4) inches by four (4) inches.

(3) Signs on non-residential, mixed-use or multifamily residential premises shall not exceed three (3) feet high by four (4) feet wide or twelve (12) square feet. These signs shall be no more than forty-eight (48) inches above the ground, supported by no more than two (2) posts not exceeding four (4) inches by four (4) inches.

d. Decorations for a recognized state and/or federal designated holiday or casual observance provided that they do not create a traffic or fire hazard; and provided that said signs are removed within fifteen (15) days after the holiday.

e. Official municipal, county, state or federal governmental signs.

f. Public utility signs.

g. Change in the copy of a changeable copy or time and temperature sign, once a permit for the sign has been issued.

h. Political signs shall be permitted throughout the Municipality. Political signs and personal opinion signs shall be permitted prior to any National, State, County, municipal election or referendum and shall be removed within seven (7) days after the event they advertise. Political signs shall not exceed sixteen (16) square feet. In the event that

personal opinion signs do not relate to an election or referendum they shall not exceed sixteen (16) square feet.

i. Personal opinion signs shall be permitted throughout the Municipality.

j. Signs denoting the name and address of the occupants of the premises, which signs shall not exceed two square feet in area.

k. Temporary yard or garage sale signs, such signs may not exceed three (3) square feet and shall not be attached to trees or utility poles. Yard sale signs may not be erected more than three (3) days prior to such sale; and must be removed immediately after the sale. No premise shall be permitted to erect such signs more than two times in any calendar year.

l. Portable signs, including a swinger, "A" frame, or sandwich sign, no larger than five (5) square feet when utilized to advertise daily specials, special events, restaurant menu specials and the like, providing the sign is only displayed when the establishment is open for business. These signs shall be located on the property to which they relate and under no circumstances shall these signs impede pedestrian flow, or be located in a sight triangle.

m. Restaurant menus when displayed in a glass case affixed to the exterior building wall for that purpose, or when displayed on a signboard located in close proximity to the restaurant entrance located on private property. The area of the signboard or display case shall not exceed the menu size by more than thirty (30) percent, and shall not be greater than four (4) square feet.

n. Temporary window signs shall not impede a clear view through the total storefront window area, and shall be promptly removed upon termination of the sale or event, and shall not be displayed for longer than thirty (30) days.

o. Directional and Informational window signs including hours of operation, credit card acceptance, and business affiliations are considered informational signs, and are not included in the twenty-five (25) percent maximum permitted window sign area. No sign with a commercial message legible from a position on the street or cartway shall be considered directional or informational.

p. Commercial vehicles or trailers displaying signage shall not be utilized as signage on a lot. Commercial vehicles or trailers displaying signage shall not be parked on-site in the front yard. In the event that there is parking located only in a front yard setback, the vehicles and/or trailers shall be parked in the spaces furthest from the street.

4. Design Standards.

a. All height limitations shall be measured from the average grade at the curb line to the top or bottom of the sign, as is specified, or its supporting structure.

b. Where any sign, flag, or banner is located over a walkway, sidewalk, pedestrian way, or other public area, the bottom of the sign, flag, or banner shall be at least seven and one half (7½) feet above grade level of the pedestrian area.

c. Visitability standards require that a minimum of forty-eight (48) inches of sidewalk shall be free of signs to allow passage and free flow on the public sidewalk.

d. No existing sign shall be enlarged, rebuilt, structurally altered, or relocated except in accordance with the provisions of this ordinance. Furthermore, the failure to issue a

permit for any sign shall not relieve the owner or lessee of the premises from the duty of safely maintaining any such structures.

e. Signs shall be located outside of sight triangles as defined.

f. Signs shall not be affixed to utility poles or trees.

g. No sign of any type will be permitted to obstruct driving vision, traffic signals, and traffic direction and identification signs.

h. Signs using mechanical devices, electrical devices or both to revolve, flash, talk, play music, or display movement or the illusion of movement are prohibited in all zones. Time and temperature signs are exempt from this provision.

i. Illuminated signs shall be arranged to reflect the light and glare away from adjoining lots and streets to prevent glare or blinding effects upon motor vehicle traffic and so as not to cause a nuisance to residents of the area. All exterior lighted signs shall be shielded or have translucent fixtures to prevent glare. The external light source shall be focused downward.

j. Attached wall signs shall be affixed parallel to wall to which they are attached.

k. Freestanding signs should be located perpendicular to the building face and direction of the vehicular and pedestrian traffic. Freestanding signs should not be parallel to the building face except when located at the terminus of street intersections.

l. All signs shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of defective parts or landscaping, painting, repainting, cleaning, and other acts required for the maintenance of said sign. The owner of any property on which a sign is located and those responsible for the maintenance of the sign shall be equally responsible for the condition of the area in the vicinity of the sign and shall be required to keep this area clean, sanitary, and free from noxious or offensive substances, rubbish, and flammable waste materials. If the sign is not made to comply with adequate safety standards, the Zoning Officer shall require its removal.

m. It is recommended that all signs should have a consistent sign design throughout a particular project, and shall complement the architecture of the building and the site design elements. This includes the style of lettering, construction, material, type of pole or standard (wood or metal), size and lighting. Color of letters and background should be carefully considered in relation to the color of the material of the buildings or other location where the signs are proposed to be located. Signs should be a subordinate rather than a predominant visual feature of a plan.

n. The color of the background shall be darker than the letters with a minimum of 70% contrast between the two colors. The minimum letter height shall be 4” to a maximum letter height of 12”

o. The sign area of two-sided signs shall be computed using one (1) side of the sign.

p. The area of individual letter, or segmented wall signs shall be computed by first measuring the initial letter, number, logo, trademark or symbol or letters of the name independently as a rectangle enclosing the letter, number, logo, trademark, or symbol and adding thereto the area of a rectangle enclosing all the remaining letters, numbers, logos, trademarks, or symbols forming the sign. Other wall signs of a solid face construction, which are placed and securely fastened to the building wall and are

complete shall have the area computed on the basis of a rectangle or circle formed by a complete sign.

5. Prohibited signs. All signs which are not expressly permitted or exempt from regulation in accordance with this Chapter are prohibited. The following are examples of signs which are expressly prohibited:
   a. Beacons,
   b. Tethered balloons,
   c. Signs using red, yellow, and green lights which mimic the operation of any traffic control signal,
   d. Signs using the words such as “stop”, “look”, “danger”, which are placed to constitute a traffic hazard or interfere with the free flow of traffic,
   e. Roof signs or signs mounted on the roof,
   f. Pennants,
   g. Strings of light (not including holiday lighting and decorations),
   h. Inflatable signs,
   i. Animated or moving signs,
   j. Internally illuminated awning and canopy signs,
   k. Internally illuminated wall, projecting, and suspended signs (except neon or gas tubing signs),
   l. Vehicle(s) or trailer(s) permanently located to serve as a sign in circumvention of this chapter,
   m. Mobile signs,
   n. Signs which present lewd language or graphic sexual depictions,
   o. Bench signs which display a commercial message,
   p. Bus shelter signs,
   q. Temporary signs of builders, architects, engineers, developers, contractors, mechanics, painters, paperhangers and/or artisans, except where expressly permitted; and
   r. Neon or gas tubing signs.
6. Residential Districts and Uses
   a. A permitted professional office or approved Home Occupation may have one sign not to exceed three (3) square feet and shall be setback a minimum of three (3) linear feet from all property lines.
7. Public and Quasi-Public Uses
   a. A church, public, quasi-public, or non-profit organization may have two (2) signs not to exceed a total of thirty-two (32) square feet displayed on the property. One sign may be an identification sign and one sign may be a changeable copy sign. All signs shall be a minimum of three (3) feet from any property line.

8. Agricultural, Industrial and Commercial Districts and Uses

   a. Any sign authorized for permitted uses in the Residential Districts as specified above is permitted in a commercial district.

   b. Freestanding signs.

      (1) Freestanding signs are not permitted in the C-1 or C-2 Zones except where a lot has a minimum of one hundred (100) feet of frontage in the C-3 District, and then only one (1) freestanding sign is permitted, fronting on the Road.

      (2) Where permitted, one (1) freestanding sign shall be permitted at a rate of one (1) square foot of sign (per side), for every three (3) linear feet of street frontage. Freestanding signs shall not exceed a total maximum area of thirty (30) square feet per side.

      (3) Freestanding signs shall be located a minimum of five (5) feet away from all property lines.

      (4) Freestanding signs shall be no higher than fifteen (15) feet above ground level, and shall have no more than two (2) sides.

      (5) Freestanding signs shall not be internally illuminated, but illuminated by a shielded, exterior, downward-facing light source.

   c. Building signs

      (1) Façade, wall, suspended, projecting, awning and window signs shall have a maximum area of 4% of the total of the area of the building façade fronting on each public street, but in no case shall any individual sign area be greater than fifty (50) square feet.

      (2) Wall signs shall be located between the top line of windows or doors on the first floor, and the bottom line of the second floor windows, roof, or cornice above, in an area that is uninterrupted by windows, architectural details, or openings. See Signable Façade Area.

      (3) Wall signs shall not project beyond the roof or sides of the building. Wall signs may not project more than six (6) inches beyond the front surface of the building.

      (4) Temporary banners, at least seven (7) feet above grade and not greater than thirty (30) square feet in total area, shall be permitted for seasonal or temporary sales for fourteen (14) days prior and three (3) days after the seasonal or temporary sale. A temporary banner may not be erected for more than twenty-eight (28) consecutive days, and a minimum of twenty-one (21) days shall elapse before another such sign is permitted on the property.

      (5) Projecting or suspended signs with a display area not greater than four (4) square feet, shall be permitted for each storefront or business service having an individual public entrance from the exterior of the building.

      (6) Projecting signs may not project more than thirty (30) inches from the exterior wall of the building.

      (7) Suspended signs may not extend farther away from the exterior wall of the building than the structure from which it is supported. In no case shall the suspended sign be greater than four (4) feet from the exterior wall of the building.

(8) One etched or painted permanent window sign shall be permitted in one storefront window of any retail or commercial business, providing it does not exceed twenty-five (25) percent of the window area.

(9) One awning or canopy sign shall be permitted on the horizontal or vertical edge of the awning or canopy providing the maximum letter height does not exceed sixteen (16) inches. Under no circumstances shall the awning or canopy be internally illuminated.

(10) Changeable copy signs are permitted only for automobile filling and service stations to provide pricing information.

(11) Time and temperature signs are permitted but in no case shall the area of such signs exceed the maximums permitted.

d. Billboard or Off-Premise Signs. Specifically N.J.A.C. 16:41C entitled Roadside Sign Control and Outdoor Advertising prohibits billboards and off-premise signs adjacent to scenic areas and in residential areas. Whereas there is one highway located adjacent to the municipality and, whereas residential districts are located in proximity to commercial districts and industrial districts located in or adjacent to the municipality, the municipality hereby prohibits all billboard and/or off-premise signs except along Route 130 where there are currently two billboards located in the municipality.

(1) Billboards shall be no greater than 25 feet in height.

(2) Billboards shall be no greater than 150 square feet in area

(3) Lighting of billboards shall comply with §91-8. No billboard shall be internally illuminated.

DELANCO TOWNSHIP Ordinance No. 2009-

An Ordinance Amending and Supplementing Chapter 91 Governing Site Plan Approval in various named Sections

Of the Ordinances entitled Part II Land Use Procedures of the Township of Delanco

For the Establishment of Standards in the Definitions and Street Tree Standards

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community;

WHEREAS, the Joint Land Use Board through the Master Plan process and a Smart Future Grant through the State of New Jersey and the Department of Community Affairs has been assigned to create "Design Guidelines" for the community as part of the Master Plan review process; and

WHEREAS, the Township has reviewed existing Code provisions for the Township of Delanco, with regard to existing conditions. The program evaluated existing building siting and in zoning districts C-1and C-2 within the center of Delanco.

WHEREAS, Landscape Ordinances promote a desirable visual environment through creative design techniques and good civic design and arrangements; and promote the conservation of open space and valuable natural resources in the Township; and prevent urban sprawl and degradation of the environment through improper use of the land. Landscape encompasses vegetation both existing and proposed, and other materials such as streetlights and benches. The Board desires to compose a Landscaping Ordinance, which provides standards for redevelopment of larger parcels seeking site plan and subdivision review. In addition, the Board seeks to include landscape requirements in the Zoning Ordinance for redevelopment occurring on a lot by lot basis.

WHEREAS, the ordinance seeks to enhance the front yard; create formal tree-lined avenues; promote a desirable list of street trees; and create and enhance pedestrian spaces.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

DEFINITIONS in §91-4:

Amend the definition of "Awning" remove and replace,

Awning and Canopy - A temporary or portable roof-like covering that projects from the wall of a building for the purpose of shielding openings from the elements. All awnings and canopies shall be opaque and under no circumstances shall an awning or canopy let light through.

Infill - The development of new buildings or structures on scattered vacant sites in a built-up area.

Roof line - The juncture of the roof and the perimeter wall of the structure.

Shopfront & Awning commercial structure - A building frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. The building is conventional for retail, office, and residential mixed use. It has substantial window and/or door openings on the first or ground floor and an awning that may overlap the sidewalk to the maximum extent practicable.

Streetscreen - A freestanding wall built along the frontage line, often for the purpose of masking a parking lot from the thoroughfare.

§91-8A entitled Landscape Buffers shall be added by the following in part:

(5) A minimum of one tree to match the species of permitted street trees on the public frontage shall be planted within the first layer for each 30- 40 feet of frontage as illustrated by the Street Specifications.

(6) Acceptable Plant Materials. The following plant materials may be used on projects which are the subject of an application for Zoning permit or approval of a Site Plan or Subdivision by the Board:

Street Trees

In-line with above-ground utilities

(a) Aristocrat or Cleveland Select Pear (Pyrus calleryana 'Aristocrat' or 'Cleveland Select')

(b) "Shademaster" or "Skyline" Thornless Honey locust (Gleditsia trianthos inermis sp.)

(c) Green Vase Japanese Zelkova (Zelkova serrata "Green Vase")

(d) Shadblow Serviceberry treeform (Amelanchier canadensis)

In-line without above-ground utilities

(e) Hackberry (Celtis occidentalis)

(f) Regent Japanese Scholar Tree (Sophora japonica "Regent")

(g) Red Maple (Acer rubrum "Sunset")

(h) Sugar Maple (Acer saccharum "Bonfire")

(i) Willow Oak (Quercus phellos)

Shade Trees (Species underlined are permitted for use as street trees.)

(j) Aristocrat or Cleveland Select Pear (Pyrus calleryana 'Aristocrat' or 'Cleveland Select') Blackgum (Nyssa sylvatica)

(k) Downy Serviceberry (Amelanchier arborea)

(l) Green Vase Japanese Zelkova (Zelkova Serrata "Green Vase")

(m) Hackberry (Celtis occidentalis)

(n) Regent Japanese Scholar Tree (Sophora japonica "Regent")

(o) Shadblow Serviceberry treeform (Amelanchier canadensis)

(p) "Shademaster" or "Skyline" Thornless Honey locust (Gleditsia trianthos inermis sp.)

(q) Willow Oak (Quercus phellos)

Evergreen Trees

(r) American Arborvitae (Thuja occidentalis)

(s) American Holly (Ilex opaca)

(t) Colorado Spruce (Picea pungens)

(u) Douglas Fir (Pseudotsuga menziesii)

(v) Eastern Red Cedar (Juniperus virginiana)

(w) Leyland Cypress (Cupressocyparis leylandii)

(x) Norway Spruce (Picea abies)

(y) White Fir (Abies concolor)

(z) White Pine (Pinus strobus)

e. Plant specifications

(1) Plants shall be typical of their species and variety, have normal growth habits, well developed branches and vigorous root systems, and be densely foliated, and shall be free from defects, injuries, diseases, and infestation.

(2) Quality, branching and size of plants, including root size, shall be in accordance with "American Standards for Nursery Stock" ANSI Z60 (Most Recent Edition) as published by the American Association of Nurserymen.

(3) Street and parking lot trees shall be pruned of any branches that interfere with pedestrians, vehicles, or signs. Street trees must be single trunk, full, and uniform specimens.

(4) Street trees shall have a single stem with no branches lower than seven feet in height.

(5) Street trees and shade trees caliper sizes shall be measured six inches above the ground for specimens up to, and including 4" caliper, and measured twelve inches above the ground for specimens greater than 4" caliper, in accordance with the latest edition of the American Standard for Nursery Stock (ANSI Z60.1).

CIRCULATION PLAN ELEMENT

INTRODUCTION

The Circulation Plan Element provides an inventory of the existing and proposed transportation network, and includes recommendations to address compatibility with future land uses. The primary emphasis of the Circulation Plan Element is the Township's roads and other transportation modes. It should be noted that many of the trouble spots in the Township, in terms of traffic circulation, are roads under Burlington County, or the State of New Jersey's jurisdiction and are subject to regional traffic factors beyond the control of the Township of Delanco.

ROADWAY CHARACTERISTICS

Functional Classifications

Functional classification is the systematic organization of highways and roadways into separate classes or groups, based upon their intended service function. Efficient and safe operation of the system requires that facilities be designed to serve a specific purpose within the street hierarchy. For example, in a roadway network such as Delanco Township, there could be four (4) major classes of street systems: principal arterial, minor arterial, collector, and local streets. The roadway functional classifications are shown in Table Circ-1.

Table Circ-1
Roadway Classification System

Principal Arterials	Intended to provide a high degree of mobility and serve longer trips than minor arterials. Principal function is movement, not access. Should be excluded from residential areas.
Minor Arterials	Interconnects and augments the major arterial system. Operating speeds and service levels are lower than major arterials. Should be excluded from identifiable residential neighborhoods.
Collectors	Provides both land access and movement within residential, commercial and industrial areas. Penetrates, but should not continue, through residential areas.
Local Access	Provides land access and can exist in any land use setting. Movement is incidental and involves travel to and from a collector facility.

Source: Transportation and Land Development. Institute of Transportation Engineers, 1988.

Table Circ-2 outlines an example of the right-of-way width, cartway width, and number of lanes by roadway classification. Minor and major arterials may contain four travel lanes and all roadways may be further widened in the vicinity of major intersections and where traffic conditions warrant.

Table Circ-2
Width and Lane Specifications, Delanco Township

Classification	Right-of-Way Width	Cartway Width	# Lanes
Principal Arterial	80 ft.	58 ft.	4
Minor Arterial	66 ft.	46 ft.	2 - 4
Major Collector	60 ft.	40 ft.	2
Minor Collector	50 ft.	36 ft.	2
Local Roadway	50 ft.	22-36 ft.	2

Rights-of-way for locally-controlled roads are as indicated on the Township's Tax Maps. Table Circ-3 lists the roadways in the Township.

Table Circ-3
Roadway Ownership, Delanco Township

Federal Roads under State Jurisdiction	
U.S. Route 130	
County Roads	**County Route #**
Burlington Avenue	543
Cooper Street	624
Coopertown Road	624
Creek Road	625
Township Roads	
All remaining roads within the Township	

Top Automobile Accident Locations

Roadways accident data in the Township was reviewed. A list of accidents' dates and times of day, as well as locations and cross streets was compiled by Delanco's Police Department for the years 2002 through 2006. In that time, a total of 266 motor vehicle accidents occurred, the most in any given year was 62 in 2005. There were several locations where, within the last five years, five or more accidents have occurred:

1. Camp Meeting Grounds at 801 Burlington Avenue (23 accidents);
2. Intersection of Burlington Avenue and Union Avenue (6 accidents);
3. Intersection of Burlington Avenue and Walnut Street (7 accidents); and
4. Intersection of Burlington Avenue and Cooper Street (6 accidents).

In addition, between 2002 and 2006 there were 16 accidents on the southbound side of Route 130 within Delanco Township's borders.

Lieutenant George Sacalis of Delanco's Police Department provided his professional opinion as to what factors may create accidents at those intersections with the highest accident rates, and how the number of accidents could be decreased:

1. Camp Meeting Grounds at 801 Burlington Avenue (23 accidents)
    a. *Causation:* At times the 7-11 store creates a high volume of traffic. Poor visibility within the Camp Meeting Grounds parking lot due to parked cars blocking the view of moving cars is the primary cause for many of the accidents.
    b. *Possible Solution:* Little may be done. The parking lot is under private ownership; however could be modified if future site plan approvals are sought.
2. Intersection of Burlington Avenue and Union Avenue (6 accidents)
    a. *Causation:* Parking is allowed on the westbound side of the 600 block of Burlington Avenue, which at times may cause a view obstruction for vehicles turning onto that street from the north side of Union Avenue. In addition, two large trees along the curb of westbound Burlington Avenue create a view obstruction.
    b. *Possible Solution:* Create a "no parking" area on Burlington Avenue longer than the 25 feet which presently exists.
3. Intersection of Burlington Avenue and Walnut Street (7 accidents)
    a. *Causation: Views are obstructed for vehicles exiting the 300 block of Walnut Street onto Burlington Avenue because of the business/residential parking along the westbound side of the 700 block of Burlington Avenue. On the eastbound side of Burlington Avenue, a mini-mart with a fuel station is present at this intersection, and at times, vehicles waiting to turn into the Getty station are rear ended.*
    b. *Possible Solution:* It does not appear that physical improvements can mitigate this situation. The 700 block of Burlington Avenue is such that there is no room to create a turn lane, nor can vehicles pass along the right. Traffic speeds on Burlington Avenue can be monitored by law enforcement.
4. Intersection of Burlington Avenue and Cooper Street (6 accidents)
    a. *Causation: This intersection is controlled by a traffic light, and visibility is good.*
    b. *Possible Solution:* Little may be done. Most accidents appear to be from driver inattention.

Pedestrian Accidents

Important pedestrian planning goals include safety, security, convenience, continuity, comfort and attractiveness. The primary concern of pedestrian safety is the reduction of pedestrian-vehicular conflicts. According to Delanco Township Police data, between 2002 and 2006, there were 4 pedestrians struck by vehicles in the Township. Two of these accidents occurred at intersections, neither of which are signalized, and two of the accidents occurred on Burlington Avenue. The locations are shown in Table Circ-4 below. Because there is no discernable trend, accident patterns should continue to be monitored to determine whether pedestrian safety improvements are needed in a specific location.

Table Circ-4
Pedestrian Accidents 2002-2006

# of Accidents	Accident Location	Cross Street
1	400 Creek Road	N/A
1	Burlington Avenue	Union Avenue
1	Burlington Avenue	West Avenue
1	600 Block Chestnut Street	N/A

Bicycle Accidents

The primary concern of bicyclist safety is the reduction of bicycle-vehicular conflicts. According to Delanco Township Police Records data, in the 2002-2006 time period there were 3 bicyclists struck by vehicles in the Township. Two of these accidents occurred at intersections, none of which were signalized. The locations are shown in Table Circ-5 below.

Table Circ-5
Bicycle Accidents 2002-2006

# of Accidents	Accident Location	Cross Street
1	Burlington Avenue	Maple Avenue
1	Burlington Avenue	Larchmont Drive
1	200 Block Holly Street	

Accident patterns should continue to be monitored to determine whether bicycle safety improvements are needed in a specific location.

Bikeways and Sidewalks

Bikeways

The Delaware Valley Regional Planning Commission (DVRPC) has proposed the 'Delaware River Heritage Trail,' a bikeway that spans north to south from Burlington City to Palmyra. The proposal includes two routes; the primary route includes proposed meandering "river view" paths along the Delaware River, while the second route proposes an alternative that more directly connects Burlington City and Palmyra. To enhance the trail, DVRPC has included additional amenities to supplement the trail such as way-finding signage, points-of-interest, and trail-head signs; shared use paths; bike lanes; and bicycle stencils.

In Delanco, the proposed bikeway is called the "Delanco River View" and generally follows the Delaware River along Delaware Avenue and Orchard Street, connecting from Beverly City to the north to Riverside to the south (see Circulation Plan Map). Alternatively, DVRPC has proposed a bikeway in Delanco which begins to the north at the Delanco-Beverly City common border on Burlington Avenue, and continues on Burlington Avenue through town to Riverside.

In Delanco, DVRPC recommends way-finding, trail head, and points-of-interest signage, as well as marked bike lanes and bicycle stencils. Major recommendations for improvements include the following:

- **Bike Lanes**: Burlington Avenue (both north- and southbound from Larchmont Drive to Union Avenue), Burlington Avenue (both north- and southbound from Willow Avenue to Riverside Border), Rancocas Avenue (eastbound)
- **Bicycle Stencils**: Burlington Avenue, Peachtree Street, Lilac Lane, Second Street, Delaware Avenue, Cedar Street, Orchard Street, Rancocas Avenue
- **Shared Use Paths**: To the south of Creekside meandering along the Delaware River going through West Avenue Park

Additionally, bicycle education programs should be offered on a regular basis by the Delanco Township Police or other entity to promote bicycle safety of cyclists and motor vehicle drivers.

Sidewalks

In addition to proposing area bicycle routes, DVRPC's proposed 'Delaware River Heritage Trail,' plan mapped sidewalks along the routes, including missing and proposed locations for new sidewalks. Missing sidewalks in the Township are indicated on the Circulation Plan Map. For Delanco, DVRPC suggests to add sidewalks at the following locations:

- The west side of Lilac Lane;
- The south side of Second Street between Peachtree Street and Lilac Lane;
- The west side of Peachtree where sidewalk is missing between Second Street and Burlington Avenue; and
- The north side of Burlington Avenue from Iowa Avenue to West Avenue.

Additionally, the following additions and repairs have been identified to substantially increase pedestrian and bicycle access in town:

Additions: Sidewalks, Curbs, Crosswalks and Paths

- Sidewalk and curb along both sides of Cooper Street from Pennsylvania Avenue to Hickory Street;
- Sidewalk and curb on Coopertown Road from the Delanco/Edgewater Park common border to Pennsylvania Avenue on both sides;
- Sidewalk and curb along the west side of Burlington Avenue from West Avenue to Princeton Avenue;
- Sidewalk and curb on south side of Creek Road from intersection with Coopertown Road to Newton's Landing;
- Bicycle and pedestrian path along south side of Creek Road from Newton's Landing to Pennington Park; and
- Crosswalks at Cooper Street Park on Cooper Street.

Repairs: Sidewalks and Curbs

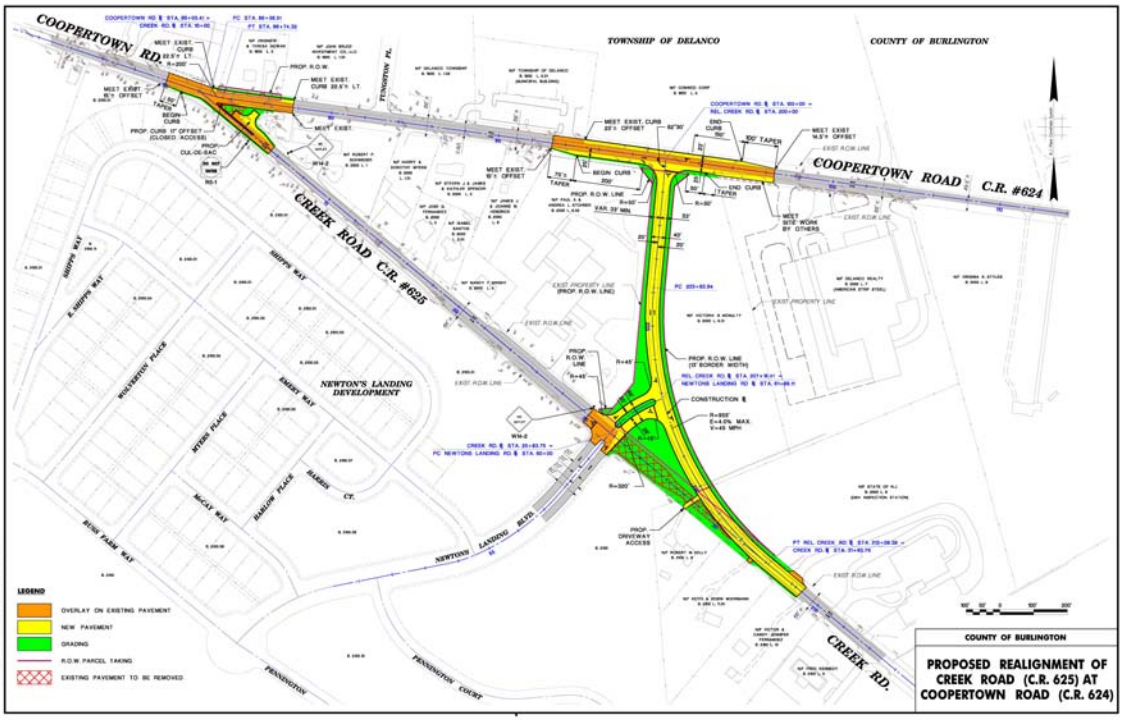
- Along the east side of Burlington Avenue from West Avenue to Princeton Avenue;
- Walnut Street from Laurel Street to Hickory Street on both sides;
- Union Avenue from Laurel to Hickory on north side; and
- Burlington Avenue from Oakford Avenue to Maple Avenue on east side.

Safe pedestrian and bicycle connections are required to insure that Delanco is walkable for school children, residents, employees, and visitors. Additionally, sidewalks should be examined within walking radii from schools to determine adequacy for pedestrian travel, and developers should be encouraged to plan pedestrian and bicycle routes through developments to schools to decrease the need for bussing to schools. The construction of sidewalks along both sides of Cooper Street, Coopertown Road, and the southbound side of Creek Road should be a priority given the proximity of the River LINE station to the numerous new housing units and future construction. Lastly, there are a number of employees working at NVR, Dietz and Watson, and other industrial and commercial sites in the area.

Burlington County Programmed Improvements and Studies

Burlington County retains jurisdiction over several major Township roadways, including Burlington Avenue, Cooper Street, Coopertown Road, and Creek Road. Therefore, the Township is reliant on the County's improvement studies and schedules in many cases.

To date, the only specific road improvement Burlington County has proposed for Delanco is the relocation of Creek Road (detailed below). Information provided by Tom Jaggard, Burlington County's Assistant County Engineer, indicates that the concept and preliminary design was completed for the



project at the end of 2006. Construction of the new road is expected to begin in 2009.

Passenger Rail

NJTransit provides light rail service along the RiverLINE between Trenton and Camden, with stops in Delanco, Beverly City/Edgewater Park and Riverside. This rail line is leased from an active freight provider, therefore, operation as a commuter rail line is limited. The freight line runs from late evening through early morning.

Generally, the RiverLINE is reportedly more successful than originally predicted. NJTransit has conducted passenger ridership evaluations for each rail station since June of 2004. Once a month, NJTransit counts ridership by reviewing security camera tape of a station's entire platform area one day a month. Passengers are counted when the River LINE train arrives. Because seasonal ridership varies significantly for the RiverLINE, data is averaged by taking the most recent 12 counts and averaging them. This average is referred to by NJTransit as a "moving 12 month average." In Delanco, ridership averages have been steadily increasing to a current (Third Quarter 2008) weekday boarding of **187 passengers per day**. As a comparison, neighboring Riverside's moving average in ridership is current 389 passengers per weekday.

Safe Routes to School

Safe Routes to School (SRTS) is a federal, state and local program enacted to encourage all children to walk or ride their bicycle to school. According to the State of New Jersey's Department of Transportation, the trend of walking and bicycling to school has greatly declined for children in the State. However, the benefits to a SRTS program are great. Walking and biking to school increases good health practices, enhances social structures, has a hand in curbing air pollution, and reduces the amount of gasoline used.

In order to increase the numbers of children who walk or bicycle to school, New Jersey's SRTS's goal is to assist New Jersey Communities in developing and implementing projects and programs that encourage walking and bicycling to school while enhancing the safety of these trips.

Each school manages its own SRTS program. Each participating school forms a local team of school administrators, municipal officers, teachers, parents, student leaders, law enforcement officers and other interested community members. The participants work together to assess the behaviors of parents and students, analyze the physical environment leading to the school and research related policies. The teams then make recommendations and create an action plan.

Bus Service

There is one bus line, NJTransit's #419, that travels through, however does not stop in, Delanco. The #419 does, however stop in Beverly City to the north and Riverside Township to the south. The #419 runs both north- and south-bound from Burlington Township to the north and Philadelphia to the south. The service begins at 6 AM and runs through midnight daily, running approximately once an hour throughout the day.

The Beverly City bus stop is located on Warren Street at Cooper Street, approximately 0.4 miles from the Delanco/Beverly City common border. The Riverside bus stop is located at Pavilion Avenue at

Lafayette Street, in the vicinity of the Riverside River LINE station, approximately 0.4 miles from the Delanco/Riverside common border.

Transit Usage

2000 U.S. Census data indicates that 28 Township residents utilized transit to commute to work. This data was obtained by the Census Bureau before the RiverLINE was opened, and therefore it is anticipated that the number of transit users in the town has increased since 2000.

SUMMARY OF RECOMMENDATIONS

The following recommendations are a summary of those presented throughout this Element:

1. Continue to support County improvements to roadways in the Township when consistent with the goals and objectives of the Master Plan.
2. Continue to support usage of the RiverLINE for commuter and other trips in the Trenton/Camden/Philadelphia corridor.
3. Make necessary improvements to accident prone areas to decrease potential of future accidents.
4. Continue to support proposed bikeways and shared use paths in the Township to increase ridership safety, and promote visitation to points-of-interest within the town.
5. Offer bicycle education programs on a regular basis.
6. Complete the sidewalk network in order to provide a comprehensive system for pedestrians, and specifically school children.

APPENDIX E
CIRCULATION PLAN ELEMENT

Traffic Count: Route 130 at Bridgeboro Road Intersection

Street Name	RT 130--From North				Ramp from RT 130 NB--From East				RT 130--From South				BRIDGEBORO RD--From West			
Start Time	Right	Thru	Left	U Turn	Right	Thru	Left	U Turn	Right	Thru	Left	U Turn	Right	Thru	Left	U Turn
7:00 AM	0	333	0	0	1	51	3	0	0	318	0	0	73	0	31	0
7:15 AM	0	392	0	0	0	57	0	0	0	340	0	0	80	0	27	0
7:30 AM	0	473	0	0	1	66	2	0	0	357	0	0	84	0	41	0
7:45 AM	0	557	0	0	0	99	3	0	0	435	0	0	99	0	36	0
8:00 AM	1	489	0	0	0	88	3	0	0	408	0	0	106	0	21	0
8:15 AM	0	425	0	0	1	77	8	0	0	406	0	0	69	0	40	0
8:30 AM	0	400	0	0	0	69	2	0	0	329	0	0	83	0	39	0
8:45 AM	0	356	0	0	0	79	3	0	0	340	0	0	63	0	49	0
9:00 AM	0	289	0	0	0	66	3	0	0	283	0	0	58	0	40	0
9:15 AM	0	302	0	0	0	57	5	0	0	287	0	0	49	0	51	0
Subtotal:	1	4,016	0	0	3	709	32	0	0	3,503	0	0	764	0	375	0
4:00 PM	0	467	0	0	0	90	10	0	0	445	0	0	82	0	38	0
4:15 PM	0	436	0	0	0	76	2	0	0	418	0	0	64	0	43	0
4:30 PM	0	485	0	0	1	85	9	0	0	493	0	0	93	0	43	0
4:45 PM	0	543	0	0	0	102	7	0	0	482	0	0	73	0	43	0
5:00 PM	0	471	3	2	0	105	5	0	0	426	0	0	143	0	62	0
5:15 PM	0	537	0	0	1	154	7	0	0	501	1	0	73	0	45	0
5:30 PM	1	491	0	0	0	104	6	0	0	512	0	0	84	1	50	0
5:45 PM	0	422	0	0	0	107	1	0	0	468	0	0	87	0	53	0
6:00 PM	0	418	0	0	1	98	4	0	0	429	0	0	80	0	40	0
6:15 PM	0	409	0	0	1	89	2	0	0	385	0	0	62	0	41	0
Subtotal:	1	4,679	3	2	4	1,010	53	0	0	4,559	1	0	841	1	458	0
Total:	**2**	**8,695**	**3**	**2**	**7**	**1,719**	**85**	**0**	**0**	**8,062**	**1**	**0**	**1,605**	**1**	**833**	**0**

Source: Parsons Brinckerhoff Traffic Study, November 8, 2001.

HISTORIC PRESERVATION PLAN ELEMENT

INTRODUCTION

Per the Municipal Land Use Law, the purpose of this Element is as follows:

- Indicate the location and significance of historic sites and historic districts;
- Identify the standards used to assess worthiness for historic site or district identification; and
- Analyze the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

DELANCO'S HISTORIC RESOURCES

Delanco's history, beginning with the European settlement of the area, is provided in detail on Delanco Township's official website at www.delancotownship.com. The website also includes The Delanco Story: It's Past and Present, which was prepared by The Delanco Bicentennial Book Committee in 1976 in honor of the Bicentennial.

Delanco Township contains a number of historic structures, sites and proposed historic districts. Review of available documentation and input from knowledgeable Township staff and residents, including members of the Township's HPAB (Historic Preservation Advisory Board), indicates that there are a number of historic and cultural resources in the Township that could potentially be protected by local ordinance.

Properties with SHPO Opinions

There are no properties in the Township that are listed in the National or State Registers of Historic Places. There is, however, one historic district and six individual properties that have received SHPO (State Historic Preservation Officer) Opinions as to State Register eligibility, (see table below and Land Use Plan Map). In order to be officially listed in either the State or National Registers of Historic Places, further research and documentation must be prepared and submitted to the SHPO for review and determination.

Table HP-1
Properties Determined as Eligible for State Register of Historical Places

Block	Lot	Property Name	Location	Comments
Multi	Multi	Camden & Amboy Main Line Historic District	Camden & Amboy Main Line (River LINE)	SHPO Opinion*: 7/12/1991
N/A	N/A	Rancocas Creek Swing Span Railroad Bridge	Camden & Amboy Railroad over Rancocas Creek	SHPO Opinion: 10/8/1997
		Dahmer-Beier Site	½ mile upstream from Russ Farm on north bank of Rancocas Creek	SHPO Opinion: 7/3/1980 DOE:# 6/26/1981
Multi	Multi	Newton/Russ Farmstead Site	Roughly bound by Rancocas Creek, Camden & Amboy Railroad, Coopertown Road, and Creek Road	SHPO Opinion: 10/26/2000

Block	Lot	Property Name	Location	Comments
2100	64	Russ Farm	Roughly bound by Rancocas Creek, Camden & Amboy Railroad, Coopertown Road, and Creek Road	SHPO Opinion: 2/2/1999
Multi	Multi	A.L. Newton Farm Complex	Roughly bound by Rancocas Creek, Camden & Amboy Railroad, Coopertown Road, and Creek Road	SHPO Opinion: 12/24/1997
		Paleo-Indian Site	(Not identified in one specific location)	SHPO Opinion: 10/26/2000

Notes:*Opinion of Eligibility issued by the State Historic Preservation Officer.
#Determination of Eligibility issued by the National Park Service, Department of Interior
Source: NJDEP Historic Preservation Office, 2002.

Locally Significant Sites

In addition to the foregoing sites, Delanco's HPAB has provided an extensive list of resources of local historical significance including proposed historic districts **(see Appendix)**. This list includes properties studied in the late 1970s by the Burlington County Cultural and Heritage Commission, some of which were deemed eligible for the State and National Registers of Historic Places.[4] The HPAB should pursue State Register designation of the worthiest districts and sites through the New Jersey Historic Preservation Office's preliminary application and nomination processes, which require documentation of resources. Some of this documentation has already been provided in the County's study and should be updated where applicable.

HISTORIC PRESERVATION ADVISORY BOARD

The Historic Preservation Advisory Board (HPAB) was established on April 4, 2005 by the Governing Body. The Board consists of nine members appointed by Township Committee:

1. One member, who shall be a member of the Delanco Township Committee, to be appointed to a term of three years.
2. One member, who shall be a member of the Delanco Township Joint Land Use Board, to be appointed to a term of three years.
3. Seven members of the citizenry of Delanco Township, of at least 18 years of age. Four members (designated as members Three, Four, Five and Six) shall be appointed to initial terms of two years, and thereafter to terms of three years. The remaining three members (designated as members Seven, Eight and Nine) shall be appointed to initial terms of one year, and thereafter to terms of three years.

[4] The survey, which is part of the Burlington County Library's collection, included a reconnaissance level study to determine which properties were eligible, potentially eligible or not eligible to be listed in the National Register of Historic Places. Potential historic districts were also identified. An intensive level survey was performed for all properties and structures which were identified as eligible.

Per ordinance, the purposes of the HPAB are as follows:

1. Create an inventory of historic sites within the municipality and gather information with regard to their historic character;
2. Recommend and prioritize historic sites for potential acquisition within the municipality, whether through the recently adopted open space tax approved by the voters or other funding;
3. Promote the history of Delanco Township and its historic sites;
4. Recommend any lesser means of preservation that may be instituted to ensure the continuation of historic sites; and
5. To submit a semiannual report to the Township Committee regarding its activities over the prior six months and, if requested, appear before the Township Committee for the discussion of same.

Three committees have been established by the HPAB: Historic Sites, Oral History, and Historic Artifacts.

Historic Sites Committee

The Historic Sites Committee is currently listing residences built over 100 years ago, and businesses established over 50 years ago. In addition, a goal for the committee is to place standardized historical markers on ten residences and businesses within the first year. As of June 2007, the ten properties had almost been selected, but no signage was in place. The Committee is also working to review historic properties as a part of the demolition permit process and encouraging historically appropriate renovations through potentially creating an award program for homes that are renovated in historically appropriate ways. Finally, the Committee is encouraging professional development in historic preservation within the HPAB.

Oral History Committee

The Oral History Committee's goals are to interview long-time residents with first hand knowledge of life in Delanco. Solicitation for interviews had been made through the publication of articles in the Beverly Bee and through a presentation at the Delanco Senior Citizen's Club. Three interviews have been conducted thus far.

Historic Artifacts Committee

The Historic Artifacts Committee focuses on two main activities. The first, Soliciting, Processing, Stewardship, involves collecting donations of objects and documents of historic significance, catalog those items, and provide letters of acknowledgement for every donor. The committee is currently seeking an appropriate place to store all of the collected artifacts. With the second activity, Public Display and Access, the Committee is identifying possible locations in which the collected artifacts can be displayed. Current possible locations include the township building, library, and Dobbins Church. Although the Delanco Library Board has committed spaces for displays if display cases are provided, as of the publication of the HPAB report, none of the potential display locations had the appropriate cases.

Finally, five additional projects have been accomplished, including the posting of the Delanco History on the Township website, republishing The Delanco Story, compiling a history of the

Columns/Zurbrugg Mansion, providing the town with a cultural presentation, and searching for the prototype for the USS Alligator, thought to have been abandoned in the Rancocas Creek near Delanco and Riverside.

RECOMMENDATIONS

Adoption of a local Historic Preservation Ordinance (per N.J.S.A. 40:55D-107) is the best way to preserve privately-owned local resources from private development actions.[5] Such an ordinance typically indicates which resources are to be protected on the sites themselves and from incompatible development on adjacent sites. Sites that are privately-owned are the most vulnerable to the impacts of private development. The creation and adoption of a historic preservation ordinance requires a number of public policy considerations because it directly impacts private property owners. Therefore, the recommended implementation steps are as follows:

1. The Township should determine whether any of the resources listed herein should be protected from private development, specifically including actions of the property owner. Historic preservation ordinances generally restrict what a property owner can do to the resource, including exterior building and site modifications. Ordinances can also require that adjacent development be compatible with, or sensitive to, the resource.
2. There should be sound justification for preserving a resource, i.e., resources that are listed in the National or State Registers of Historic Places are generally assumed to be worthy of preservation, while those that have been deemed not eligible are not unless they are of significant local importance. Because none of the resources identified herein are in the National or State Registers of Historic Places, efforts to designate the resources should be made, and criteria for designating resources as locally significant should be established. Standard criteria are as follows:
    - Character, interest or value as part of the development, heritage or cultural characteristics of the Township, State or Nation.
    - Identification with a person or persons who significantly enriched the Township, State or Nation.
    - Site of an historic event which had significant effect on the development of the Township, State or Nation.
    - Embodiment of distinguishing characteristics of a type, period or method of construction, architecture or engineering.
    - Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Township, State or Nation.
    - Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative.
    - Unique location or singular physical characteristics that make a district or site an established or familiar visual feature.
    - Likely to yield information important in prehistory or history.

[5] Impacts to resources from government entities are generally regulated by Section 106 of the National Historic Preservation Act and Section 4(f) of the Department of Transportation Act of 1966.

3. Once it has been determined that there are resources in the Township worthy of preservation, how the resources will be included in the historic preservation ordinance should be decided. This is generally the most controversial issue in the process. Application of the historic preservation ordinance can be either voluntary, i.e., with owner consent, or mandatory, i.e., without owner consent. The HPAB recommends that the process be voluntary. Regulations can range from a cursory review of proposed building and site modifications by the HPAB to an intensive review of building materials, colors, window and door styles, which structures can be relocated or demolished, etc. The HPAB believes that architectural integrity can be maintained with modern building materials as well as modifications to accommodate modern lifestyles. Specific elements regarding the regulation can be found by looking to the Secretary of the Interior's *Standards for Rehabilitation* and using this source as a guide to be adapted to meet local needs in historic preservation.
4. With the foregoing issues resolved, a Historic Preservation Ordinance can be crafted to protect the specified resources in a manner that is acceptable to the community.

The Historic Commission has expressed that Historic Preservation Ordinances incorporating historically consistent treatment and design may be overly burdensome to a majority of homeowners. The Commission seeks to advance the aims of a Historic Preservation Ordinance through education. The Commission anticipates creating a photo illustrated brochure illustrating Delanco Township architectural vernacular to provide education to homeowners.

MASTER PLAN ANALYSIS

The other elements of this Master Plan are consistent with the preservation goals of historic sites and districts and support preservation.

APPENDIX F
HISTORIC PRESERVATION PLAN ELEMENT

Table HP-2
Historic Sites in Delanco

As considered by the Delanco Township Historic Preservation Advisory Board of 2007
Usage: R=Residence, B=Business, F=Farm, P=Professional, C=Church, M=Municipal, I=Icon

(02/18/2008 – PF)

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
PROPOSED DELAWARE RIVERFRONT HISTORIC DISTRICT	**Delaware Avenue** **300 – 1200 block** **Individual Sites** **Second Street** **1300 – 1700 block** **1900 – 2000 block**	RF	 Established Developed Developed Developed Proposed as historic district	 1693 1848 1912 ? 1975	A contiguous zone representing Delanco's face on the Delaware River. Historically it consists of the riverfront portion of the 330-acre farm established by Jacob Perkins above the Richard Fenimore farm. The proposed district encompasses Delaware riverfront property associated with Perkins and Heaton farms, Delanco Land Company Tract, Sinex Tract, and Peachtree Annex	Jacob Perkins Maj. Jacob & Elizabeth Perkins Abraham Perkins Delanco Land Co partners: Caleb Clothier James Wilson Wallace Thomas N. Smith B.G Mitchell Theophilus Zurbrugg William Taubel Clifford Powell Albert McCay Rev. Carl McIntyre
Wagner-Malik House & Carriage House	327 Delaware Ave S at dead end Extant	RF R	Built Renovated	C1900? C2000	2 ½ story Queen Anne Victorian. 19th Century carriage house on Second street. Owned by Raup family and Dr. Wagner for a time. Renovated by contractor/owner Rik Malik	 Raup family Dr. Wagner Rik & Karen Malik C
Perkins-Wallace-Diehl House ***Windswept***	401 Delaware Ave S at Cedar Street Extant	RF R	 Built Sold	 1748 1838	Possibly the earliest farmhouse extant in Delanco. Built by Abraham Perkins in 1748. Sold to James Wallace in 1838. The	 Abraham Perkins 1748 James W. Wallace, Esq. 1838

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			Expanded Expanded	1848 1883	farmhouse was retained when Wallace expanded in 1848. This expansion was considered first construction by the Delanco Land Co. Home was sold to John & Elizabeth Diehl in 1856, and remained in family for 125 years.	 John & Elizabeth Diehl 1856 Josephine Diehl-Wilson 1975 Philip & Greta Brackett C
Laguerenne House (site)	415 Delaware Ave S Gone	RF R	Built Demo	Bef 1859? ?	The 1859 map of Delanco indicates a house next to James Wallace. It was marked B. Laguerenne. This was a family of industrialists with mills on the Schuylkill River.	B. Laguerenne
Woods-SChaffer Mansion & gazebo	501 Delaware Ave S at Willow Moved to 229 Willow St at Third Extant	RF? R/P	 Built Sold Moved Expanded Sold Sold	 C1880 1910 1910 ? ? ?	Property listed as E. Evans and E.S. Diehl on the 1876 map. Grand Mansard style Victorian originally built about 1880 by Woods family on riverbank.. Owned by David Van Cleaf, President of Steamboat Company for a time. Zurbrugg bought and moved the house to 229 Willow with rollers and teams of horses. Planned to use it as a guest house. Rear addition built in? The Bohnbergers used it as a boarding house for a time. It later became Dr. Schaffer's residence and medical clinic.	E. Evans 1876 E.S. Diehl 1876 Alexander Woods George Woods David Van Cleaf Theophilus Zurbrugg 1910 Lizette Zurbrugg 1910 Fred & Elizabeth Bohnberger Fred & Elizabeth Hunt Alan Shaffer, MD ?C
Zurbrugg-Schwinn Mansion & Carriage House ***Riverbank***	525 Delaware Ave S between Union and Willow Extant	RF R/B/M	Purchased Built	1910 1910	Property listed as E. Evans and E.S. Diehl on the 1876 map. Theophilus Zurbrugg married Lizette Mueller of Riverside and built his first mansion there. He purchased the 4-acre Delanco property in 1910. Zurbrugg was founder of Keystone Watch Case Co. He hired Frank	E. Evans 1876 E.S. Diehl 1876 Wood family Theophilus Zurbrugg 1910 Lizette Mueller Zurbrugg 1910

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					Furness of Furness & Evans to design a grand manor home. It was Frank Furness' last residential commission. The home is built in Georgian Revival style with Classical portico and Beaux Arts Interior. Roof tile imported from Holland. Six classical columns imported from Italy. Carriage house was originally planned to be located southwest of the mansion, but was moved to the southeast side. Exotic landscaping. Zurbrugg died in 1912. He bequested his Riverside mansion and a generous endowment which was stipulated to establish Memorial Hospital in Riverside to care for his workers and their families. Lizette lived in Delanco until her death in 1923. E. George and Emma Schwinn were the next owners. In 1949 the estate was purchased by Rev Carl McIntyre and the Bible Presbyterian Church as a senior residence. It was bought and renovated by The Columns partnership. After they went bankrupt Delanco Twp. bought the property.	Frank Furness, designer
			Sold Sold Renovated	1923 ? 1949		E. George & Emma Schwinn
Bible Presbyterian Home			Renovated Sold	1992 2004		Rev. Carl McIntyre 1949
The Columns						Columns Partnership
Carruthers-Johnson Mansion (site)	531 Delaware Ave S at Union Gone	RF R	Built	Bef 1859	This may well be the site of the William Cooper mansion in 1796 and old in 1802. Italianate Victorian mansion Twin porches flanking a central	J.A. Carruthers 1859 W.H. Johnson 1875 Theophilus Zurbrugg 1910 Lizette Mueller Zurbrugg E. George & Emma Schwinn

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			Demo	2000?	entrance tower. Elaborate terra cotta lintels. Stucco exterior. Part of Zurbrugg estate. Bought by Columns partners and demo.	Rev. Carl McIntyre 1949 Columns Partnership
William Cooper Mansion? (site)	540? Delaware Ave S Between Union & Willow Gone	RF R	Built Sold Demo	1795 1801 ?	William Cooper served in the 4th & 6th US Congress meeting in Philadelphia representing Otsego Co. NY. He built a home on the river in Delanco. Delanco was the boyhood home of author James Fenimore Cooper 1795-1801. After 1801 the home was sold and later demolished.	John Heaton Rachel Fenimore Heaton Hon. William Cooper Elizabeth Fenimore Cooper James Fenimore Cooper
Eaton House **Queen Anne Victorian**	617 Delaware Ave S Extant	RF R	Built	Aft1859	Quaint half-timbered Queen Anne Victorian. Reported to have been one of two built with timber from Dr Parsons Boarding House when it was demolished. The other house was at 100 Union.	Mrs. Elwell (of Philadelphia) Jack Black John Eaton 1976 ? C
Monte Cristo Canoe Club (site)	600 block Delaware Ave near Walnut Searching	RF B	Established Searching	C1900	Sailing regattas held here in early 1900s. Actual location has not yet been established. It was possibly located at 619 Delaware in the old rod & gun club	Omar Shallcross of 5408 Tacony St, Frankford, Philadelphia PA (Purser in 1902)
Gunn-Templeton House	619 Delaware Ave S Extant	RF R/?	Built	C1905?	Georgian Revival Raised Cottage with Federal detailing Unusual Tidewater style? Legends suggest the house may have been built as a fishing and/or a gun club. It may also be associated with the Monte Cristo Canoe Club (see also). House may have had a gazebo.	Dr. L.G. Gunn George Chambers early 1900s Leonard H. & Ethel Dougan William Preston 1976 M/M John McKelvie M/M Mike Templeton C
Phillips-Baiada-Cohen House	625 Delaware Ave S Extant	RF R/B	Built	Aft 1875	Property originally part of Gunn family estate; federal revival.	Dr. L.G. Gunn Phillips family

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					Larry Baiada ran his insurance business out of the house for a while until he moved it to 614 Burlington Avenue	Larry & Ann Baiada 1950s Joan & Jay Cohen, MD C
Walsh House	701 Delaware S Extant	RF R	Built	Aft 1875	Shingle style Victorian with cross gables and wrap-around porches. Ed Walsh held national Thistle Class sailing title. Ed Sailed for Red Dragon Canoe Club	? Ed & Marge Walsh 1975 C
Clothier-Longstreth-Turcich-Schweder House & 19th Century Barn ***Point of View***	719 Delaware Ave S Extant	RF R	Built	C1850s	Victorian carpenter gothic cottage Property has several interesting 19th century outbuildings. The carriage house has been renovated into a guest house	Caleb Clothier Longstreth John Turcich 1975 Schweder (currently for sale)
Carr-Singer House & Pump House on Second St	721 Delaware Ave S Extant	RF R	Built? Built? Renovated	1859? Aft 1875	3-story grand Victorian with shallow roof. Clapboard siding. New pergola covers walk to the garage on Second St. Mrs Singer is a sculptor who has several large pieces on display on the property	Caleb Clothier 1859? Albert Carr 1941-1973 Edna Carr 1941-1973 Captain Gregg Hagstoz Family 1922 Trowbridge M/M Michael Singer C
Mader-Suter House	725 Delaware Ave S Extant	RF R	Built	C1920	1 ½ story contemporary river rock arts & crafts bungalow. Built on a point in the riverbank with a view both up and down the river.	Len Candy Wegenknecht Terry Mader C David Suter C
Taubel-Ziegler-Colsey House	815 Delaware Ave S between Hazel & Edgewood Extant	RF R	Built	C1915 1976	One of twin stone Georgian Colonial Revival mansions built by industrialist William Taubel for his two children. Elizabeth Taubel married Walter R. Ziegler. The 1929 Directory lists them at this address.	William Taubel Walter R. Ziegler 1929 Elizabeth Taubel Ziegler 1929 Colsey 1975 Roy Riker William Everts Adeline A. Brownell C
Raymond Becket Cabin (site)	800-900 block Delaware Moved to: 315 Holly Street	RF R	Built	Bef 1860	Site of a riverbank cabin owned by Raymond and Elizabeth Becket in 1860. Raymond was a day laborer	Raymond Becket 1860 Elizabeth Becket 1860 Sarah A. Brown 1860

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	Extant		Moved	Aft 1860	and a former slave. Elizabeth was born in Philadelphia and worked as a washer woman. The cabin was later moved to 215 Holly Street and incorporated into another home.	George Becket 1860 Louisa Williams 1860
Clarence Taubel-Willis House	915 Delaware Ave S Between Edgewood & Center Extant	RF R	Built	C1915 1976	One of twin stone Georgian colonial revival mansions built by industrialist William Taubel for his two children. This one was owned by Clarence and Julia Taubel. Boxer Lew Tendler trained here and exhibition boxing matches were held in a nearby lot in 1922. The estate was later owned by attorney turned legislator Clifford Powell. Later owned by Willis, President of Willis VW and Matthew and Patricia Pellegrino of Pellegrino Chevrolet of Collings-wood.	William Taubel Clarence H. & Julia Taubel Lew Tendler 1922 Gov. Clifford Powell Willis 1975 Matthew P. Pellegrino C Patricia Pellegrino C
Rosengarten-Bennett House	1117 Delaware Ave S Extant	RF R	Built Renovated	Bef 1876 1990	Colonial revival; 2 ½ story; Tile center hall; Semi-circular drive. The home appears on very early maps of Delanco accessed by a long lane from Burlington Ave.	S.G. Rosengarten 1876 George & Minnie Krusen 1929 M/M Janek M/M Tad Drummond 1990 Michael Bennett C Judith S. Nicoll C
Arts & Crafts Prairie Style House	1225 Delaware Ave S Extant	RF R	Built Renovated	? 2005	1 ½ story arts & crafts prairie style house. Stucco above buff brick. Recent renovation includes a 2-story addition to the rear and an ornate fountain giving it an Italian or Mediterranean flavor.	? 1976 ? C
Hinkle Cottage	200 Peachtree Ln E at Second Extant	RF R	Built	C1945?	This is a unique example of a 1 ½ story Cotswold cottage in Delanco. Note the rough brick construction	Robert Hinkle C Joan Hinkle C

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Jones Riverside Mansion ***Shangri-La* Mansion**	102 Riverbank off Lilac St E Extant	RF R	Built Demo Built	? 2000?	Built on the former property of Frank Jones New Construction	Frank P. Jones M/M Ed Willard C
Jones Riverfront Mansion	1408 Second St N Extant	RF R	Built Renovated	Bef 1876 ?	3-Story Mansard Style Victorian 3rd Story of tower removed	Frank P. Jones Albert McCay 1975 Grace McCay 1975 P.J. Carolan C
Perkins-Barnitz Farmstead ***Magnolia*** ***Barnitz Grove***	2000 Second Street N on the riverbank Accessed from Delview Extant Access: Formerly Osage Ave at riverbank Now Delview Lane at 1800 block Second	RF R/F	Built Expanded Sold Pavilions Sold Sold Renovated	1789 1860s 1875 Aft 1876 1943 1960 1967	Farmstead established by Maj. Jacob Perkins when he returned from service in the American Revolution. They called the home *Magnolia*. Entry was from Osage Lane, a lane which has since been decommissioned. The estate sold to Charles Dunn in 1853. The Dunns constructed the 2 story addition. The estate has tunnels leading from the river and the home may have been a station on the Underground Railroad. The Barnitz family bought the estate in 1875 and they installed two pavilions on the lawn from the 1876 Centennial in Phila. Other owners followed, including the Washington Fire Company. The Frush family bought it in 1967. The current owners are Mr. & Mrs. Charles Lord.	Maj. Jacob Perkins 1789-1853 Eliz. Heulings Perkins 1789 M/M Charles C. Dunn 1853 Barnitz Family 1875-1943 Huckster family John & Carlotta Wilson 1943 Washington Fire Co. Charles A. Frush 1967 Marilyn Frush 1967 M/M Charles N. Lord C
Union Ave Steamboat Wharf (site)	Foot of Union Ave at Delanco Ave Trace	RF B	Built	1850	Steamboat wharf of crib and rubble construction built in 1950. It was used by the Upper Delaware River Steamboat Co. for passage and freight to Philadelphia and Trenton. When steamboat service ceased, the	Henry Kreiner (Possibly) David Van Cleaf

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			Demo	1960?	wharf fell into disrepair. It was demolished about 1960.	
Abraham Perkins Farmhouse **S. Parsons Boarding House** **Elwell House** **Chambers-Devinney House**	100 Union Ave E at Delaware Ave Extant	RF R	Built Renovated Demo Built Rebuilt	Bef 1900 ? C1860 1903? C1927	Abraham Perkins farmhouse renovated by Dr. Parsons and operated as a boarding house Methodist Church organized there about 1858. Demolished after 1859, maybe after 1910. Lumber used to build two houses owned by Mrs. Elwell of Philadelphia. Demo. A new 2 ½ story Dutch Colonial built by George Chambers about 1927.	Abraham Perkins Stephen Parsons DDS Mrs. Elwell (of Philadelphia) George Chambers William Preston Ed Devinney
PROPOSED DELARANCO HISTORIC DISTRICT	**Burlington Ave west and north** **Rancocas Creek to the south** **Railroad to the southeast** **Cooper St to the northeast** **Plus Rancocas Ave and Washington St from Burlington to Orchard**	OT	Land Grant Plans laid out Proposed as historic district	1767 1852 2007	Most land was part of the land granted to Samuel Newton in 1767, and farmed by the Newton Family until almost 2000. Some farmland acquired by Richard F. Wilmerton. The farm was surveyed by Charles Stokes in 1852 and a plan for Delaranco Properties was approved. All lots were specially numbered. The 1852 Wilmerton Delaranco map exists and catalog of numbered lots has been created.	Samuel Newton Richard F. Wilmerton
Ridgway Shoe Factories **Frame factory** **Brick factory**	200 Ash St W at Rancocas Extant	OT B	Founded Built Built Burned	1881 1885 1912 1924	Business started in the carriage house of Andress J. Ridgway. Built a frame factory next to house. Andress C. Ridgway joined firm. Built a brick factory on the property. Frame factory burned. Brick factory closed. Later used as boat yard, then Delanco Tarp under Fisher.	Andress J. & Marian Ridgway Andress C. & Mary Ridgway Harry Cook Charles Kalmes Albert Gault Harold F. Fisher C Barbara Fisher, VP C
Donovan House	300 Ash St W	OT	Built	?		Kimberly Donovan

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	Extant	R				
Darnell-Karnske House	308-310 Ash St W Extant	OT R	Built	Bef 1875	May have been a single residence at one time. Now a double house	C. Darnell 1876 Stanley Karnske 1975 Nancy P. Fitzpatrick C Jonathan McDonnell C
McCullough House	400 Ash St W Extant	OP R	Built	?		Kelli A. McCullough Carole A. McCullough
Daddino House	401 Ash St E Extant	OT R	Built	Bef 1875		Tom Daddino 1975 Donna M. Elliott
States House	402 Ash St W Extant	OT R	Built	Bef 1875		Raymond L. States 1975 C Mildred E. States 1975 C
Hannemann House	409 Ash St E Extant	OT R	Built	Bef 1875		Herbert Hannemann 1975 H & K McLaughlin C
Mason House	415 Ash St E Extant	OT R	Built	Bef 1875		Earl Mason 1975 Mitch Gemberling C Jennifer L. Schwartz C
House	416 Ash St W Extant	OT R	Built	?		Harry J. Miller Sr. C Linda D. Miller C
House	419 Ash St E Extant	OT R	Built	?		L. Leon C
House	420 Ash St W Extant	OT R	Built	?		Gustave F. Moser C David Whitney C
House	422 Ash St W Extant	OT R	Built	?		Tara L. Roundtree C
DeKnight House	425 Ash St E Extant	OT R	Built	Aft 1875	2 ½ story frame	William DeKnight 1876 Deborah DeKnight 1876 Patricia L. Rodgers C
Hahner House & Barbershop	427 Ash St E Extant	OT R/B	Built	C1900?	George Hahner operated a barbershop here in 1929.	George Hahner 1929 Anna A. Hahner 1929 Marybeth E. Downey C John L. Downey III C
Fennell House	428 Ash St W Extant	OT R	Built	?		Laverne H. Fennell C
Garrett House	433 Ash St E	OT	Built	?		Daniel C. Garrett C

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		R				Regina M. Garrett C
A. Riley House	437 Ash St E Extant	OT R	Built	C1850	One of three identical frame homes built on Ash for the Riley family.	Alfred P.Riley 1876
C. Riley House	439 Ash St E Extant	OT R	Built	C1850	One of three identical frame homes built on Ash for the Riley family.	Charles & Maria Riley 1876
Gonteski House	440 Ash St W Extant	OT R	Built	?		David L. Gonteski C Rose L Gonteski C
Bacon's Central Store	447 Ash St E at Vine Gone	OT B	Built Demo	C1895 Aft 1929		Joseph V. Bacon 1926 Joseph M. Bacon 1929 George Bacon 1929
J. Riley-Young House	501 Ash St E at Vine Extant	OT R	Built Renovated	C1850 ?	One of three identical frame homes built on Ash for the Riley family. Saltbox addition to the rear	William Riley James Riley 1876 Helen Young 1975 C Blake A. Young C
Riley House	505 Ash St E Extant	OT R	Built	?		Charles & Maria Riley
Riley-Cann House	507 Ash St E Extant	OT R	Built	Bef 1875		Riley? Earl Cann 1975 Travita Bromily C
Pestridge House	508 Ash St W Extant	OT R	Built	Bef 1875		George Pestridge 1975 Jeffrey T. Maddock C Jacqueline M. Maddock C
House	510 Ash St W Extant	OT R	Built	?		Marivam & Maria Meira C Maria C. Homen C
Carruthers House	511 Ash St E Extant	OT R	Built	?		Mrs. Bertha Carruthers 1929 Michael K. O'Sullivan
House	512 Ash St W Extant	OT R	Built	?		Nascimento & Nilda Do C D. Manoel Adilson Lima C
Snow House	517 Ash St E Extant	OT R	Built	?		David & Donna Snow C
Hettinger House Hettinger Ceramics	520 Ash St W Extant	OT R/B	Built	?		Lee J. Hettinger C Andrea L. Hettinger C

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Nikolet House	526 Ash St W Extant	OT R	Built	Bef 1875		Frank Nikolet 1975
Tieman House	530 Ash St W Extant	OT R	Built	?		Dorothy C. Tieman
Delanco-Riverside Crossings **Single Leaf Drawbridge** **Single Leaf Drawbridge** **Swing Span Bridge** **(Landon-Stone Memorial Bridge)**	Foot of Burlington Ave at Rancocas Ave Formerly St Mihiel Dr Extant	OT M	 Built Replaced Reinforced Replaced	 1870 1902 1923 1934	Perkins led a group of Delanco farmers in a petition to build the first bridge. It was replaced in 1901 to handle light trolleys. It was reinforced in 1923 to handle heavy trolleys. Replaced again in 1934 with a higher level swing span to handle heavier trucks. Current bridge named for two S-A War veterans from the area that died in 1934.	Perkins Landon Stone
Ideal Confectionery & Ice Cream **Webb's Tailor Shop** **Wells' Beauty Shop** **Sam's Luncheonette** **Russ-Astraski House**	100 Burlington Ave W at Rancocas Ave on Rancocas Creek Extant	OT R/B	Built Opened Opened Opened	C1860? C1926 1938 1940	This was the home of George W. and Katie Russ. They opened a sweet shop, Ideal Confectionery & Ice Cream. Listed in 1926. They added a beauty shop and a tailor shop in 1938, then Sam's Luncheonette in 1940. The Astraski family bought the home. It passed to Tom & Suzanne Astraski, the current residents. The original house has had five additions over the years.	George & Katie Russ 1926 Jean Wells ? Webb 1938 Thomas J. Astraski C Suzanne R. Astraski C
Pool Hall & Pharmacy	212 Burlington Ave W at Washington Extant	OT B/R	Built Sold Sold Sold Sold Sold Sold Sold	? ? ? ? ? ? ? ?	Opened as a poolhall under a long sequence of owners. The front of the hall was operated as a smoke shop, sweet shop, and pharmacy. Ben Faunce started his career there. The building was later renovated into apartments which are currently managed by Brian Malone, the son	Tootie LeConey Helen M. Haines Albert A. Poppy Schneider Frank Ambrose Charles Hammell 1950 Henry Brehm Ed Baker Al Wagner

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			Sold Sold	? ?	of Al Malone.	Al Jonys? 1960? Al Malone Brian Malone C Ben Faunce
Gremminger's Hardware Gatti's Dry Goods Residence	303 Burlington Ave E Extant	OT B/R	Built Sold Converted	1923 1944		Conrad Gremminger Margaret Gatti
Gremminger's Meat Market Grocery Delanco Market	309 Burlington Ave E at Franklin Extant	OT R/B	Built Sold Sold Sold Sold	1923 ? ? ? ?	Built as Gremminger's Meat Market about 1923. Sold and expanded into a grocery store. Went through several owners. Delanco Market opened under Emil Tuch and is now run be Tom and Barbara Weber	Joseph Gremminger 1923 Pete & Millie Jaye Al Belmondo Willie Armstrong Emil Tuch 1976 Tom & Barbara Weber C
Wainwright-Montgomery House **Hansbury House & Fish Market**	315 Burlington Ave E at Franklin Extant	OT R/B	Built Expanded	Bef 1859 ?	The house seems to have been built by C. Wainwright prior to 1859 when it was shown on the map of Delanco. VanBuren and George Hansbury bought the house and built an addition on the rear, off Franklin St as a fish market and oyster bar.	C. Wainwright 1859 VanBuren Hansbury George Hansbury Francis Montgomery 1975 ? C
Mervine-Ethier House	409 Burlington Ave E Extant	OT R/B	Built	Bef 1859	Shop on the alley? Stable on the alley? Machine shop on the alley Auto body shop on the alley	Thomas & Ann Mervine 1859 Mr. Allen R. Moloney 1950, 1975 Leon & Willy Ethier C
Keen-Erlston House	413 Burlington Ave E Extant	OT R	Built	Bef 1859	Listed on 1859 map as P. Keen. Later Mrs. Hughes. Herbert and Andrew Hannemann used the home to manufacture rugs. Don Erlston was living here in 1975	P. Keen 1859 Mrs. Hughes Andrew Hannemann Herbert Hannemann Donald E. Erlston 1975
Kemble Milk House	421 Burlington Ave E near Vine Gone	OT B	Built	?	The Kemble family lived at the 400 block of Union near the corner of Ash. They probably processed the dairy products there as well. They	Joseph M. Kemble 1926

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			Closed	?	had a storage facility off Vine St behind 511 Burlington Ave. This was the location of their retail outlet.	
A&P; Wetherill's Hardware; Lopen's Store; Deli; Lippincott Engineering Services; Rancocas Environmental Services	501 Burlington E Gone	OT B/R	Built Demo	? 2005	Built as a private residence and expanded into multi-commercial properties. Fell into disrepair. Purchased by Delanco Township and demolished. A privy pit is in the corner of the yard. An effort is being made to excavate it.	Charles Adams Dora Grab Gustave Schaffer Dan Wetherill Nate Lopen Lippincott Sondra Jacobs 1990
Stickel-Brown House & Finished garage Delanco Savings Bank Office	502 Burlington W at Vine and Willow Extant	OT R/B	Built	?	Masonry American Foursquare. Residence of William G. Stickel family. Stickel was President of Delanco Savings Bank. The Bank operated out of an office in the home. He lived here until at least 1952. The bank moved to 615 Burlington. Later, Sondra Jacobs served as President of Rancocas Environmental Services located both at 501and across the street at 502.	William G. Stickel 1929, 1952 Sondra Jacobs 1990? Brown C
Smith's Blacksmith Shop Hannemann's Market Creekmore's Market Mickey's Soda Shop & Poolhall	505 Burlington E at Willow St Extant	OT R/B	Built Renovated Renovated	? 1900 ?	Odd-shaped brick commercial flat-roof Victorian. Originally built as a stable at the elbow on Burlington Ave. 1900 renovated as a grocery story and pool hall: Hannemanns, then Creekmores, then Mickey's Soda Shop and Grocery. Then renovated as a multi-family home	Mr. Smith Herman Hannemann 1900 Ottilie Hannemann 1900 Frank Creekmore Mickey McFadden 1959
Municipal Offices Municipal Court Library and Police Department	515 Burlington Ave S at Buttonwood Extant	OT M	Built	1964	Built in 1964 to house the municipal court and municipal offices. Library was located in the basement for a while. The police	

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			Renovated Sold Renovated	? ? ?	department replaced it. Building was promised to the town as a recreation center when the new township building opened. Instead it was sold to help finance purchase of the Zurbrugg estate. Now in private ownership.	
Shedaker House	537 Burlington S Extant	OT R	Built	Bef 1875	Camishion Realtor owned the property in 1975. Keith Shedaker purchased.	? 1975 Keith Shedaker C
Boyd & Hee Drug Store Shipps Luncheonette & Drugstore Ross Pharmacy & Snacks Cordier's Pharmacy O'Brien's Luncheonette Clements Rossi Burch Luncheonette Delanco Textbook Storage Jelco Wholesale & Retail Hosiery Laura's Pet Grooming Dayton Inspection Services	538 Burlington N Extant	OT B	Built Renovation	? ?	Apparantly built as a drug store and operated by a series of pharmacists ash listed. O'Brien converted the shop for use as a luncheonette. AT some point the building was extended about 20 feet forward to the sidewalk. Use of the building under owners Clements and Rossi is not yet clear. Delanco Board of Ed used it as a textbook warehouse. Jelco was operating a hosiery outlet in 1975. The owner is not clear. Laura's Pet Grooming operated here for several years before moving to Willingboro in 2004. Dayton Inspection Services now operates here.	Clark Boyd Eddie Hee George & Mary Shipps Donald Ross Lee G. Cordier O'Brien Virginia Clements Thomas R. Rossi William Burch Laura ?
House	539 Burlington S Extant	OT R	Built	Bef 1875	2 story residence. The Veteran's Admin owned the property in 1975	? 1975 ? C
H&R Service Station Hunt's Super Service & Post Off Tieman's Garage Reach for the Stars Limo Service	551 Burlington S at Union Ave Extant	OT B	Built Closed	? 2002	S. Russell Hunt served as postmaster (1939-1944)	Ted Rapp 1926 Harold Hunt 1926, 1929 S. Russell Hunt 1939-1944 D.C. Tieman 1970s James Tieman 1990s

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Hunter Residence Haley's Grocery Smith's Grocery Baiada Insurance Delanco Sports Cards	614 Burlington N Extant	OT B	House Built Shop Built Converted Converted Converted	1949? ? 1976 ? C2004	The story begins with Lottie Hunter who appears to have moved here when the family sold their house to Delanco Methodist Church. A storefront was built. It operated as a grocery, then as an insurance agency. Delanco Sports cards operated there for a while. It was converted back to a private res.	Mrs. E.S. Lottie Hunter 1949 Al Haley Joe Smith Larry Baiada Bob Welenc
Delanco Savings Bank Delanco Federal Savings Bank	615 Burlington S Moved from 502 Burlington W Extant	OT B	Built Renovation Renovation	1952 1978 2006	Bank was built in 1952. It was renovated several times later.	William G. Stickel Rudolf Clark 1952 Harry Myers 1978 Robert Notigan C
Quigg & Spencer Grocery **Myers' Grocery** **Schmidt's Barbershop** **P.J.'s Plant Shoppe 1976** **Browne's Jewelers**	616 Burlington N Extant	OT R/B	Built	1859 1976	Listed as M. Warner on the 1859 map. 2 ½ story Victorian. We find Quigg & Spencer Grocery then Myer's Grocery. George F. Schmidt opens his fourth and last barbershop here. Mary Hullings appears to have lived in the residence in 1976 and PJ's Plant Shoppe was in the front. The current operator is John Browne's Jewelry Store	M. Warner 1859, 1876 William Quigg Mr. Spencer Fred Myers George F. Schmidt Mary Hullings 1976 William Wright 1976 Paul Swope Jr. 1976 John Browne C
Colonial Building	700 block Burlington Ave at Holly St Extant	OT R/B	Built Renovated Renovated Renovated Renovated	1922 ? ? ? C2001	Severns built in three sections. Severns Millwork, Robinsons Grocery, Delanco Hardware, Charles Williams A&P, Roberts Plumbing Supply, Post Office, Video Rental, Clothing embroidery, Beauty Shop, Europa Café	Richard S Severns 1922 Maurice Robinson 1922 Ed Sauder 1931 Mr. Rogers Charles Williams 1931 Edwin Roberts 1940, 1976 Jerome Rosner 1964 Carmen Rednik 2001 Bill Hendry C
Sheets Ice Cream	724 Burlington Ave N	OT	Built	?	We are still researching the build	John Sheets

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Hemmerle Ice Cream Panda I Deli & Hoagie 1975 Holly Street Deli	Extant	B	 Sold Closed	 1967 ?	date for the shop, but we have a fair idea of the progression of Shops located here. Mary Hullings apparently walked away from the shop. Deteriorating.	John & Hilda Hemmerle Wilmer & Mary Hullings 1975 Mary Hullings
Delanco Garage Sales & Service Mattie's Delanco Garage Scott & Son Farm Equip Repair New Jersey Piano & Organ Automobile Accessories David Jacob's Sales	738 Burlington N at Hazel Extant	OT B	Built Renovate	? 1921	Samuel H. Hamlin built the shop A.L. & Mattie Demerest ran the garage for many years. Later uses from farm equipment repair to piano and organ sales. The property is currently for sale.	A.L. Demerest 1910 Mattie Demerest 1929 N. Budd Scott George Scott Charles Shipps Edith Feldman 1976
Fletcher's Grove **Fletcher's Grove Camp Meeting** **Delanco Camp Meeting (site)** **Delanco Camp Meeting Center**	801 Burlington Ave S at Cooper Street Extant	OT B/C	Camp Bought Built Relocated Demo Built	1897 1898 C1900 1964 1964 C1964	Property used for successful summer camp meeting in 1897. Property purchased from Charles Fletcher in 1898 for $4,000. Camp relocated in 1964. Camp Meeting Shopping Center, 7-11, Post Office, Public Library	Charles Fletcher Andress J. Ridgway Andress C. Ridgway Samuel Quigg Rev. Ridout Thomas Whitesell C
Crane Boatyard **Borel Boatyard** **Henry M. Neely House** **Russ House**	201 Buttonwood St E at Rancocas Ave on Rancocas Creek Extant	OT B/R	Built Sold Converted	C1855 ? ?	Shipyard was established by Nathan S. Crane. It was later sold to Sam Borel. Henry Neely built an experimental radio station here and lived here in the 1920s. In later years it was converted to a private residence owned by Martha Russ	Nathan S. Crane Samuel Borel Henry M. Neely Martha Russ 1975 M. Ward C
McClure House	400/402 Buttonwood W at Franklin Extant	OT R	Built	C1855	Listed as a carpenter in 1860	Andrew H. & Elizabeth McClure
Dr. Weiler's House & Clinic	400 Buttonwood St W at Franklin Extant	OT R/P	Built Sold Closed	1876? 1915	Dr. Weiler was the first doctor in town. He was both a physician and dentist, the first practitioner in Delanco. Practicing as late as 1915. His fee was 50 cents/visit. Ed	James & Kate Long Dr. H.K. Weiler, MD Edward Diggs (Handiman) 1905 Carl E. McCoy 1975 John S. Whiting C

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Sold	1975	Diggs worked as handyman and chauffer from 1905 to 1922. Diggs lived at 519 Poplar until 1976.	
Lafferty House	408 Buttonwood St W Extant	OT R	Built	Bef 1875		John Lafferty 1975
Wallace House	410 Buttonwood St W Extant	OT R	Built	Bef 1875		Clarence Wallace 1975
Winnick House	411 Buttonwood St E Extant	OT R	Built	Bef 1875		Mary Ann Winnick 1975
Ridgway Leather Factory	414 Buttonwood St W Extant	OT B/R	Built Renovated	Bef 1875 ?	Thomas Ridgway was listed as a cordwainer in the 1860 census. Ridgway owned this property 20 years before Andress Ridgway opened the show factory in 1861. Possible family and business relationship is unclear. There was an interesting mural painted on the interior wall, which has been painted over.	Thomas Ridgway 1860? ?1975 ?C
Borden-Jamison House	444 Buttonwood St W at Vine Extant	OT R	Purchased Built	1854 1854	Cooper property sold to Bordens in 1854 (for $75). John Borden built the home.	Henry & Elizabeth Cooper John B. Borden 1854 Robert Jamison 1975
Shedaker House	517 Buttonwood St E Extant	OT R	Built	Bef 1875		Carolyn Shedaker 1975
Diggs House	519 Buttonwood St E Extant	OT R	Built	Bef 1875	Ed Diggs worked as a handyman and driver for Dr. Weiler from 1905 to about 1922. He opened his own business and married late in life. He died after 1975.	Edward Diggs 1975
Public School #1 **Delanco Athletic Association** **Veteran's Memorial Hall**	500 block Buttonwood St Bet. Vine & Burlington Gone	OT M	Built Expanded Expanded Sold	1856 1862 1892 1902?	Built as a one-room school in 1856. A second room was added in 1862 and a third in 1892. Sold to Delanco Athletic Association after Hickory Street school opened in 1902. Sold to VFW about 1946 for	Miss Rankin (teacher)

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Sold Demo	1946? 1964	use as Veteran's Memorial Hall. Demolished in 1964 to make room for the new municipal complex.	
Shaffer House & Ice House Carriage house & stable	605 Franklin St S at Ash Extant	OT R/B	Founded Closed	1922 1952	Gotleib Shaffer delivered for Jake Reeves ice business, then opened his own ice house at this location in 1922. He operated until 1952.	Gotleib G. Shaffer 1922 Ellen W. Shaffer 1922 Ron & Gloria Justice C
Coleman House Coleman's Store & PO	700 Franklin St N at Poplar St Extant	OT R/B	Built Sold	Aft 1875 ?	George Coleman had his home and probably his general store at this location. Coleman also served as postmaster and the post office was likely located here 1920-1936. Ron Chiassio owned the home for 14 years. It is currently for sale.	George Coleman 1924 Ron Chiassio 1990?
Matulewicz House	737 Franklin St S Extant	OT R	Built	?	Bill is active in town activities.	William H. Matulewicz C
Vogelmann House & Efrain Calderone Enterprises	800 Franklin St N at Pine and Union Extant	OT R/B	Built	Bef 1875	Triangular property.	Richard Vogelmann 1975 Shamus McKnight C Efrain Calderone C
McDonald House	801 Franklin St S at Pine St Extant	OT R	Built	Aft 1875	2 story Victorian Half House. Large addition on the rear	Lillian P. McDonald C Kelly C. Leite C
Berrevoets House	803 Franklin St S Extant	OT R	Built	Aft 1875	2 story Victorian Half House	Edwin Berrevoets C
Hickory Street School On Delanco Town Square	600 block Hickory St N at Walnut St Gone	OT M	Built Expanded Closed Demo	1902 ? 1983 1984	Built on Delanco Town Square in 1902. Expanded soon after, then upgraded for fire regulations. When it closed in 1983 there was discussion about maintaining it for other municipal use, but it was demolished in 1984. The old school bell was salvaged and is on display at Walnut St School.	Professor Atkinson (Principal) George Hahner (Truant Officer)
Merlino House	703 Hickory St S Extant	OT R	Built	Bef 1875		Michael Merlino 1975

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Dippold House	704 Hickory St N Extant	OT R	Built	Bef 1875		Edward Dippold 1975
Farra House	712 Hickory St N Extant	OT R	Built	Bef 1875		Elwood Farra 1975
Capece House	728 Hickory St N Extant	OT R	Built	Bef 1875		Frank Capece 1975
House	625 Laurel S Extant	OT R	Built	?		? 1975 ? C
Nixon House	620 Mulberry St N Extant	OT R	Built	Bef 1875		Harold Nixon 1975
Kwiatkowski House	624 Mulberry St N Extant	OT R	Built	Bef 1875		Leonard Kwiatkowski 1975
Whitney-Eckle House **Whitney Blacksmith Shop & Edge Tool Co.**	310 Pine St W Extant	OT R/B	Built Sold Sold	1859 1880s Bef 1975	Alfred Whitney was listed on the 1860 Census. He established a blacksmith shop behind his home. He sold the property to John Eckle who founded Edge Tool Co.	Alfred & Naomi Whitney John Eckle 1880s Joseph Fuhs 1975
Victorian House	316 Pine St W at Poplar Extant	OY R	Built	Aft 1875	2 ½ story frame Victorian	
Poplar Street Steamboat Wharf	Foot of Poplar St at Rancocas Ave Traces	OT M	Built	Bef 1823	Popular steamboat landing for freight to/from Philadelphia and Mt. Holly. Service began 1823	Henry Kreiner (possibly)
Wilmerton-Crane Sawmill & Lumberyard **Dobbins Pickle Factory** **Steele Shipyard** **Rancocas Construction Co**	200 block Poplar St W at Rancocas Creek Traces	OT B	Built Closed Burned Renovated Sold Sold Closed	1852 1883 ? ? 1910? 1939? 1958?	Established by Richard Wilmerton. Later operated by Nathan Crane. Burned. Replaced by Dobbins Pickle Factory. Louis D. Steel established a shipyard about 1910, took on partners about 1913, then sold to Edmund Robbins in 1939. Robins opened Rancocas Construction	Richard F. Wilmerton 1852 Nathan S. Crane Dobbins Louis D. Steel 1910? Ridgway Potts 1913 Jacob Schmidt 1913 Herman Calhoun 1913 Edmund E. Robins Sr. 1939
Wheeler-Shaw House	310 Poplar St W Bet Rancocas & Franklin Extant	OT R	Built	Aft 1875	Built on the site of Wilmerton-Crane lumberyard and Dobbins Pickle Factory. EH Burtis Funeral	Richard F. Wilmerton 1859 Nathan S. Crane M. Wheeler 1876

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Renovated	?	Home, William L. Holt Manager. Frank Shaw (Stationmaster) Alice Shaw (Postmaster 1914-1919) lived here. The home was renovated for multi-family use.	E.H. Burtis William L. Holt Franklin Shaw Alice Shaw -1923 Frank Shaw Jr. 1938 C?
Dobbins House, General Store & Post Office	400 Poplar St W at Franklin St Extant	OT R/B	Built Expanded Expanded **Marked**	1855 1857 C1922 2007	First Post Office in Delanco. Dobbins also had a farm off of Coopertown Rd where he grew pickles. Stored passed through several owners, several of whom were also postmasters. Jake Reeves operated an ice house there.	Micajah & Mary Dobbins 1855 HA & Fannie Johnson George Perkins Jake Reeves Charles Ashton, Jr Cox-Salber family Joseph Reynolds 1975 Tom &Carol Hildenbrand C
Murphy-Massa House	414 Poplar St W Extant	OY R	Built	Bef 1875	Third oldest house in Delanco? Half house	Luther & Helen Murphy 1875 Edigio Massa C
Roger-Massa House	416 Poplar St W Extant	OY R	Built	Bef 1875	Third oldest house in Delanco? Half house	George Roger 1875 Thomas Massa C
Straw-Weiler-Cox House Premott Laundry	420 Poplar St W Extant	OY R/B	Built	Bef 1875	House built by Peter Straw. Gus Premott operated a laundry here. Weilers moved to Perkins Lane in 1930.	Peter Straw 1876 Gus Premott 1890 Fanny Weiler 1917 Martha Cox 1951 Eugene Cox 1975 Harl & Ronni A. Wagner C
Parsons-Bellan House	423 Poplar St E Extant	OY R	Built	Bef 1875	Well-preserved example of a 2 ½ story Victorian.	Mary Parsons 1875 Robert J Bellan C Kathleen H Bellan C
Crouthemel House	508 Poplar St W Extant	OY R	Built	Bef 1875		William Crouthemel 1875
Former Presbyterian Parsonage? Hagerty House	510 Poplar St W Extant?	OY R/C	Built	Bef 1875	Possibly served as Presbyterian Parsonage for a time.	Rev. Homer J.O. Rinker 1929 Anna S. Rinker 1929 Edward Hagerty1975
Hawk Island Marina Ran-Del Marina	130 Rancocas N on Rancocas Creek	OT B/R	Built	?	Still researching the date of establishment. It has gone through	George Wheatcroft 1929 Martha C. Wheatcroft 1929

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Dan's Boat Yard	Extant				several hands over the years. Community concerts were held there in summer of 2006	Dan John M. Berger C Karen A. Berger C
Ouellette House	212 Rancocas Ave N Extant	OT R	Built Expanding	? 2007	2 ½ story twin-peak Victorian full porch facing the creek. Recently built a large 2-story addition. There is a triple garage on Washington St. behind the home.	? 1975 Fern Ouellette C L. Ouellette C
Bauer-Fitzpatrick House	225 Rancocas Ave S Extant	OT R	Acquired Built Sold Sold Sold Sold Sold	? 1875 1908 1945 1946 1983 1994 1995	Property on the Rancocas Creek bought from Richard Wilmerton by Rudolph Bauer. Home was built about 1875 and changed hands many times before it was acquired by James and Kate Fitzpatrick about 1995. A title search was done. Kate is very active on township committees.	Rudolph A. Bauer 1875 Clarence Bauer 1908 John E. & Mary Fenimore 1945 John Anthony 1946 Laura Casperite 1946 Krista Mary Krotz1983 Gary R, McCart 1983 James L. Wilson 1994 James W. Fitzpatrick 1995 Kate Fitzpatrick 1995
House	227 Rancocas Ave S	OT R	Built	?	Cottage overlooking the Rancocas.	Silvara C R.E.Bell C
Berger House	230 Rancocas Ave N Extant	OT R	Built	? ?		L. Berger 1975 C
Moisell House	232 Rancocas Ave N Extant	OT R	Built	?		Charlotte Moisell C
Batista House	234 Rancocas Ave N Extant	OT R	Built	?		Jacqueline Batista C
Heaviland-Berger House	302 Rancocas Ave N Extant	OT R	Built	?		Clarence E. Heaviland 1929 Elizabeth Heaviland 1929 Laura V. Berger 1975 C Kristana M Berger C
Muir House	314 Rancocas Ave N Exultant	OT R	Built	?	2 ½ story cross-gable carpenter Victorian with a full porch. 2/2 windows; double front door.	Thomas & Kate M. Muir C Raymond J. Davidson. Sr. C
Denight House	316 Rancocas Ave N Extant	OT R	Built	?		Arthur H. Denight ? 1975

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
						? C
Maratea House	318 Rancocas Ave N Extant	OT R	Built	1905	2 ½ story Victorian; central fireplaces	Joseph Maratea 1976 ? C
Russ House	319 Rancocas Ave S Extant	OT R	Built	?	House on the Rancocas Creek built by George Russ after he built 100 Burlington (next door).	George Russ
Jazo House	320 Rancocas Ave N Extant	OT R	Built	?		Rafael Jazo
Ashton House	321 Rancocas Ave S Extant	OT R	Built	?	Tiny house on the Rancocas Creek built by George Russ after he built 100 Burlington (next door). Later owned by the Nixon family and the Ashton family.	George Russ Nixon Casper Ashton Mary E Ashton 1929
Wilmerton Mansion (site)	420? Rancocas between Union and Buttonwood Gone	OT R	Built Sold Sold Renovated Demo	1850s ? ? ? 1900s	Richard Wilmerton established Delaranco village in the 1850s. He founded a steam powered sawmill & lumberyard about 1855. The Wilmertons probably built this home early. A structure appears on most early maps. Wilmerton left Delanco and moved to Maryland when the mill closed. The structure and property is labeled J.D. Watson on the 1876 map. In later years the home may have served as a boarding house. It was demolished in the mid 1900s.	Richard F. Wilmerton Elizabeth Wilmerton J.D. Watson C1876
Crane House	500 Rancocas Ave N at Buttonwood Extant	OT R	Built	1864	Nathan S. Crane founded shipyard between Buttonwood and Ash. He later took over the Dobbins sawmill & lumberyard. The house has been renovated as apartments.	Nathan & Mary Crane 1864
McQuade House	701 Rancocas Ave S at Poplar	OT R/B?	Built	?	House built at the foot of Poplar Avenue next to the boatramp;	F.V. McQuade C Evelyn L. McQuade C

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
	Extant				possibly on the site of the Poplar Ave Wharf. The house is heavily overgrown., but is reported to have once been quite beautiful.	
Poplar Avenue Wharf	Rancocas Ave S at Poplar Traces	OT B	Built	C1823?	This wharf was used for freight moving to and from Philadelphia and Mount Holly. Cribbing is now badly deteriorated but holding. The area is badly overgrown.	VanSciver
Grand Victorian House	740 Rancocas Ave N Extant	OT R	Built	?	2 ½ story grand Victorian with wide porches overlooking the Rancocas Creek.	Robert Daniels C Tracey L. Daniels Phyllis G. LeMasters
Steel House	750 Rancocas N at Pine St Extant		Built	1885	House was built by Thomas and Bessie Steel in 1885. Passed on to Louis D. & Alma Birkhead Steel, then Helen Steel; three generations and over 75 years of occupancy.	Thomas C Steel M. Bessie Steel Louis D. Steel Alma Birkhead Steel Helen Steel Robert M. Waters
Deacon House **(site)**	800 Rancocas Ave N at Pine St E Replaced	OT R	Built Moved? Demo? Replaced	Bef 1860 ? ? ?	Master mason in 1860. 3-story flat roof Victorian. Methodist Sunday school met here in 1858 prior to building their church. Rumored to have been moved to the "back of the lot". May have been demolished. Replaced with a brick bungalow.	Samuel C. Deacon 1859 _____ Deacon 1859 Robert Bacon 1975 Steven Saylor 1975 Sidney R. Paterson Jr. C Lillian B. Paterson C
Ogden House	804 Rancocas Ave N Extant	OT R	Built Renovated	Bef 1875 2000s	Grand 2 ½ story Mansard Victorian with an enclosed porch. Curt Ogden did an extensive renovation in the early 2000s.	Ruth Ogden 1975 Curtis P. Ogden C Donna B. Ogden C
Delaranco Hotel & Tavern **(site)**	800 block Rancocas Ave at Railroad Ave Replaced	OT B/R	Built Sold Sold Sold	1852 1854? 1858 1891	Built by Kreiner & Sons in 1852. In 1861 the crew of the US Navy's first submarine Alligator stayed at the hotel during three months of trials on the Rancocas Creek. In	Henry Kreiner John McLardy Isaac Buck Abraham Merritt (Tax Collector)

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Sold Sold Closed Demo	1907 1917 1937	1869 Abraham Merritt collected taxes here. Beverly Township Committee met here when Charles Russ was on Committee.	Charles E. Russ Peter Parr Tim Donovan
Delaranco Town Square	500 block Union Ave E between Chestnut and Hickory Extant	OT M	Established	1852	Established in the Wilmerton Plan of 1855. The only two buildings ever built there were Hickory Street School and Town Hall. It now serves as ball fields and track for Walnut Street School	Richard F. Wilmerton
Town Hall On Delanco Town Square (site)	500 block Union Ave E at Hickory St Gone	OT M	Built Demo	C1885? 1954?	Built on Delanco Town Square Operated by the Town Hall Association. Delanco Choral Society	John H. Briggs (director) Reba Fisher (accompanist)
Town Square Baseball Stadium (site)	500 block Union Ave E at Hickory St Traces Or it may have occurred at Cooper Street Field Extant (see also)	OT M	Built Event Demo	C1885? 1924 ?	This may have been the site of the fabled 1924 exhibition game. Babe Ruth and the Delanco Nine defeated the Burlington County All-Stars before a crowd of 5,000. The historical marker is at Cooper Street, however in the 1920s the town's larger Town Square field may have been the actual site of the game. It had extensive bleachers, a gift of Louis Steel's father. The stadium has been demolished, but a baseball diamond remains.	Thomas C. Steel Babe Ruth Ed Zimmermann Ted Heywood Harry Wagner Louis D. Steel
Washington Fire Co House #2	500 block Union Ave W Extant	OT M	Built Replaced Deactivated Renovated	1919	House was moved from Ash St to Union Ave in 1919. New 2 story block structure built. Old house moved to Walnut. House was deactivated when new house was built on Burlington Ave.	Bacon (1st Chief) George Hahner (2nd Chief) F. Jones Herman Hannemann AC Ridgway
Carter-Frank House	510 Union Ave E Extant	OT R	Built	C1850	One of the older homes in Delanco. Built by the Carters. Later owned	Abraham & Lavinina Carter Florence Frank 1975

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
					by the Franks	
First Presbyterian Church	505 Union Ave W at Poplar Street Extant	OT C	Organized Built Annex New Hall	1872 1873 1905 1961	Gothic Revival. Church formed in 1872. Original church built in 1873. Dedicated in 1874. Annex built in 1905. New social hall built in 1961.	Rev. Martin L. Hofford 1874 Mrs. Carrie J. Hofford 1874 Mary J. Barnitz Millie Deacon Howard Russ 1909
Shipps House & General Store	610 Union Ave E Extant	OT R/B	Built Renovated	1897 1955	Residence and General store est by John H. Shipps. Business passed to his sons. Home purchased from Shipps estate by Charles Costello in 1955. They modified the storefront into a livingroom.	John H. Shipps Joseph Shipps Harry V. Shipps Charles & Joan Costello C
Himes House (site)	616 Union Ave E Gone	OT R	Built Burned	? ?	A. Himes owned the 600 block of Union Avenue in 1876. A structure is clearly shown at this location. It is reported to have burned and was not rebuilt.	A. Himes?
Procopio House	634 Union Ave E Extant*	OT R	Built	Bef 1875	Vernacular Victorian with a saltbox addition. *This house has fallen into serious disrepair and is in danger of being demolished.	W.G. Procopio 1975
Joshua Newton House	638 Union Ave E Extant	OT R	Built Renovated	C1840s 1975	19th Century house. One of the oldest farmhouses in Delanco.	Joshua & Mary Scott Newton David Knight 1975
Isaac Newton House	416 Vine St N Extant	OT R	Built	Bef 1900?	2-story Colonial; 9 rooms, 2 br One of the older farmhouses in Delanco. House is in disrepair.	Isaac Newton
CAMDEN & AMBOY RAILWAY MAIN LINE HISTORIC DISTRICT	Unclear what area is included in this existing historic district; Probably trackage, railroad bridges, stations, mechanical improvements.	RR	Constructed **Designated**	1832 **1991**	Camden & Amboy Railroad Surveyed by Charles Stokes Constructed by John Stevens **Designated NJ State Historic Preservation Office 7/12/1991**	Col. John Stevens Charles Stokes
C&A, PRR, NJTransit	On the Rancocas Creek	RR			C&A Railroad was the first railroad	Col. John Stevens

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Single Leaf Drawbridges	Replaced	M	Built	1832	in NJ. It was built by Col. John Stevens. Crossing the Rancocas was considered a major undertaking because of existing riverboat traffic. First crossing was a low trestle with a single leaf	Charles Stokes
Swing Span Bridge	Replaced		Replaced	1901?	drawbridge. Second bridge was a higher level trestle with a swing span. The span was not new, but was acquired from the D&R Canal and floated in by barge. It operated for about 100 years at this location without a mechanical problem. **SHPO Opinion 10/8/1997**	
			Designated	**1997**	Swing bridge was removed about 2004 when NJ Transit replaced the	
Suspension Bridge	Replaced Extant		Replaced	2004	track and trestle. The belief is that the historical swing span was scrapped. The third bridge was planned as a high level fixed suspension bridge. Approaches were raised about 12 feet. The installation made news when the barge supporting the almost completed suspension span became unstable and tipped the bridge sideways against the abutment. It took months of planning and special equipment to stabilize the barge and right the span. Once completed it was floated into place at high tide and lowered into place by slowly flooding compartments in the barge.	
Railroad Passenger		RR			C&A was the first railroad in NJ	Col. John Stevens (1832)

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Stations **Camden & Amboy Railroad** **Pennsylvania Railroad** **NJTransit Lightrail**	On the Rancocas trestle Gone Pennsylvania Ave At the foot of Union Ave Gone Pennsylvania Ave S At the foot of Walnut St Extant	M	Built Replaced Replaced	1832 1849 2004	First station was called Rancocas Crossing. Platform was built on the trestle over the creek. The second platform and station house was called Delanco Station and was built at the foot of Union Ave. It was demolished when service was discontinued. The third Delanco platform and shelter was built by NJ Transit near the foot of Walnut Street. There is a small display of RR equipment at the station.	Frank Shaw (early 1900s) Ferdinand Outcalt Many other agents lived in town.
Other Proposed Historic Properties	**Located outside the one existing and two proposed historic districts**	No				
Joseph B. & Clara Carter Farm Clara Carter School M. Joan Pearson School	1301 Burlington Ave S at Lilac Lane Extant	No M	Farm Est. School Built Renovated Renamed Renovated	? 1962 1990 ? 2004?	Joseph B Carter farm. The school was built in 1962 and originally named for Clara Carter. Delanco Public Library moved to the site about 1990. The School was later renamed for M. Joan Pearson, a former principal. Renovated to include District offices and a new auditorium named for Joe Miller	Joseph B. Carter, Sr. Joseph B. Carter, Jr. Clara Carter M. Joan Pearson Joe Miller Maureen Kelly
Fenimore Farm? **Rancocas Valley Flower Farm?** **Hagan Florist** **Hagan Rossi Florist&Garden Ctr**	1700 Burlington Ave N Extant	No B	Farm Est. Built	? 1929?	Fenimore farm Possibly the site of Henry Neely's flower business: Rancocas Valley Flower Farm.	Nettie Fenimore Henry M. Neely? 1929 Gertrude Jones? 1929 Pat Day Pat Forssel 1975 Hagen Shirley Rossi
Thomas House	1701 Burlington Ave S	No	Built	Bef 1875	2 ½ story Victorian farmhouse	Philip Thomas Jr.

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
	Extant?	R				
Washington Fire Co. House #3	1800 Burlington Ave N Extant	No M	Built	1977	Property runs from Burlington Ave. to the Delaware River. Included the Magnolia/Barnitz Grove estate Built in 1977 to replace house #2 on Union Ave	
Fenimore Farm **Rancocas Valley Flower Farm?** **Bud Styles Flower Mart** **D Price Flower Mart** **Yard Stuff**	1801 Burlington Ave S Extant	No B	Farm Est. Built	? ?	Possibly the site of Henry Neely's flower business: Rancocas Valley Flower Farm.	Fenimore Henry Neely Gertrude Jones Bud Styles Ed & Carol Price 1960, 1976 ? C
Jones-Barrett House	1827 Burlington Ave S at Richard Ave Extant	No R	Land Acq Built Gifted Sold Sold Sold	1848 1872 1909 ? ? 1976	Property of Asael & Elizabeth Jones? Remained in Jones family for five generations. Frame 2 story Victorian; flat roof	Asael Jones Elizabeth Fenimore Jones Paul H. Jones Deborah Vansciver Jones Frank & Mima Jones, Sr. William Taubel M/M John Sperber D.M S. Collin DDS Joseph Barrett C Sarah Ellen Barrett C
Ryan House	1900 Burlington N Extant	No R	Built	Bef 1875	2 ½ story Victorian Farmhouse	James & Sue Ryan 1975
Queen Anne Victorian	2725 Burlington S at Perkins La Extant	No R	Built	Bef 1875	Victorian Queen Anne; 2 ½ story, 4 bedroom. Currently for sale	?
A. Perkins House	2728 Burlington N At Perkins La Extant	No R	Built	Bef 1875	Single family Colonial; 2 story Currently for sale	A. Perkins, Jr. 1876
Cooper Street Baseball Stadium	500 block Cooper St E Extant Or it may have been at Town Square Field	No M	Built Event	? 1924	This may be the site of the famous 1922 baseball exhibition game: Babe Ruth and the Delanco Nine defeatged the Burlington County All-Stars before a crowd of 5,000.	Babe Ruth Ed Zimmermann Ted Heywood Harry Wagner

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
	500 block Union Ave bet. Chestnut & Hickory Trace (see also)		**Marked**	aft 1924	The historical marker is at Cooper Street, however in the 1920s the town's larger field on Town Square may have been the actual site of the game. It had extensive bleachers, a gift of Louis Steel's father. The stadium has been demolished, but a baseball diamond remains.	
W. Newton Farmhouse	711 Coopertown Rd S Extant	No R/F	Farm Est. Built Moved	? ? 1767? 1976	Farm established by William Newton family. House originally built on Rancocas Creek, then moved to road	W. Newton M/M Samuel Newton Lester & Dora Nixon Newton M/M Alfred Newton Patty Crutchley
A. Newton Farm & Farm Market & Family Chapel	741 Coopertown Rd S Extant	No R/F/B	Built	Bef 1875	Farmhouse is on the creek. Bishop John Neumann landed at the farm in 1853? On his way to establishing St. Peter's Parish in Riverside. George Russ laid a stone and built a family chapel on the farm to commemorate the event. Mother Kathryn Drexel also visited here with her brother. A long lane runs from Coopertown Rd. Greenhouse and farm buildings are located near street.	Alfred Newton George Russ? Mother Kathryn Drexel St. John Neumann
D. Newton Farmhouse	800 Coopertown Rd at Creek Rd Extant	No R/F	Built Renovated	1840? 1876 1976 2006	2 story; Greek Revival, hipped roof; floor length windows on 1st floor. Built about 1840. Listed in Delanco Story. Extensive renovation	M/M D. Newton M/M Thomas Annie Thomas M/M William Williamson 1975
Stickel-Styles Farmstead ***Greenwood Acres***	921 Coopertown Rd S Extant	No R/F/B	Built	Bef 1875 1976	Farmstead known as Greenwood Acres.	M/M William Stickel M/M Bud Styles 1975 M/M Deets Styles C Virginia K. Styles C
Chant Farm & Farm	1107 Coopertown Rd S	No	Built	Bef 1875	American Foursquare farmhouse	Howard & Ruth Chant

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Market	Extant*	R/F/B		1929 1929 1929 1929 1976	*House is slated for demolition	Raymond & Edith M. Chant Arthur & Ethel Chant M/M Harry Chant 1975 M/M W.J. Avery
Delta Grove ***Splatterdock Lodge*** ***Eble Marina*** ***Harris Marina***	??? Creek Road S On the Rancocas Creek	No R/B/F	Built Built Built Closed	1849? 19?? ? 2000?	Original estate was Delta Grove Drexel family established Splatterdock Lodge a hunting lodge named after a local flower. George Russ would run errands for the Drexel family. Mother Katherine Drexel visited her brother at his lodge many times.	Drexel family (of Philadelphia) Mother Katherine Drexel George C. & Dora Grab 1929 Henry & Dora Grab Eble 1976 Brett & Patty Harris C?
Ellis-Becket-Scheetz House	215 Holly St W Extant	No R	Land Purch Built Expanded Expanded	1848 1851? C1860 C1990	Delanco Land Co Tract in 1848. David Ellis purchased in 1851 Presumed to have built house. In 1860 incorporated a riverfront cabin once owned by Raymond & Elizabeth Becket. Structure was moved to the site. A title search by Eugene & Gretchen Timmons indicates a long succession of owners. Current owner Robert Scheetz added a side porch on south side.	David Ellis 1851 Raymond Becket 1860 Elizabeth Becket 1860 Josiah & Elizabeth Cobbs 1862 Lafayette Webster 1875 John Darrow 1887 Mary & Rachel Elwell 1933 Theodore Webb 1934 Henry Whittington 1934 Russell Phillips 1946 George Hintermeier 1948 Anna Hintermeier1948 Charles Murphy 1949 Theresa Murphy 1949 Eugene & Gretchen Timmons ? Robert Scheetz 1987 C
Victorian House	214 Holly St E Extant	No R	Built	Aft 1875	2 ½ story Victorian craftsman cross-gable. Front porch on street	C?
Newton-Russ Farmstead	1 Russ Farm Way S Newtons Landing Extant	No R/F	Built Burned Restored	C1830 1860s?	Original 18th Century Georgian farmhouse burned. It was rebuilt with a major addition facing the creek. Franklin Stoves - No	William Newton Stanley Russ

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Designated	**2000**	fireplaces – unusual arrangement **SHPO Opinion 10/26/2000** Part of Newtons Landing	
Paleo-Indian Site **Newton-Russ Farmstead**	1 Russ Farm Way S Newton's Landing Extant	No	Established **Designated**	Very early **2000**	Remains of an Indian village. Discovered during construction of Newton's Landing. Artifacts were surveyed. Some were taken to the NJ State Museum. **SHPO Opinion 10/26/2000** The remainder were reentered in a protected are of the farmstead.	
Hammell-Brysi House Moved from Delanco Camp Meeting	516 Third St N Extant	No R	Built Moved	Aft 1900 ?	Structure was originally part of a dormitory at Delanco Camp Meeting. Was moved to this location by G.Q. Hammell for use as a M-I-L cottage.	Rev G.Q. Hammell Dennis & Sue Bryski C
Stucco Farmhouse	730 Third St N Extant	No R	Built	Bef 1875	Stucco farmhouse. The structure appears on the 1876 map. Not in Delanco Story listing	
Berrevoets House	200 Union Ave E at Second St Extant	No R	Built	Bef 1875	Part of R Thompson Tract House built before 1875	Cornelius Berrevoets 1975 Mona Berrevoets C
Letizio House	203 Union Ave W at Second St Extant	No R	Built	Aft 1875	Part of W.H. Johnson Tract Queen Anne Victorian 2 ½ story Built C1880 or C1920	T.R. Cox Keith & Barbara Letizio C
Blake-Streahle House	211 Union Ave W Extant	No R	Built	Aft 1875	Part of W.H. Johnson Tract 2 ½ Story Victorian with broad porch facing the street. Gertrude Taubel operated a coal dealership in Riverside	William & Elmira Blake 1929 Gertrude M. Taubel 1929 Charles H. & Mae Taubel 1929 David & Sara Michaud 1993 Mark & Carrie Streahle C
Clarke-Sciacca House	218 Union Ave E Extant	No R	Built	Aft 1875	2 ½ story Victorian. Peter Haggerty is an upholsterer. Nina Sciacca is an artist	Rudolph & Alice Clarke 1929 Peter Haggerty Nina Sciacca C
Perkins-Kinney House	225 Union Ave W Extant	No R	Built	1903	2 ½ story Victorian Built by Hamlin Bros.	Frank & Dorabella Perkins Mike & Sue Kinney C

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Hammell-Lewandowski House	231 Union Ave W at Third Extant	No R	Built	Aft 1875	Part of W.H. Johnson Tract Home built be Rev Hammell. Property used to include the cottage behind it on Third Street. Harold Hunt ran Hunt's Superservice.	Rev G.Q. Hammell Harold & Nellie Hunt Harry W. Mitchell 1929 & Blanche Mitchell 1929 Chris Nissen 1990 Liz Wilson 1990 Tom & Dina Lewandowski C
Delanco Memorial United Methodist Church Formerly Delanco ME Church	320 Union Ave E (Former 312 Union) Extant	No C	Land purch Built Bell tower Burned? Renovated Expanded Renovated	1858 1859 1876 1902 1944 1967	Late Victorian with Gothic Revival details. Bell tower added in 1876. Indication of a fire at one time. Major renovation 1902 to add a new sanctuary and create a chapel. Incorporated old parsonage into Del-Meth Church Hall C1944. Renovated entrance in 1967.	Richard F. Wilmerton Micajah Dobbins Rev. Ridout
Methodist Church Parsonage #1	320 Union Ave E Traces	No R/C	Built Merged	1859? 1949?	Mansard-style Victorian. Built for use as parsonage by Delanco Methodist Church. About 1849 it was incorporated into the church to create Del-Meth Hall. Much of the interior remains behind a new brick façade linking it to the church. The church purchased the existing house at 230 Union purchased as a new parsonage.	
Dr. E.R. Hunter House & Medical Clinic Mannion House	321 Union Ave W Extant	No R/P	Built	Bef 1929	Part of Fletcher Tract. 2 ½ story Am Foursquare Residence and medical clinic of Dr. Edward R. Hunter. Probably the son of M/M E.S. Hunter	Dr. Edward R. Hunter 1929 Lillie G. Hunter 1929 M/M Patrick Mannion C
Dennis House Dennis Real Estate & Insurance	325 Union Ave W at Burlington Former: 327 Union Ave	No R/B	Built	C1900?	Part of Fletcher Tract Charles & Emma Ziegler Res. Harry Dennis had his residence and a small real estate/insurance office	Charles & Emma Ziegler 1926 Harry J. Dennis 1910, 1929 Bertha Dennis 1929

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
	Extant		Renovated	?	here. He later became President, then Chairman of Riverside Bank & Trust Co. Now a multi-family residence.	
E.S. Hunter House **Methodist Church Parsonage #2**	330 Union Ave E at Burlington Extant	No R/C	Built Sold	C1870 1949?	Built by ES Hunter. Frame mansard-style Victorian. Hunter worked for the railroad. Sold to church for use as parsonage. This was the second parsonage. The first was incorporated into the church as Del-Meth Hall about 1949.	E.S. Hunter Outcalt
Torrie-Barnbury House	325 Walter Ave S Extant	No R	Built	Aft 1906	Wilmerton land sold to Fletcher for vineyards. Developed as the Walter Extension in 1906. This was one of the first houses built. Hiram Torrie was the son of a famous painter. He was Ed of the Riverside newspaper. House looks virtually unchanged since then.	Hiram & Julia Torrie 1910 Harry & Lidie Weiler 1929 M/M Barnbury 1975 C?
Stephen Girard Fleet Anchorage	On the Rancocas Creek east of current RR bridge	No	Event	C1812	Industrialist Stephen Girard sent his fleet of ships to relatively safe anchorage up the Rancocas Creek during the War of 1812	Stephen Girard
Paleo-Indian Flintnapping Site **Dahmer-Beier Site**	(Undisclosed location) On the Rancocas Creek Near north side Hwy 130 Protected	No	Established **Designated** **Designated**	Very early **1980** **1981**	Creekside location where flint tools were napped. Site was uncovered when US HWY 130 bridge was constructed **SHPO Opinion 7/3/1980** **DOE 6/26/1981**	
Buzby's Ferry **On the Great Road**	US Hwy 130 At the Rancocas Creek Gone	No B	Established Closed	1747 C1793?	First ferry across the Rancocas Creek. Toll service operated by the Buzby family of Bridgeboro. Discontinued in 1793 when first toll bridge was built.	Buzby Family
Rancocas Bridges on the	US Hwy 130	No			These bridges carried the Great	

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
Great Rd **Pier Bridge** **Covered Bridge** **Drawbridge** **High Level Fixed Bridge**	At the Rancocas Creek Gone Gone Gone Extant	M	 Built Replaced Replaced Replaced	 1793 1838? 1928? 19??	Road over the Rancocas Creek Toll bridge replaced Buzby's ferry in 1793. Replaced by a covered pier bridge in 1838. This was replaced by a concrete drawbridge in 1928. This was replaced by a high level free bridge. Researching date.	
Fletcher Mansion & Winery	239 Vine St S at Cedar St Extant	No R/B/F	Purchased Built? Replaced Closed Converted	1848 ? ? C1905? ?	In 1848, 30 acres of prime land were purchased from Richard F. Wilmerton. Most of acreage was planted in wine grapes. A small temporary farm building was constructed. This was replaced by a substantial 2 ½ story combination residence and winery. The existing building is reported to be the second one built on the property. Among other features, it has a sub-basement that was initially used for aging wine casks. In later years, Ben Faunce used this sub-basement to cultivate exotic mushrooms. Vine St was constructed in 1906 as part of the Walter St Extension. The building is now a multi-family residence.	Thomas Fletcher, Esq Charles Fletcher Ben Faunce
Pfeil Memorial Field at West Ave	200 block West Ave E Extant	No M	Built Dedicated **Marked**	? ? 2008?	Township athletic fields. Named for long time tax collector and township clerk Joseph C. Pfeil.	Joseph C. Pfeil
Delanco Icons	Located throughout the township	I			Objects & artifacts which are specially significant to Delanco	

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
					residents	
Alligator Submarine (prototype)	Rancocas Creek? Missing	No I	Built Tested Abandoned	1861 1861 1862?	Prototype of the US Navy's first submarine Alligator built by Brutus de Villeroi and tested on the Rancocas in 1861. The crew stayed at the Delaranco Hotel. Once the War Department approved building a full-size military version, the prototype was abandoned in the Rancocas Creek. Later generations report seeing the hulk in different places at different times, but it has not yet been located.	Brutus de Villeroi Cooper Woodington Pierre Leon
American Eagle	Joseph Matera home 101 Maple Ave W Bet Delaware and Second Extant	RF I	Created Sold Moved	C2002 C2004 C2004	This is the newest member of Delanco iconology. It is a six-foot fiberglass statue of an American eagle perched on a base resembling a rock. Delanco artist Susan Matera was chosen to decorate the eagle as part of a project for Burlington County Cultural Arts. She used a theme of patriotic sayings from the Colonial Period. The eagle was displayed at Delanco Station. It was then sold at auction. It was purchased by Joseph & Elsie Matera, Susan's parents, and moved to the garden behind their home at 101 Maple Ave. It can be seen from Delaware, Maple and Second Street.	Susan Matera Joseph & Elsie Matera
Hickory Street School Bell	At Walnut Street School 4__ Walnut St W Extant	OT I	Installed	1902	The school bess was originally located in Hickory St School, and summoned students to school for 80 years. When the school was	

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Moved	1984	demolished in 1984, the bell was preserved and moved to Walnut St School, where it remains on display.	
Pennington Monument	Pennington Park Creek Rd S Extant	No I	Built		When Pennington Park was built, the Pennington farmhouse was demolished. In its place, a hill of earth was raised, topped by a pergola giving a 360 degree view of the property and the Creek. In the center is a black rock.	Frank Pennington
Rhawn Pipeman	At Rhawn Flange & Machine Shop entrance lane Originally on Union At Pennsylvania Ave Moved to Rhawn Way at Coopertown Rd Extant	No I	Created Moved	? 2004?	This strange sculpture was created from pipes and flanges manufactured by Rhawn Co. It stood for years at the entrance to the plant at the foot of Union Avenue. When the crossing was closed due to the raised trackbed in 2004, the pipeman was moved to the entrance drive to the new train station.	Richard Rhawn 1975 Jay Rhawn
St. John Neumann Stone	George Russ Farm 741 Creek Rd S Moved to St. Peters Church in Riverside Extant	No I	Event Created Moved	1853? ? 2005?	In 1853 Bishop John Neumann came up the Rancocas Creek and landed on the north bank on the Newton Farm on his way to Progress (Riverside) where he established St. Peter's Parish. When the farm passed to George Russ, George built a family chapel and installed an engraved stone to commemorate the occasion. The stone was removed about 2005 and taken to St. Peter's Parish. Photo in archive.	St. John Neumann Newton George Russ
Stone Springhouse	On Second St N	RF	Built	18??	Picturesque stone springhouse	Carr

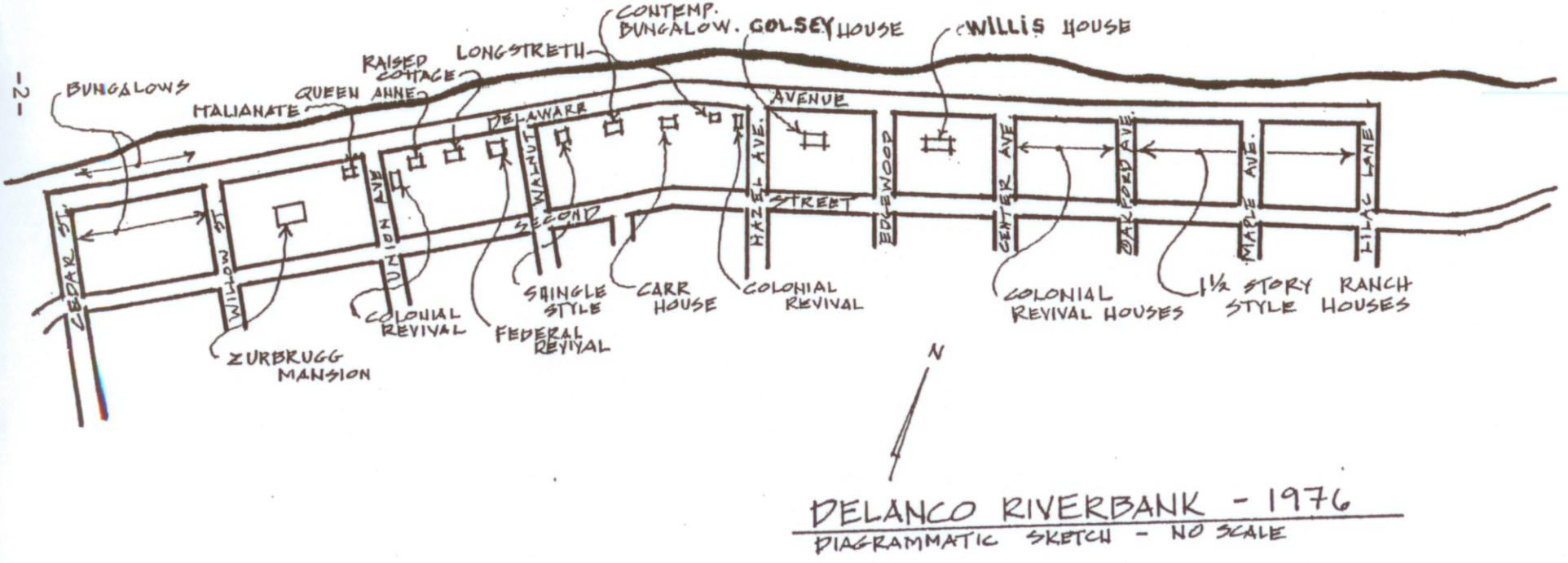
Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
	at Holly behind Michael Singer home Extant	I			located at the back of the Carr House, Delaware Ave property. It is just feet from Second St. The stonework is in reasonably good shape, although the wood framing and corrugated tin roof is deteriorated.	Michael Singer
Statue of Liberty	*Shangri-La* Willard home 102 Riverbank Extant	RF I	Created	?	Very few Delanco residents have ever seen this statue because of its location on the seawall on the very private Willard estate. It is highly visible to visitors who pass by on the water. The statue is an accurate scale model of Statue of Liberty; approximately eight feet tall and copper green. If one is athletic, one can climb over the seawall at the foot of Lilac Ave at low tide and walk about 100 feet east along the beach. Take a camera!	Edward Willard
Veteran's Honor Roll The War for Democracy (WWI) 1917 - 1918	1-Union Ave W at Vine 2-Burlington Ave S At Buttonwood 3-Gateway Park Extant	OT I	Dedicated Moved Moved	Bef 1941 C1964? C2002?	Probably created after 1918 and before 1941. Originally installed across Union Ave from the town square in the triangular plot at the intersection of Union, Vine, and Poplar. It was moved to the township building after it opened in 1964. It was moved again about 2002 to Gateway Park when the township building was sold.	Lists those who served: Army – 45 names Navy – 13 names
Veteran's Memorial – Second World War 1941 - 1945	Union Ave at Vine Burlington Ave Gateway Park Extant	OT I	Dedicated Moved	Aft 1945 C1964?	Originally installed across Union Ave from the town square in the triangular plot at the intersection of Union, Vine, and Poplar. It was moved to the township building	Lists those who died: 12 names + William E. Tieman (Vietnam) Gary A. Boche (Vietnam)

Common Name	Location/Address Status	Dist Use	Activity	Date/ Period	Significance	Associated Names
			Moved	C2002?	after it opened in 1964. It was moved again about 2002 to Gateway Park when the township building was sold.	
Veteran's Memorial – Korea and Vietnam	Burlington Ave Gateway Park Extant	OT I	Dedicated Moved	Aft 1970? C2002	Probably installed and dedicated after the end of the Vietnam War. It was originally located at the township building on Burlington Ave, but was moved to Gateway Park when the township building was sol.	William E. Tieman - Vietnam Gary A. Boche - Vietnam
Woods-Zurbrugg Gazebo (site)	500 block Delaware Ave Gone	RF I	Built Rebuilt Rebuilt Demo	C1870 ? ? 2007	The gazebo was built at the edge of the seawall about 1870 to match the style of the existing Woods Mansion. When the Woods mansion was moved in 1910, the gazebo was retained by the Zurbrugg family and was maintained and restored by each subsequent owner. The gazebo became seriously underwashed because of poor maintenance of the seawall, and the gazebo was demolished by Delanco Twp in 2007. Hopefully it will be yet be replaced by the township.	George Wood? Alexander Woods? David Van Cleaf Theophilus Zurbrugg 1910 E. George Schwinn Rev. Carl McIntyre Columns Partners Delanco Twp

HISTORIC PRESERVATION PLAN APPENDIX G

State Historic Preservation Office Survey Forms

DELANCO RIVERBANK HISTORIC DISTRICT
(Proposed)



DELANCO RIVERBANK - 1976

DIAGRAMMATIC SKETCH - NO SCALE

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic, Delaranco

   Common: Delanco Historic District

2. Township: Delanco Township

3. Address or location:

4. Ownership: X public X private

5. Owner's name: Multiple ownership

   Address:

6. Property type: Houses, churches, commercial structures

7. Use; original: residential, commercial present: same

DESCRIPTION:

8. Building material: X clapboard X stone X brick

   X board and batten X shingle

   ___metal X stucco ___log ___other

9. Height in stories: generally 2½ and 3 story structures

10. Notable features: (interior if known)

Delanco is located on a point of land at the confluence of the Delaware River and the Rancocas Creek. The earliest area of town seems to be that section bounded by Burlington Avenue, Union Avenue, the Rancocas Creek, and the Camden and Amboy Railroad tracks. Most of the structures in this area date from the mid to late 19th century. In 1883 the town contained Methodist and Presbyterian Churches which still remain, a public school, a hotel, and five stores. The earliest of these stores was run by Micajah Dobbins at the corner of Franklin & Poplar Streets. An old saw mill, built on the Rancocas by R. Wilmerton at an early date, was not being used in 1883 and is no longer extant. The Delanco Railroad Station, "Delaranco" Hotel, the Tavern (Kreiner's), the original public school, and most of the store buildings no longer remain. However, many of the original residences still exist. Though most have undergone late Victorian and modern

(see attached she

11. Condition: ___excellent X good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

major alterations: Delaranco Hotel Railroad Station, saw mill, some early houses no longer extant. Large houses on the river noted on 1860 Atlas have been replaced by more recent, grander structur

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban X commercial
___industrial X residential ___other

14. Condition of surroundings:
___excellent ___good X fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: mid-19th century
Date of additions: Late 19th and early 20th century in original
Architect: section. Area beyond Walnut for the most par
Builder: contains modern development.
Original Owner:
as district nomination.

16. N.R. Eligibility: ___yes X possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___Ewan
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Commerce, Architecture.

The beginning of the present town of Delanco was in 1848 when the Delanco Land Company laid out the streets of the village for development. Prior to 1848, this area consisted of two large farms known as the Fenimore and Heaton Farms. The area has little Colonial or Revolutionary War significance since it was farmland from the earliest days of settlement. During the War of 1812, Stephen Girard sent many of his vessels up the Rancocas Creek for
(see attached she

Sources: E. M. Woodward, History of Burlington County, p. 232-2
H. Bisbee, Sign Posts, p. 69.

PHOTO
See attached list.

MAP OR PLOT PLAN
See attached map.

10. Notable features: (Cont'd)

alterations, a few of these houses remain in almost original condition. The early houses overlooking the Delaware River that appear on the attached 1860s Atlas are, for the most part, no longer extant. In their places are a series of grand, manor houses built in the late 19th and early 20th century.

17. Theme: Commerce, Architecture. (cont'd)

safe keeping. They were anchored where the railroad bridge is now located. Richard Wilmerton owned much of the town's land in the mid-19th century. Wilmerton conveyed a large portion of his farm "on the Rancocas" to T. S. Fletcher around this time, which was said to be the first property conveyed by deed under the State Government in New Jersey. (T. S. Fletcher's farm appears on the attached Atlas.) The original name of the town was Delaranco, although the town was called "Rancocas Station" when the railroad was built in 1849. In 1855, the first post office was established under the name, "Delanco." In 1883, the principal occupation of the "laboring class" was that of fisherman. Originally a thriving commercial and residential community, Delanco's commercial importance has declined. Residential development continues, however. Delanco's Delaware riverfront is of particular significance, both in terms of architectural styles represented and in landscape. Woodward's attached description applies today as it did in 1883. The banks of the Delaware and Rancocas should both be listed as possible archeological sites owing to the large number of Indian artifacts that have been found there.

> Along the river-front—one of the finest on the Delaware, both for situation and extent—a number of neat dwelling-houses have been erected. The bank is prettily shaded with trees along its entire length and covered with grass, and affords a delightful walk or drive, and being cool and pleasant in summer, offers great inducements to those who desire a quiet and agreeable location for a country home. The view to the southwest is very open and attractive, commanding a large extent of the river toward the city.
>
> WOODWARD., p. 232

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic,

   Common: Carr house

2. Township: Delanco Township

3. Address or location: Delaware Avenue west of Hazel Avenue

4. Ownership: ___public X private

5. Owner's name: The Carr's

   Address: same as above

6. Property type: house

7. Use; original: residence present: same

DESCRIPTION:

8. Building material: X clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 3 stories

10. Notable features: (interior if known)

Building basically inscribes a cubic mass, 3 bays wide and 3 bays deep. Has paired windows with Victorian trim, now with replacement sash. Building is capped with a hipped roof which is flat in the center. Flat area of roof is surrounded by an ornamental, iron railing. Roof is broken by three dormers on each elevation at the third floor level. Heavy cornice is supported visually by three consoles between each dormer. Wood veranda with its original, Victorian detailing encircles the building. The double leaved entry door is centered on the north (front) facade and is headed by an arched fanlight. The double, floor to ceiling windows on the first floor have large, paneled shutters.

11. Condition: X excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: windows seem to contain modern sash.

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings: X excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: probably 3rd quarter 19th century
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible as part of district nomination ___no

Representation in existing surveys: ___HABS ___NJSHI ___Ewan
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This large Victorian house is a good example of its period and style, with relatively few alterations to original architectural fabric.

Sources:

PHOTO



MAP OR PLOT PLAN

See attached map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic.

   Common: Colsey House

2. Township: Delanco Township

3. Address or location: Delaware Avenue between Edgewood and Hazel Avenues

4. Ownership: ___public ___X_private

5. Owner's name: Colsey

   Address: same as above

6. Property type: Mansion House

7. Use; original: Residence present: same

DESCRIPTION:

8. Building material: ___clapboard ___X_stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

This large, rectangular building is five bays wide and two bays deep; with approximately the same overall dimensions as the mansion between Center and Edgewood Avenues. However, the detailing is finer and more "classical" in feeling than its similar neighbor. Has 12 over 12 windows on the first and second floors. Instead of a pent roof, the building has heavy, sort of "Federal" style frontispiece of ungainly proportions. The doorway with sidelights and fanlight seems identical to the other "twin" except that it is flush with the front wall. Building has panelled shutters on first floor and louvered on the second. Asphalt shingled roof is pierced by three rather squat dormers containing arched windows. Has enclosed porches and stone chimneys on each gable end.

11. Condition: _x_excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: _x_original site ___moved (if so, when_____)

    major alterations: Enclosed porches to each gable end have contemporary detailing; apparently were altered recently.

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings: X excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: probably 1920's
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no as part of district nomination

Representation in existing surveys: ___HABS ___NJSHI ___Ewan
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This mansion is the other of a pair of stone houses on the Delanco riverbank which are quite similar in style. This structure is probably the better example of the Georgian-Revival style as applied to a large, domestic building.

Sources:

PHOTO



MAP OR PLOT PLAN

See attached map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic.

   Common: Gunn House

2. Township: Delanco Township

3. Address or location: Delaware Avenue between Walnut and Union

4. Ownership: ___public ___X___private

5. Owner's name: Dr. Gunn

   Address: same

6. Property type: house

7. Use; original: residence present: same

DESCRIPTION:

8. Building material: ___clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 1½ stories and basement

10. Notable features: (interior if known)

House sits on a raised, 1-story basement hidden by thick plantings. A one story wood porch supported on round columns wraps entirely around the building. Building is capped by a hipped roof and is pierced on each side by one dormer. Dormers may be later additions. Building is three bays wide with entrance centrally located. Main entrance consists of a French door flanked by sidelights and headed by an elliptical fanlight. A grand, curvey stair runs from grade to the veranda in front of the main entrance. A "Pavilion" on the northwest corner of the veranda is defined by a pyramidal roof. Large windows may be replacements and are flanked with panelled shutters.

11. Condition: ___X___excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: ___X___original site ___moved (if so, when_____)

    major alterations: Dormers are possibly additions

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings: _X_excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: last quarter 19th century
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no as part of district nomination
Representation in existing surveys: ___HABS ___NJSHI ___Ewan
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This raised cottage with "Federal" detailing is similar to a southern house type, frequently seen along the ocean and gulf coast. It is a well detailed Georgian Revival structure and an unusual form for Burlington County.

Sources:

PHOTO



MAP OR PLOT PLAN

See attached map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic,

   Common: Italianate House

2. Township: Delanco Township

3. Address or location: Southwest corner of Delaware and Union Avenues

4. Ownership: ___public x private

5. Owner's name: Bible Presbyterian Association (Carl McIntyre, president)

   Address:

6. Property type: house

7. Use; original: residence present: same

DESCRIPTION:

8. Building material: ___clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal x stucco ___log ___other

   probably over brick

9. Height in stories: 2 stories and tower

10. Notable features: (interior if known)

Building basically inscribes a cubic mass, 3 bays wide and three bays deep, with a projecting entrance tower. Has Victorian porches on either side of the tower supported by round columns, (on brick piers). House is capped by a hipped, metal roof as is the entrance tower. Wide, overhanging eaves are supported visually by heavy modillions. Has two, ornamental chimney pots on each gable end. Windows are the original two-over-two with elaborate terra cotta lintels. Above the arched entryway in the tower is a rectangular niche for a nameplate no longer extant.

11. Condition: ___excellent ___good x fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: porch roofs have been lowered as evidenced by marks in the stucco

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings:
___excellent X good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 3rd quarter 19th century
Date of additions:
Architect:
Builder:
Original Owner:

as part of district nomination

16. N.R. Eligibility: ___yes X possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___Ewan
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This house was originally a good example of the Italianate style as applied to a domestic structure. Although presently not well maintained, the building retains most of its architectural integrity.

Sources:

PHOTO



MAP OR PLOT PLAN

See attached map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic. Longstreth House

   Common: Victorian Gothic style house

2. Township: Delanco Township

3. Address or location: Delaware Avenue between Hazel Avenue and Walnut Street

4. Ownership: ___public X private

5. Owner's name: Tursich

   Address: same as above

6. Property type: house

7. Use; original: residence present: same

DESCRIPTION:

8. Building material: X clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

This 3-bay wide rectangular structure is covered by a pitched roof with a cross gable centrally located over the entrance. Wood dentil work hangs from the cornice and from the bargeboards on the gable end. The flaired, concave front porch roof is also trimmed by this dentil work. Windows appear to be original and are 6/6. Frame, one and two story additions to the rear of the building form what is basically an "L" shaped plan. A small 19th century barn or carriage house remains on the property, presently converted to a dwelling.

11. Condition: ___excellent X good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: Front porch now enclosed with screening.

13. Surroundings: ___open land ___farm ___scattered buildin
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings:
___excellent X good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: Probably 1850's
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no as part of District nominatio

Representation in existing surveys: ___HABS ___NJSHI ___
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This house is a good example of a Victorian Gothic-style cottage, which retains much of its original detail.

Sources:

PHOTO



MAP OR PLOT PLAN

(See attached map.)

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic, Colonial Revival House: one of "the Twin

   Common: Willis House

2. Township: Delanco Township

3. Address or location: Delaware Avenue between Center and Edgewood Avenues

4. Ownership: ___public X private

5. Owner's name: Willis

   Address: same as above

6. Property type: Mansion House

7. Use: original: residence present: same

DESCRIPTION:

8. Building material: ___clapboard X stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

This building inscribes a large, rectangular mass; five bays wide and two bays deep. Wood shingled, pitched roof is pierced by three "Federal" style dormers facing north. Has a pent roof between first and second floors pedimented over the entrance, supported on two heavy brackets. Entry door of wide proportions has sidelights and an elliptical fanlight. Doorway is set back from the front wall. A triple window on the second floor is centered over the doorway. Building has stone chimneys in each gable end. Enclosed, 1-story sun porches exist on each gable end with balconies on second floor level. Various additions to south elevation probably contain service areas. A canopy exists over the rear driveway which serves as the automobile entrance. Windows are double hung and 6 over 1 sash.

11. Condition: X excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: no major changes to north facade facing river

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial _X_residential ___other

14. Condition of surroundings: _X_excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: probably 1920's
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes _X_possible ___no as part of district nomination

Representation in existing surveys: ___HABS ___NJSHI ___E
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This grand manor house is one of a pair of stone, "Colonial" Revival houses expanded proportions that dominate the Delanco riverbank. Though the detai is rather heavy and contrived, the house contributes favorably to overall spatial relationships of the district.

Sources:

PHOTO



MAP OR PLOT PLAN

See attached map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic, Zurbrugg Mansion

   Common:

2. Township: Delanco Township

3. Address or location: Delaware Avenue between Union Avenue and Willow Street

4. Ownership: ___public __x_private

5. Owner's name: Bible Presbyterian Association (Carl McIntyre, President)

   Address:

6. Property type: Mansion House

7. Use; original: Residence present:

DESCRIPTION:

8. Building material: ___clapboard ___stone __x__brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

House inscribes a huge rectangle, 8 bays wide and 4 bays deep, with a pedimented, projecting entrance portico. A two story addition to the rear forms what is basically a "T" shaped plan. Portico is 5 bays wide and 2 stories tall. Heavy pediment with Greek detailing is supported by 6 ionic columns. At the corners of the building are heavy, stone quoins. Modillions run the length of the cornice, and along the pediment. Within the triangular pediment is an arched, triple window. All windows have 6/6 sash. A glazed, enclosed vestibule hides the main entry door. Windows are headed by flat arches of stone. Building has a flat, hipped, clay tile roof pierced by two dormers on each elevation. Has large, enclosed sun porches on each gable end, also with Greek detailing. A well detailed gazebo remains on the grounds of the estate on the north side of Delaware Avenue. Behind the mansion, located on Second Street, is a 1½ story carriage house now converted to a single family residence. Its architectural detailing is practically identical to that of the main house.

11. Condition: __x__excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: __x__original site ___moved (if so, when_____)

    major alterations: Enclosed entrance vestibule and 2nd floor balconies are possibly additions.

13. Surroundings: ___open land ___farm ___scattered buildi
___suburban ___urban ___commercial
___industrial _X_residential ___other

14. Condition of surroundings:
_X_excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: Late 19th, early 20th century
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes _X_possible ___no as part of district nomination

Representation in existing surveys: ___HABS ___NJSHI ___
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This imposing house is a particularly grand example of a Georgian Reviva domestic structure. On the well-landscaped grounds are a gazebo overloo the Delaware River, and an interesting carriage house. The estate was the home of the founder of the Philadelphia Watch Case Company, Theophil Zurbrugg, later called the Keystone Watchcase when the company was moved Riverside in the early 20th century.

Sources:

PHOTO






MAP OR PLOT PLAN

see attached map.



List of buildings in proposed Delanco Riverfront Historic District which have an appearance of age, but without obvious external evidence of historic integrity or outstanding architectural merit. District should include all structures on Delaware Avenue between Lilac Lane and Willow Street and all land between Delaware Avenue and the River.

1. Between Lilac Lane and Oakford Avenue are a group of 1½ story ranch style houses. While of modern construction, these houses preserve the spatial relationships of the Riverfront. Inclusion of this area within the district may be desirable for control purposes. (No photographs)

2. Colonial Revival House, Delaware Avenue east of Oakford, 2½ story, 5 bays wide, three dormers pierce pitched roof, 5 bay hipped roof. Front porch supported on circular columns, probably first quarter 20th century.



3. "Colonial" houses, Delaware Avenue between Oakford and Center Avenue, two, 1½ story, stone-faced houses, probably built 3rd quarter of 20th century. (No Photographs)

4. Colonial Revival, southwest corner of Hazel Avenue and Delaware Avenue, 2½ story, 3 bay wide, stone house, with 2 bay wide garage addition.



5. Contemporary bungalow, Delaware Avenue, west of Hazel Avenue, 1½ story, "rustic" stone and frame house, veranda around three sides, gable end facing street, strip windows in gable (attic level), floor to ceiling glass panes in first floor openings.



6. "Shingle style" house, southeast corner of Walnut and Delaware Avenue, 2½ story, 3 bay wide frame house, with "L" shaped plan and cross gable roof.



7. Colonial Revival house, southwest corner of Walnut and Delaware Avenue, 2½ story, 3 bay wide, frame house, with hipped roof, and 1 story wood porch with semi-circular portico at entry.



8. Queen Anne house, Delaware Avenue between Union Avenue and Walnut Street, 2½ story frame house, "L" shaped plan, with half-timbered gable facing the street.



9. Colonial Revival house, southeast corner of Delaware and Union, rather undistinguished 2½ story house, with gambrel roof. Front facade faces Union, side faces Delaware Ave. Though the house contributes little to the district, it does preserve the outlying scale of the neighborhood; and should therefore be included in the district. (No photograph)



Brick piers on either side of Delaware Avenue at Willow Street originally formed the main entrance to the Zurbrugg grounds. These piers now delineate the end of the procession of manor houses that comprise the Delanco Riverfront Historic District. The houses beyond Willow Street on both sides of Delaware Avenue are small, summer bungalows now lived in all year long. They have little historic significance and do not preserve the spatial relationships of the buildings within the proposed district and the Riverfront. However, the small scale of these bungalows and the remaining green belt do serve to enhance the setting of the historic area. Although their inclusion within the district probably cannot be justified, planning for any change in this area should take the potential impact on the historic district into account.

BUILDINGS OUTSIDE

DELANCO RIVERBANK HISTORIC DISTRICT



From Map of Vicinity of Phila published by Stone & Pomeroy, 1860.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic, Delanco Presbyterian Church

   Common:

2. Township: Delanco Township

3. Address or location: Intersection of Union and Poplar Streets

4. Ownership: ___public X private

5. Owner's name: Trustees of Delanco Presbyterian Church

   Address: same as above

6. Property type: Church

7. Use; original: Religious Services present: same

DESCRIPTION:

8. Building material: X clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 1½ stories

10. Notable features: (interior if known)

Original section of the building has an "L" shaped plan, with a short tower and entrance located within the legs of the "L". Building has a cross-gable, pitched roof with gable facing the intersection. (northeast) Attached to the front of this gable is a one-story, pitched roof entrance vestibule. The vestibule is flanked by two, stained glass windows; and above it is name and date plaque inset in the gable. The unusually squat tower is capped by a flaired, pyramidal roof. Nave windows are 2/2, and are headed by pointed arches.

11. Condition: X excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: Substantial addition to rear built in 1961

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings: ___excellent X good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 1873
Date of additions: 1961
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no as part of District nomination

Representation in existing surveys: ___HABS ___NJSHI ___Ew
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This simply detailed religious building was constructed in generally the Gothic Revival style. A well-proportioned, 20th century addition complements the original building, and does not detract from it in scale.

Sources: 1860 Atlas

PHOTO





MAP OR PLOT PLAN

1 on Twp. Map

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic. Hickory Street School

   Common:

2. Township: Delanco Township

3. Address or location: Hickory Street between Union and Walnut

4. Ownership: X public ___private

5. Owner's name: Delanco Township

   Address: Burlington Avenue, Delanco

6. Property type: school building

7. Use; original: classes present: same

DESCRIPTION:

8. Building material: ___clapboard ___stone X brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ plus basement

10. Notable features: (interior if known)

This building inscribes a large rectangular mass, 9 bays long and 8 bays deep. (Bay size on short ends is narrower than on long sides) Has high, cut stone foundation walls which run to the sill height of the first floor windows. Projecting entrance blocks on north and south elevations have gables with Flemish detailing. One-over-one windows are headed by brick arches consisting of three header courses of brick. Hipped roof has a broad overhang, under which the roof rafters are exposed. Basement windows are headed by segmental arches of stone. One large chimney is centrally located. Four doors on each short end (2 each floor) open onto metal fire escapes. Glazed, double-leafed main entry doors are headed by large, semi-circular fanlights defined by brick arches.

11. Condition: ___excellent X good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: Cement stairs may be more recent additions.

13. Surroundings: ___open land ___farm ___scattered building
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings: ___excellent X good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 1902
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no as part of District nomination

Representation in existing surveys: ___HABS ___NJSHI ___
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This large, early 20th century schoolhouse contains some refi
architectural detailing which gives the building a measure of
significance. (More than the customary, institutional brick
"box.") The building's usefulness as a school is presently
being re-evaluated, with demolition as a possible consequence

Sources:

PHOTO



MAP OR PLOT PLAN

2 on Twp. Map.

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic, Methodist-Episcopal Church

   Common: Dobbins Memorial Methodist Church

2. Township: Delanco Township

3. Address or location: Union Street north of Burlington Avenue

4. Ownership: ___public X private

5. Owner's name: Methodist Church Trustees

   Address: same as above

6. Property type: church

7. Use; original: Religious Services present: same

DESCRIPTION:

8. Building material: X clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 1½ with basement

10. Notable features: (interior if known)

This large, frame building has Gothic-Revival detailing, and a cruciform plan. Centrally located in the gable facing Union Street is a large, double window headed by a pointed arch and inset with tracery and stained glass. Flanking this window are two, smaller lancet windows. At the crossing of the roofs is a small cupola capped by a conical roof. Within the southwest "L" of the building is a bell tower capped by a flaired, pyramidal roof. Building has a cut stone foundation. Brick stairs, main entrance, and brick section of church to the south are modern additions.

11. Condition: ___excellent x good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: Large, brick Sunday School building recently added to the south side of frame structure.

13. Surroundings: ___open land ___farm ___scattered building
___suburban ___urban ___commercial
___industrial _X_ residential ___other

14. Condition of surroundings:
_X_ excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 1859
Date of additions: Burned, and was rebuilt along lines of original
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes _X_ possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

The frame part of this building is a well detailed, late-Victorian struct
built in the Gothic style. Modern addition to the south is subordinate i
scale to the main church building, and does not greatly detract from it.

Sources:

PHOTO







MAP OR PLOT PLAN
#3 on Twp. Map

Burlington County

Surveyed by: Mills

Date: June 2, 1976

IDENTIFICATION:

1. Property name: Historic, Newton House
   Common: Russ House
2. Township: Delanco Township
3. Address or location: On Rancocas Creek off the Coopertown Road
4. Ownership: ___public X ___private
5. Owner's name: Mr. Russ
   Address: Same as above
6. Property type: Farm
7. Use; original: Residence present: Same

DESCRIPTION:

8. Building material: ___clapboard ___stone _x_brick
   ___board and batten ___shingle
   ___metal ___stucco ___log ___other
9. Height in stories: 2½ stories
10. Notable features: (interior if known)

This farmhouse is five bays wide and two rooms deep with the entrance centrally located. Front of the house faces the Rancocas Creek. Original front door has sidelights and a transom and heavy Victorian trim. Front porch is also original and consists of square wood columns supporting a hipped roof. Building also has a side entrance with a one-bay wide porch. Rear "addition" is now a kitchen wing forming an "L" shaped plan; but this section may predate the main house. Has ironstone foundations set at random. The 6/6 windows are original. Most original trim remains throughout interior and exterior. Pitched asphalt shingled roof is pierced by two dormers on each side of the ridge. Brick is coursed in Flemish bond with header course every eighth row. Small windows with triangular heads appear near the peak of the roof on each gable end.

11. Condition: _X_excellent ___good ___fair
    ___deteriorated ___ruinous
12. Integrity: _X_original site ___moved (if so, when_____)
    major alterations:

13. Surroundings: ___open land X farm ___scattered building
___suburban ___urban ___commercial
___industrial ___residential ___other

14. Condition of surroundings:
X excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 1860s
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes X possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___E
___other

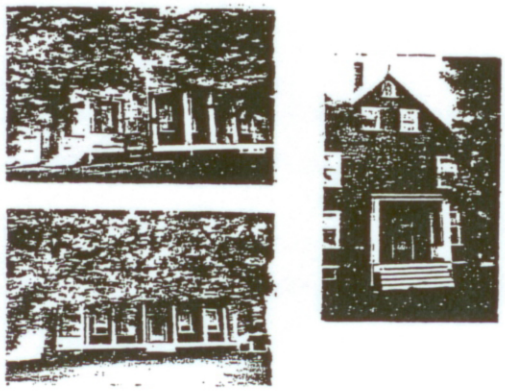
HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

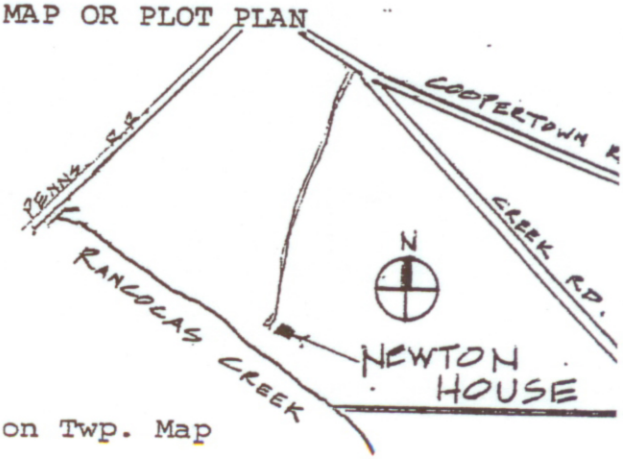
This house reflects the continuance of local building traditions. Although it resembles a typical Burlington County, Georgian farmhouse of the 18th century; it was actually built in the mid-19th century. The house was originally built without fireplaces, and relied exclusively on Franklin stoves for heat -- an unusual design feature.

Sources:

PHOTO



MAP OR PLOT PLAN



4 on Twp. Map

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic. J. Newton House

   Common:

2. Township: Delanco Township

3. Address or location: Union Street between Mulberry Street and the Railroad

4. Ownership: ___public X private

5. Owner's name: David Knight

   Address: same as above

6. Property type: House

7. Use; original: Residence present: same

DESCRIPTION:

8. Building material: X clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

This rather simply detailed frame house is three bays wide, one room deep. It has a salt box addition to the rear forming an "L" shaped plan. Pitched roof is pierced by one dormer, centrally located; and is pedimented on the gable ends. Has one chimney in each gable end, both of which may be original. Six-over-six windows appear to be original. Foundation walls are covered with modern stucco. Original clapboards are presently covered with asbestos siding. Main entry door is centrally located and covered by a hood with a pitched roof. Present brick stoop is a modern addition. Building is presently undergoing restoration.

11. Condition: ___excellent X good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations: Asbestos siding and brick front stoop added.

13. Surroundings: ___open land ___farm ___scattered buildings
___suburban ___urban ___commercial
___industrial _x_ residential ___other

14. Condition of surroundings:
___excellent _X_ good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: Probably late 1840's
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes ___X___ possible ___no
as part of district nomination

Representation in existing surveys: ___HABS ___NJSHI ___Ew
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This is probably one of the earliest houses in Delanco proper, built in the mid 19th century. Other houses of this style remain in town, but have less architectural integrity. When restoration is complete, this house should again be a good example of its period and style.

Sources:

PHOTO



MAP OR PLOT PLAN
5 on Twp. Map

Burlington County

Surveyed by: Mills

Date: June 2, 1976

IDENTIFICATION:

1. Property name: Historic, Jacob & Elizabeth Perkins house

   Common: "Magnolia"

2. Township: Delanco Township

3. Address or location: West of intersection of Delview Lane and Second Street on the Delaware River

4. Ownership: ___public X private

5. Owner's name: Mr. Frush

   Address: same as above

6. Property type: Farm

7. Use; original: Residence present: same

DESCRIPTION:

8. Building material: X clapboard ___stone X brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

This house consists of two, three-bay wide sections. Earliest section is brick, Flemish bond, 2 rooms deep with the initials "I.E.P." and "1789" in the west gable end. Entrances on this section are centrally located. Has one chimney in each gable end, probably both replacements. Has a molded water table which encirles this section, and a belt course between 1st and 2nd floors on north and south facades. Contains indications for a pent roof, no longer extant. 6/6 windows are more recent replacements perhaps dating from the same period as the clapboard addition. (Construction joints in the brickwork are visible around windows). All windows have panelled shutters on the first floor, louvered on the second. Pitched roof has been recently replaced on both sections, and is broken by two dormers each side on the frame section, and one dormer each side on the brick section. Doorframe on brick section facing the river (north side) is probably original, though the door is not. On the south side, the door and frame are replacements. Clapboard addition is also

(see attached sheet)

11. Condition: ___excellent X good ___fair

    ___deteriorated ___ruinous

12. Integrity: X original site ___moved (if so, when_____)

    major alterations:

10. Notable features (Cont'd)

three bays wide and two rooms deep. This section has a glazed, dou leafed entry door with transom. First floor windows have greater v proportions than those in brick section. Second floor windows are identical to the others. Frame section has a heavy, bracketed corn and a hip-roofed porch supported on round columns on three sides o building. An interesting, mid-19th century barn also remains on th

13. Surroundings: ___open land _X_farm ___scattered buildin

___suburban ___urban ___commercial

___industrial ___residential ___other

14. Condition of surroundings:

___excellent _X_good ___fair

___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 1789 Brick section
Date of additions: Frame section: late 18th or early 19th century
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes _X_possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___

___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This interesting dated and initialed house, sited commandingly on the Delaware River, is one of the earliest documented houses in Delanco Township. The detailing of the brick section resembles earlier, vernacular houses in other parts of the county, although the date would place it in the Federal period. Thus, it can be said that the house reflects the continuance of local building traditions. At one time, two pagodas from the Centennial Exposition apparently stood on the lawn.

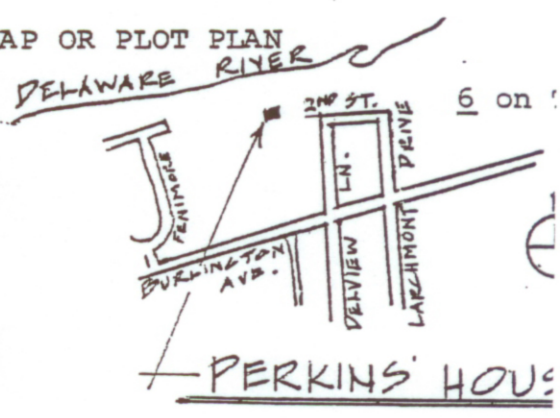
Sources:

Historical Exhibit, National Bank, Delanco.

PHOTO



MAP OR PLOT PLAN



Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic,

   Common: Dr. Shaffer's House

2. Township: Delanco Township

3. Address or location: Northwest corner of Willow and Third Street

4. Ownership: ___public x private

5. Owner's name: Dr. Shaffer

   Address: Same as above

6. Property type: House

7. Use; original: Residence present: Same

DESCRIPTION:

8. Building material: x clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log ___other

9. Height in stories: 3 stories

10. Notable features: (interior if known)

Main section of house is five bays wide and two bays deep, with entrance centrally located. Another 3-story section to the rear forms a "T" shaped plan. Building is capped by a mansard roof broken by three dormers on the front and two on the short sides. Has floor to ceiling windows on the first floor, which open onto a wood veranda. This veranda wraps around the south and east sides of the building, supported on chamfered posts. Windows are two over two on the second floor. Has paneled shutters on the first floor, louvered on the second. Original, double leafed entry door is obscured by a modern vestibule. Arched, wood elements span between porch supports. In line with the front entrance near the street as a large, marble stepping block.

11. Condition: X excellent ___good ___fair

    ___deteriorated ___ruinous

12. Integrity: x original site ___moved (if so, when_____)

    major alterations: 1 story shed addition to rear; modern enclosed vestibule on front facade.

13. Surroundings: ___open land ___farm ___scattered building
___suburban ___urban ___commercial
___industrial _x_ residential ___other

14. Condition of surroundings:
_x_ excellent ___good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: 3rd quarter 19th century
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes _x_ possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___E
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

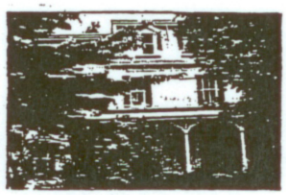
17. Theme: Architecture

This grand, Victorian house is an excellent example of the mansard-style. The house retains all of its original detailing, marred only by an ungainly entrance vestibule of modern construction.

Sources:

PHOTO







MAP OR PLOT PLAN

7 on Twp. Map

Burlington County

Surveyed by: Mills

Date: June 4, 1976

IDENTIFICATION:

1. Property name: Historic,

   Common: Victorian Houses

2. Township: Delanco Township

3. Address or location: On Buttonwood Street between Burlington Ave. and Vine

4. Ownership: ___public ___x private

5. Owner's name: Undetermined

   Address: See tax maps, page 14, block 1409

6. Property type: Houses

7. Use; original: Residences present: same

DESCRIPTION:

8. Building material: _X_ clapboard ___stone ___brick

   ___board and batten ___shingle

   ___metal ___stucco ___log _x_ other composition siding

9. Height in stories: 2½ stories

10. Notable features: (interior if known)

These two houses were identical when originally built. They inscribe "L" shaped plans, have cross gable roofs with a gable facing the street, and have hipped roofed "L" shaped porches supported by turned Victorian columns. Windows are the Victorian 2 over 2. Both houses have decorative bargeboards in the gables. Centered within the gable, attic level, are arched windows with eared architraves. Porch roofs consist of modern shingles in both cases. Gables were shingled originally though one has been covered with modern siding.

11. Condition: ___excellent _X_ good ___fair

    ___deteriorated ___ruinous

12. Integrity: _X_ original site ___moved (if so, when_____)

    major alterations: One house has modern composition siding
    Both have new roofs

13. Surroundings: ___open land ___farm ___scattered building
___suburban ___urban ___commercial
___industrial X residential ___other

14. Condition of surroundings:
___excellent X good ___fair
___deteriorated

SIGNIFICANCE:

15. Date of initial construction: last quarter 19th century
Date of additions:
Architect:
Builder:
Original Owner:

16. N.R. Eligibility: ___yes as part of district nomination X possible ___no

Representation in existing surveys: ___HABS ___NJSHI ___E
___other

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

17. Theme: Architecture

This pair of late Victorian frame houses, apparently built as a matched se are both good examples of their period and style. Both retain most of their original trim.

Sources:

PHOTO





MAP OR PLOT PLAN

8 on Twp. Map

List of buildings in Delanco Township which have an appearance of age without obvious external evidence of historic integrity or outstanding architectural merit. Historic names refer to an 1860 Atlas of Burlington County. Starred (*) names refer to present or most recent owners.

1. Barrett* House, corner of Burlington Avenue and Richard Avenue, 3 bay wide, 2 bay deep Victorian frame house with flat roof, bracketed cornice, floor to ceiling first floor windows, and a 3 bay wide entrance porch.



2. 19th century barn, Second Street between Cedar and Willow, 1½ story, with vertical board and batten siding now used as a garage.



3. Queen Anne style house, Southwest corner Union and Second Streets, 2½ story, frame house, on cut stone foundations, with three bay wide entry porch on circular wood columns.



4. Late 19th century house, Southeast corner of Union and Second Streets, 2½ story, 3 bay wide frame house with ornamental iron entry porch.



5. Outbuildings, Second Street between Union and Walnut, three, 1½ story, frame buildings which were at one time probably attached to the estates facing the river. One has been converted to a single family residence; others serve as garages.







6. Victorian rowhouses, southwest corner of Willow and Second Streets, 2½ story, 2 bay wide units (total of ten units) with continuous porch supported by turned columns.



7. Methodist Church Parsonage, northeast corner of Burlington Avenue and Union Street, 3 story, 5 bay wide, frame house, with mansard roof, Victorian hipped roof porch across front facade.



8. J. Lyons House, Pennington* Farm, Creek Road, 1/4 mile northwest of Route 130, 2½ story, 3 bay wide, frame, 19th century farmhouse.



9. W. Newton House, on Coopertown Road west of road forks, house moved up to road from Rancocas Creek, 2½ story, 4 bay wide, frame house with two story shed addition to west gable.



10. D. Newton, on Coopertown Road north of intersection with Creek Road, 2 story, 5 bay wide, much altered Greek Revival with hipped roof.



11. S. M. Heisler, Coopertown Road 1/8 mile east of Creek Road intersection, 2½ story, 3 bay wide, frame farmhouse, much altered.



12. Mrs. Pedrick's House, Buttonwood Street near the corner of Burlington Avenue, 3 bay wide, 2½ story, frame house with two story additions to rear, and modern front porch.



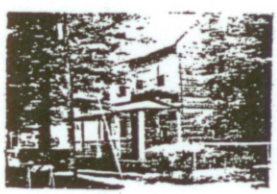
13. Mrs. Dobbins/S. Burnick House, Buttonwood Street between Vine Street and Burlington Avenue, 2½ story, 4 bay wide, frame, double house with saltbox additions to rear and modern, enclosed front porch.



14. Victorian House, west side of Buttonwood Street. Between Vine and Franklin, 2½ story, brick structure, with corbelled cornice, and pitched roof with gable end facing the street.



15. N. S. Crane House, Buttonwood Street, 2½ story, 4 bay wide, frame double house with Victorian front porch.



16. Victorian House, east side of Buttonwood Street, 2½ story, 3 bay wide, frame house, pitched roof with gable facing the street, orante bargeboards.



17. A. N. McClure, east side of Buttonwood Street, 2½ story, 6 bay wide, double house, with arched fanlights over doors, ornate bargeboards on gables, and a cross gable roof.



18. 19th century houses, east side of Buttonwood Street south of Franklin, simple 2½ story, two and three bay wide frame houses, that probably date from 3rd quarter of 19th century.





19. Victorian House, northeast corner of Buttonwood and Franklin Streets, 2½ story, 3 bay wide, 1 room deep, frame house with cross gable roof and Victorian porch.



20. Railroad Bridge over Rancocas, the two end pieces of this bridge are trestles of heavy timber construction. The center section of the bridge is of more recent construction and swings 90° to permit river traffic to pass. The trestles may date from the mid-19th century (Camden and Amboy Railroad went through in 1849), though further on site investigation and historical research is needed to confirm or deny this contention.



21. Two, late Victorian, Queen Anne style houses, Rancocas Avenue between Poplar and Pine Streets, large, 2½ story frame houses, with cross gable roofs and wood Victorian porches.





22. Mansard-style house, southweast corner of intersection of Franklin Street and Pine Street, 3 story frame, double house, four bays wide and four bays deep, continuous porch across north facade.



23. Late 19th century house, southwest corner of intersection of Franklin and Pine, 2½ story, 5 bay wide, frame house, with porches around three sides.



24. Two, late 19th century houses, east side of Poplar Street south of Vine, 2½ story, 3 bay wide structures, with various additions, across from Presbyterian Church.



25. A. Carter House, Union Street, 2½ story, 3 bay wide, frame house with two story additions to the rear; one of the earliest houses in Delanco along with J. Newton House further down the street.



26. A. Himes House, Union Street, 3 bay, 2 story, frame house with hipped roof.



27. W. Denight House, Ash Street, 2½ story, 3 bay wide, frame structure with 2 story additions to rear.



28. Late 19th century house, Ash Street between Vine and Franklin, 3 bay wide, 2½ story frame house with pitched roof.



29. J. Riley House, 2½ story, 3 bay wide frame house with saltbox additions to rear.

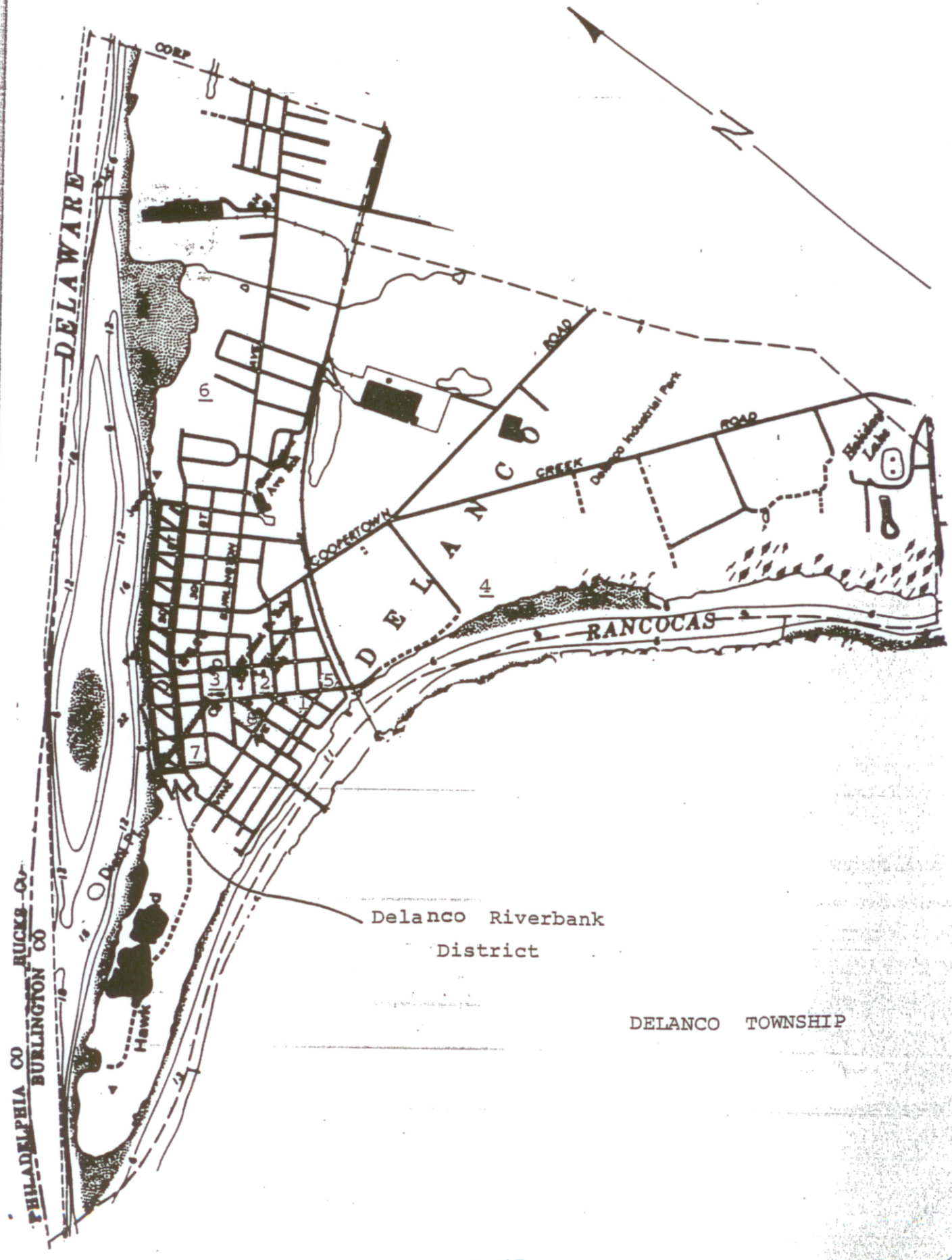


30. Victorian commercial structure, located at bend of Burlington Avenue north of Vine Street. 2 story, wedge-shaped brick building with flat roof, entrances on all sides facing Burlington Avenue.



31. Late Victorian houses, Burlington Avenue south of Vine Street, three, 2½ story, frame double houses with cross gable roofs.





Delanco Riverbank District

DELANCO TOWNSHIP

OPEN SPACE AND RECREATION PLAN ELEMENT

INTRODUCTION

This Element serves as an update to the Recreation, Park & Open Space Plan prepared by Lord Worrell Richter, Inc. in December 2002 and has been prepared to comply with the NJDEP Green Acres Program regulations in order for the Township to be eligible to receive funds from the Garden State Trust Fund. This Open Space and Recreation Plan contains a statement of goals and objectives (see Goals section of this Master Plan), an inventory of existing resources, discussion on the adequacy of the current open space and recreation system to satisfy present and future needs, a resource assessment of lands potentially suitable for recreation and open space to meet the public's needs, and an action plan. The **Open Space Map** shows the recreation and open space system in the Township.

INVENTORY

Delanco Township contains open space and recreation facilities owned by the Township, the local Board of Education, Burlington County and the federal government.

Municipal and Board of Education Facilities

The Township owns two open space and recreation facilities, including Cooper Street Park and the West Avenue recreation area, neither of which were purchased with NJDEP Green Acres monies. The Board of Education owns two facilities at Walnut School and Pearson School. Recreation associated with high school sports is located at Riverside High School in adjacent Riverside Township. There is a private recreation facility in the age-restricted Newton's Landing development that contains a senior community center and pool. This senior center was required by the project's original Resolution of Approval to serve all seniors Township-wide, however the Newton's Landing Homeowners Association received and amendment to the Resolution making the center private, open only to Newton's Landing residents.

In a tri-party agreement between the Township, the Newton's Landing project and the County, the Township is scheduled to take ownership of a stormwater easement along Rancocas Creek that enables access to the Creek. Thereafter the Township will deed the easement over to the County in exchange for 21 acres of land that is now considered Pennington Park.[6] The County will maintain the drainage basins in the easement, and the easement is intended to add to the County's holdings on Rancocas Creek, also known as the Rancocas Creek Greenway. The Greenway is planned to stretch from Pennington Park to Hawk Island on the Delaware River. It is the Township's intention to build an active recreational facility on the 21 acres. A waterfront easement transfer to the County is also envisioned in association with The Crossings at Delanco Station project west of Newton's Landing, which was approved by the Zoning Board of Adjustment in 2008. The Township facilities are detailed in the table following:

[6] Pennington Park was funded with NJDEP Green Acres monies, and therefore is the only land located in the Township's Recreation and Open Space Inventory on-record with NJDEP.

Table OSRP-1: Delanco Township Open Space and Recreation Inventory

Facility Name Facility Location	Owner-ship	Size (ac.)	Tennis Courts	Baseball/ Softball Fields	Soccer/ Football Fields	Basketball Courts	Play-grounds	Other
Cooper Street Park	Muni	2.3		1		2		Skate park; Babe Ruth Field
West Avenue Recreation and Open Space	Muni	12.9 (2.1 improved)		2	1		1	Unimproved Delaware River frontage; leaf composting site
Gateway Park	Muni	0.42						Gazebo
Walnut School Walnut Avenue	Bd. of Ed.	1.5		1			1	1/8 mi. track, tennis wall/handball court
Pearson Elementary School Park Burlington Avenue	Bd. of Ed.	6.4		1			1	Field hockey field
Total	–	23.43	0	5	1	2	4	--

In terms of services, the Township currently offers a summer camp for a limited number of children and also offers a modeling program, volleyball, summer concerts, Santa Claus parade, tree lighting ceremony, carriage rides during the winter holidays, an Easter egg hunt, flower show trip, jazzercise, Memorial Day parade, Fall Fest, socials, and senior citizens' events. The library offers a movie day on Thursdays with snacks and crafts.

County Facilities

Burlington County owns Pennington Park, which lies between Creek Road and the Rancocas Creek. The park is currently 165.33 acres and contains trails for passive recreation. The County intends to link the park to other riverside sites by obtaining easements along the Rancocas Creek from developers, including the developers of Newton's Landing and The Crossings at Delanco Station. The County ultimately would like to link to Hawk Island, 58 acres of which is owned by the federal government, and could potentially link to the Delaware River Heritage Trail. The County is also considering adding active recreation to Pennington Park.

Federal Facilities

The federal government owns portions of the promontory of land between the Delaware River and Rancocas Creek, locally known as Hawk Island. The federal government is planning the Delaware River Heritage Trail which will traverse most of the Delaware River in the State of New Jersey.

NEEDS ANALYSIS

Recreation and open space need is based upon specific community preferences, as determined by resident surveys or other mechanisms--a school of thought that has replaced the old National Park

and Recreation Association per capita standards that evaluated recreation needs on a one-size-fits-all basis. A community survey of recreation and open space needs has not been performed, however is planned to be put together by school students as part of a computer class project in the near future. The Governing Body has in the past considered further development of the West Avenue site and possible purchase of the former industrial property, now farmed, behind the municipal building on Coopertown Road. The Township Recreation Committee indicates that additional facilities required to meet current and projected need include 2 soccer fields, a baseball field and a recreation center building. In terms of services the Township Recreation Committee would like to provide, the Committee has cited after school activities, art classes and teen programs. Adult and pre-school activities other than sports are also desired.

The privatizing of the Newton's Landing Senior Center has increased demand for meeting space for the Township's seniors. Several new housing developments will be occupied within the next several years, which will certainly generate demand for new facilities, particularly in those developments that are not age-restricted and have no on-site recreation. The River's Edge and Creekside developments will add 293 units to that area of the Township, and it is conservatively estimated that these developments may generate a total population of 740± residents. The Crossings at Delanco Station project, although that site is required to have some on-site recreation, will also add over 400 people of all ages to the Township. It is conservatively estimated that total new population from these three developments will be over 1,100, including approximately 175 school-aged children, over 750 residents aged 18-64 and over 120 residents aged 65+.

In the absence of a resident survey, which should be performed prior to the purchase of any land or substantial investment in existing facilities, the NRPA standards, last revised in 1996, were utilized for comparison purposes. The NRPA is a national, non-profit service organization dedicated to advancing parks, recreation and environmental efforts that enhance the quality of life for all people. NRPA works closely with national, state and local recreation and park agencies, corporations and citizens' groups in carrying out its objective. As part of its activities, NRPA has created a hierarchy of park types, as well as a set of acreage standards for different park types. This information is shown below:

Table OSRP-2: NPRA Standards for Parkland

Park Type	Acres/1000 Population	Minimum Size	Service Area Radius
Mini-Park	0.25-0.50	1 acre or less	< .25 mile/5 minute walk
Neighborhood Park	1.0-2.0	15 acres	.5 mile/12 minute walk
Community Park	5.0-8.0	25 acres	1-2 miles/5 minute drive
Total	6.25-10.5	--	--

The Township contains just over 23 acres of parkland, including the Board of Education properties, but not including private recreation in residential developments. At an estimated future population of approximately 4,000 residents, this is **just short** of the low end requirement of 25 acres and 17 acres short of the high end standard of 10.5 acres per 1,000 residents. This analysis does not include lands utilized for purely open space purposes. In general the size of those open space areas should be sufficient to protect the resource.

In terms of actual facilities in recreational areas, the NRPA again has population-based standards, which the Township generally meets or exceeds:

Table OSRP-3: Facility Standards

Facility	Standard	Required in Twp.	Actual in Twp.
Trails	1 system per region	1	1 at county level
Baseball / Softball field	1 per 5,000 persons	0	5
Soccer / Football field	1 per 10,000 persons	0	1
Playground	1 per neighborhood	>1	4
Basketball court	1 per 5,000 persons	0	2
Tennis court	1 per 2,000 persons	2	1 tennis wall
Volleyball court	1 per 5,000 persons	0	0

Despite the fact that the Township generally exceeds the NRPA standards, a resident survey should be performed to assess demand for recreational facilities specific to the preferences of Township residents.

RESOURCE ASSESSMENT

All remaining vacant land in the Township is considered potentially suitable for providing open space or recreation opportunities. All of Hawk Island is proposed for open space preservation. In addition to preservation of Hawk Island, the Township's primary focus is on completing a continuous greenway along the Rancocas Creek through developer dedications and creating linkages between existing open space parcels via greenway easements, bicycle paths and sidewalk construction. Proposed linkages and bicycle paths are indicated on the Land Use Plan Map located in the Land Use Plan Element of this Master Plan. This Master Plan also recommends adoption of a stream buffer ordinance to protect water bodies in the Township.

The Township will also consider acquiring developed parcels for indoor recreation, particularly in former warehouse buildings whose interior construction lend themselves to reuse as a recreation facility. Expansion of the West Avenue facility is under consideration, as well as a facility in the Pennington Park area.

PARCELS PROPOSED FOR ACQUISITION

The Township has identified parcels to be acquired by State, County, and Local available funding. Most of the parcels to be acquired relate to waterfront accessibility and the Burlington County Rancocas Greenway consistent with the policies and goals of the state and county. The parcels proposed for acquisition are illustrated on the Delanco Open Space Map that are made a part of the Master Plan.

Hawk Island
Block 2300, Lots 1, 3, and 4
Adjacent to Pennington Park
Block 2100, Lot 14

ACTION PLAN

The Township's 5-year time frame for recreation and open space projects includes the following:

1. Implement stormwater and stream buffer ordinances.
2. Acquire developer dedications for Newton's Landing and The Crossings at Delanco Station projects on Rancocas Creek.
3. Work toward acquiring other Rancocas Creek frontage through developer dedications or easements.
4. Complete improvements to sidewalk system to fill in gaps and provide a continuous system.
5. Work toward acquiring Hawk Island, or work with County to do same.
6. Work with County and State to implement Delaware River Heritage Trail.
7. Perform a survey or use another tool to determine municipal demand for services, which will drive decision-making re: expansion of the West Avenue facility and/or the site adjacent to Pennington Park as well as an indoor recreation center.

PLAN CONSISTENCY

INTRODUCTION

The Municipal Land Use Law requires that all municipal Master Plans include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan, to the Master Plans of contiguous municipalities, the County, and the State Development and Redevelopment Plan. The intent is to coordinate planning and land use activities, and reduce potential conflict. This element reviews the municipal Master Plans of contiguous municipalities, the County, the State Development and Redevelopment Plan, and the Delaware & Raritan Canal State Park Master Plan.

CONTIGUOUS MUNICIPALITIES

Municipalities that are contiguous to Delanco include: Riverside Township to the south, Delran Township to the south, Willingboro Township to the south, Edgewater Park Township to the east and Beverly City to the east.

Riverside Township

The Rancocas Creek separates Delanco and Riverside. Riverside's waterfront is currently in the process of redevelopment for residential use at transit-friendly densities. Recreational access to the waterfront is also planned. Delanco's riverfront is also transforming from industrial sites and farmland into residential land use and recreation/open space. Due these congruent adjacent land uses and the physical buffer of the Rancocas Creek, the adjacent land uses, planning and zoning can be considered consistent.

Delran Township

Delran borders the southwestern tip of Delanco, although the towns are separated by the Rancocas Creek. One of the stated goals of Delran's current master plan is to protect the Township's natural resources and areas of conservation by establishing greenways corridors along the town's streams and creeks. Delanco is also in the process of conserving its natural resources through the establishment of a greenway along the Rancocas Creek. Because of this coincidence of purpose and the distance by which these two towns are separated; the adjacent land uses, planning and zoning can be considered consistent.

Beverly City

Beverly City borders Delanco to the east, from Pennsylvania Avenue extending north to the Delaware River. The area of land located to the north of Burlington Avenue in Beverly is considered waterfront development. The suggested use for that area in Beverly's current master plan is a mix of marina and marina-related commercial uses, along with complementary commercial and townhouse uses, in addition to installation of the Delaware Heritage Trail. To the south of Burlington Avenue, Beverly's plan recommends retention of the single-family residential character by barring new two- or more-family dwellings from the area. Delanco has also allowed for open space near the Delaware River, and also plans for single-family residential units all along the Beverly-Delanco municipal border. Therefore planning between these two municipalities can be considered consistent.

Edgewater Park Township

Edgewater Park abuts Delanco in Delanco's mainly industrial area. Abutting land in Delanco is zoned I-2, General Industrial, while the land on the border in Edgewater Park is zoned R-2, Single-family Residential. The industrial zoning in Delanco is not likely to change and the residential area in Edgewater Park is already established, therefore making the two uses not consistent with one another.

Willingboro Township

The Willingboro-Delanco border is Route 130. The zoning for the area in Willingboro that abuts Delanco is split between R-1A Restricted Residential along the length of Willingboro's Olympia Lake, and B-1 Primary Business. The Delanco property abutting Willingboro is entirely located in the C-3 Highway Commercial district, which currently contains Holiday Lakes. Because the two commercial districts are similar in types of uses permitted; the planning and zoning of these areas can be considered consistent.

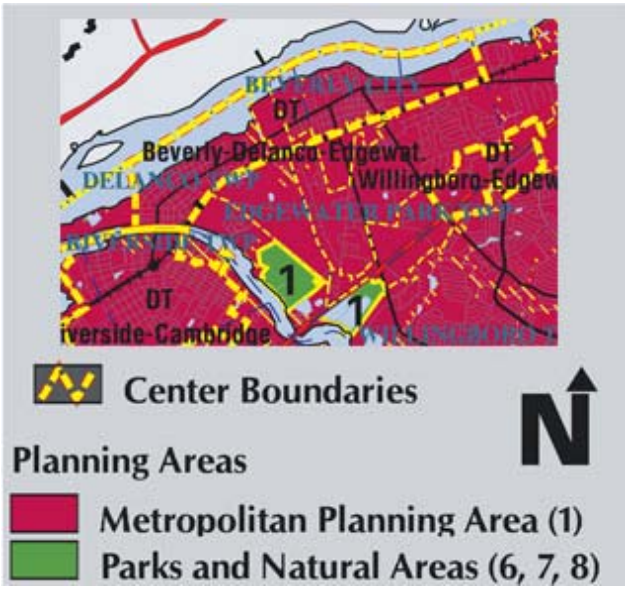
STATE DEVELOPMENT AND REDEVELOPMENT PLAN

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



CAPITAL IMPROVEMENTS PLAN

This Master Plan recommends a number of additional studies and physical improvements in the Township to effectuate the goals and objectives of the Plan. These recommendations are summarized below, by Element in which they appear.

Land Use Plan

1. Examine the vehicular usage of Coopertown/Creek Road from Pennsylvania Avenue to the proposed bypass.
2. Create building design standards for both residential and non-residential uses in order to preserve the character of the existing residential neighborhoods and to ensure attractive design in non-residential areas.
3. Prepare a Green Building and Environmental Sustainability Master Plan Element and implementing ordinances.
4. Implement a scenic corridor overlay ordinance to preserve viewsheds, particularly along the Delaware River.
5. Continue implementation of the plans to improve the appearance of the Township's gateways on Burlington Avenue.
6. Establish a comprehensive municipal management program for inspection and maintenance of on-site septic systems.
7. Require water quality inserts at parking lot storm drains and maintenance bonding.
8. Increase the depth of existing stormwater basins in the Township to provide more capacity.
9. Retrofit storm grates to filter more debris before it reaches waterbodies.
10. Place the Stormwater Management mitigation agenda in the Capital Improvement Program.

Circulation Plan

1. Complete the sidewalk network in order to provide a comprehensive system for pedestrians, and specifically school children.
2. Develop a functional classification for the Township's roadways.
3. Make necessary improvements to accident-prone areas to decrease potential of future vehicular accidents.
4. Accident patterns should continue to be monitored to determine whether pedestrian and/or bicycle safety improvements are needed in specific locations.
5. Continue to support proposed bikeways in the Township to increase ridership safety, and promote visitation to points-of-interest within the town.
6. Offer bicycle education programs on a regular basis to promote bicycle safety of cyclists and motor vehicle drivers.

Historic Plan

1. Work to prepare State and National Register nominations for a prioritized list of resources in the Township.
2. Adopt historic preservation design guidelines.

Open Space and Recreation Plan

1. Implement 5-year Action Plan as stated in the plan.

MASTER PLAN MAPPING

Delanco Township

Existing Land Use Map

Roads
Municipal Parcels
Municipal Boundary

Land Use
- Vacant Land
- Residential Property (1-4 Family)
- Farm
- Commercial
- Industrial
- Apartment
- Railroad Class I
- Public School Property
- Public Property
- Church & Charitable Property
- Other Exempt
- Other Open Space

0 500 1,000 Meters

0 1,000 2,000 Feet

N

BEVERLY CITY

EDGEWATER PARK TWP

RIVERSIDE TWP

DELRAN TWP

WILLINGBORO TWP

Delanco Township

BURLINGTON COUNTY

Prepared by:

Burlington County
Department of Economic Development and Regional Planning

Source: Burlington County

January 2009

Delanco Township

Land Use Plan Map

- Historic Sites
- Affordable Housing Site
- Roads
- Rancocas Creek Greenway
- Planned Municipal/County Greenway Easement
- Municipal Parcels
- Municipal Boundary

Zoning

- Residential 5 to 10 (du/acre): R-4 (5.88), R-5 (7.14), R-6 (9.1)
- Residential 1 to 5 (du/acre): R-1(1), R-1-30 (1.47), R-2 (2.17), R-3 (4.35), ZRD (1)
- Planned Residential Development (du/acre): WFD/AH (3.4), PRD/AH (2.8), PRD/V (4), PD-AH1(8), PD-AH2(8)
- Commercial: C-1, C-2, L/W
- Industrial: I-1, I-2
- Low Density/Open Space: LDR/OS-3, LDR/OS-5, M/OS
- Marina Overlay

0 500 1,000 Meters

0 1,050 2,100 Feet

N

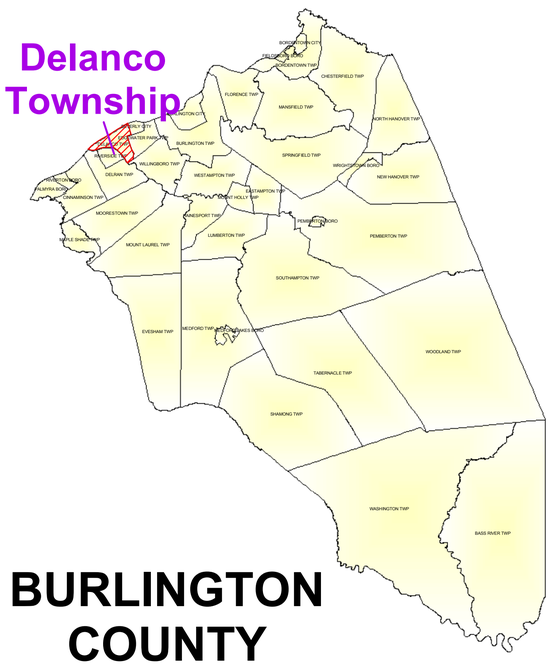
BEVERLY CITY

EDGEWATER PARK TWP

RIVERSIDE TWP

DELRAN TWP

WILLINGBORO TWP



Historic Sites	
1	Zurbrugg Mansion
2	Wharf at Union St
3	Gunn House
4	Carr House
5	Longstretch House
6	Colsey House
7	Willis House
8	Magnolia House
9	Dr. Schaffer's House
10	Dobbins Memorial United Methodist Church
11	Camp Meeting Ground
12	Babe Ruth Diamond
✱ 13	Camden and Amboy RR Main Line Historic District
14	Victorian Houses
15	Delanco Presbyterian Church
16	Rhawn Flange Man
17	Hawk Island Marina
18	First Post Office and General Store in Delanco
✱ 19	J. Newton House
✱ 20	Rancocas Creek Swing Span RR Bridge
21	Rhawn Farmhouse
✱ 22	Russ Farmhouse
✱ 23	Dahmer-Beier Site

✱ **Note: Properties with SHPO Opinion**

Prepared by:

Burlington County
Department of Economic Development and Regional Planning

Source: Burlington County

January 2009

Delanco Township

Circulation Plan Map

Crosswalk

Bikeways

- Proposed Bikeways
- Proposed Alternative Bikeways

Missing Sidewalks

Creek Road Realignment

Rancocas Creek Greenway

Planned Municipal/County Greenway Easement

Municipal Parcels

Municipal Boundary

0 500 1,000 Meters

0 1,000 2,000 Feet

N

BEVERLY CITY

EDGEWATER PARK TWP

RIVERSIDE TWP

DELRAN TWP

WILLINGBORO TWP

Delanco Township

BURLINGTON COUNTY

Prepared by:
Burlington County
Department of Economic Development and Regional Planning
Source: Burlington County
November 2007

Delanco Township

Open Space Map

- Roads
- Rancocas Creek Greenway
- Planned Municipal/County Greenway Easement
- School Property
- Municipal Parcels
- Municipal Boundary

Open Space

- Proposed for Acquisition
- Existing
- Other Open Space

0 500 1,000 Meters

0 1,000 2,000 Feet

N

BEVERLY CITY

EDGEWATER PARK TWP

RIVERSIDE TWP

DELRAN TWP

WILLINGBORO TWP

West Avenue Recreation and Open Space

Pearsons Elementary School

Cooper Street Park

Walnut Middle School

Gateway Park

Hawk Island

Ran-Del Mari

Pennington

Eble's Marin

Pennington

Pennington

Delanco Township

BURLINGTON COUNTY

Prepared by:

Burlington County
Department of Economic Development and Regional Planning

Source: Burlington County

January 2009

DELANCO TOWNSHIP
JOINT LAND USE BOARD

RESOLUTION 2009-03

RESOLUTION ADOPTING
A COMPREHENSIVE AMENDMENT
TO THE TOWNSHIP MASTER PLAN

WHEREAS, the Joint Land Use Board and its professional planning staff have undertaken a review of the Township's planning documents and have prepared a comprehensive amendment to the Township Master Plan; and

WHEREAS, the Board prepared, held a public hearing on, and adopted an amendment to its housing element and fair share plan on December 15, 2008; and

WHEREAS, the Board planner has prepared a draft comprehensive master plan consisting of a goals and objectives statement, a land use plan element, a circulation plan element, an historic preservation plan element, an open space/recreation plan element, and a policy statement indicating the relationship between the Township Master Plan and the plans of contiguous municipalities, the county, the State and the solid waste management district; and

WHEREAS, a copy of the draft plan was provided to the County Planning Board and made available for public inspection and notice of a public hearing was served and published, all as required by law; and

WHEREAS, a public hearing on the adoption of the draft plan was held on January 6, 2009; and

WHEREAS, the Delanco Township Joint Land Use Board has determined to adopt the plan as written and without amendment.

NOW, THEREFORE, in reliance on the foregoing it is hereby **RESOLVED** that the document entitled "Comprehensive Master Plan, Township of Delanco, Burlington County, New Jersey", prepared for the Delanco Township Planning Board by the Taylor Design Group, December 2008 is hereby adopted *in toto*.

BE IT FURTHER RESOLVED that the Secretary is hereby authorized and directed to provide a certified copy of this resolution and of the adopted plan to the County Planning Board as required by law.

Laurie E. vanGenderen

Laurie E. vanGenderen, Chairperson

ATTEST:

Katherine Martin

Katherine Martin, Secretary

DATE ADOPTED: January 6, 2009
DATE MEMORIALIZED: February 3, 2009
FOR ADOPTION: Unanimous
ABSTENTIONS/RECUSALS: None

CERTIFICATION

Katherine Martin hereby certifies that she is the Secretary of the Delanco Joint Land Use Board and that the foregoing is a true copy of a Resolution of Memorialization adopted by action of the said Board on the 6th day of January, 2009 and memorialized at its meeting held on February 3, 2009.

Katherine Martin

Katherine Martin, Secretary