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Creek Road Realignment Zoning Study & Master Plan Land Use Plan Amendment

Township of Delanco
Burlington County, New Jersey

July 2011
Amended February 2012
Public hearing conducted February 7, 2012

Prepared For:

Township of Delanco Planning Board

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INTRODUCTION

Realignment of Creek Road to create a new intersection with Coopertown Road in the vicinity of Newton's Landing Boulevard has been completed. The project was conceived to improve the geometry of the Creek Road / Coopertown Road intersection. Due to the change in circulation in this area, the 2009 Township Master Plan recommends that the zoning be re-examined. Taylor Design Group, Inc. has examined this area and has found that changes in roadway circulation do merit modifications in zoning in certain instances.

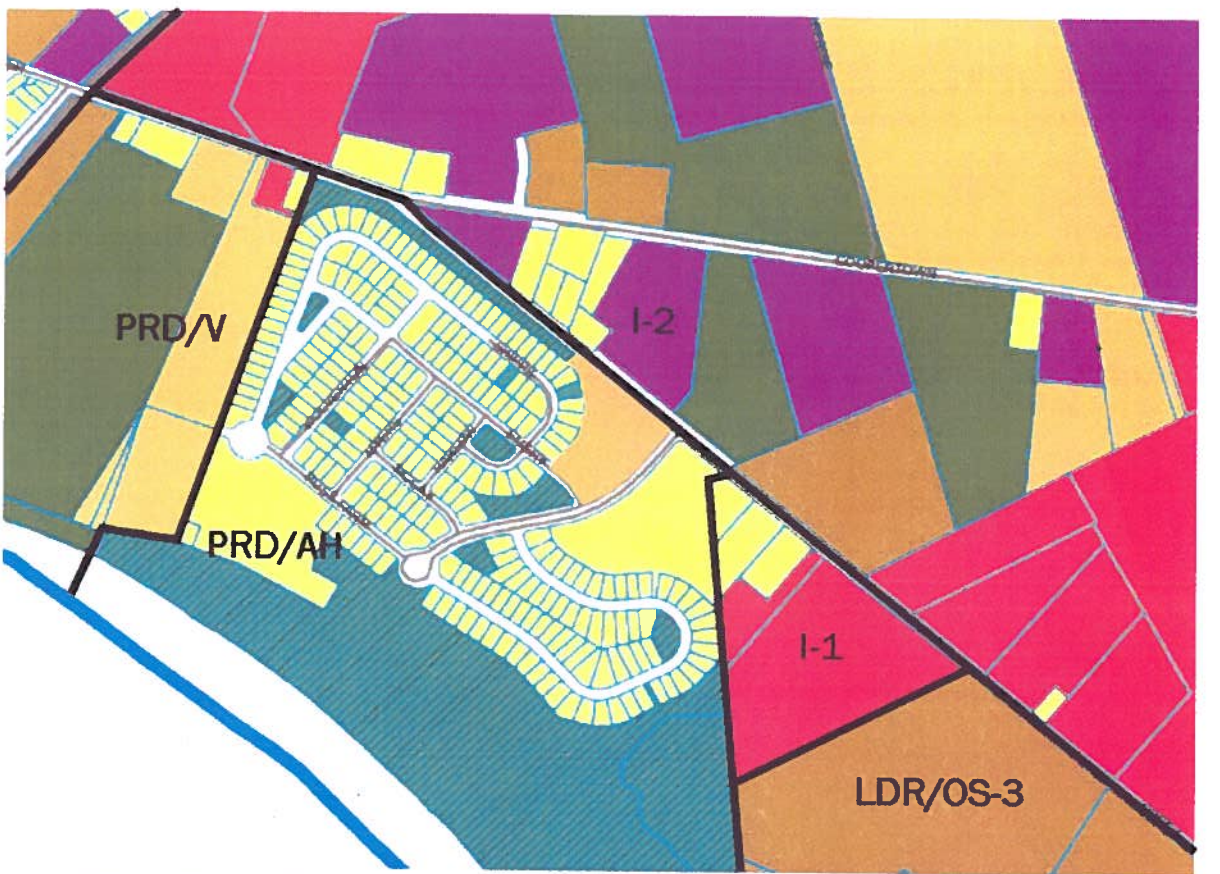
STUDY AREA DESCRIPTION

The Creek Road realignment impact area lies between the current Coopertown Road intersection and just east of Newton's Landing Boulevard (see attached map of Proposed Realignment prepared by Burlington County). The County's project involved re-aligning Creek Road through the former McNulty farm property (Block 2000, Lot 6.01) to intersect Coopertown Road further east from the current intersection. Newton's Landing Boulevard has been extended to meet Creek Road further north. The former Creek / Coopertown Road intersection has been modified to permit right turn, eastbound ingress to Creek Road from Coopertown Road, however does not permit egress from Creek Road to Coopertown Road. The section of Creek Road between Coopertown Road and Newton's Landing Boulevard has become a local road. The improvements are intended to create safer turning movements for all vehicles, particularly large trucks, which are travelling to or from Route 130 through the Township.

The shunting of traffic from the section of Creek Road that lies directly north of Newton's Landing is anticipated to dramatically reduce the number of vehicles using the roadway section that will become local Creek Road. The only vehicles anticipated to use this local roadway section are the property owners in the area; no pass-through traffic is expected. Impacted properties from a land use perspective include the undeveloped commercially-zoned property within the Newton's Landing residential community (Block 2100.01, Lot 50), the industrial parcels on either end of the local roadway segment (Block 2000, Lots 1 and 6.02), and the residential lots (Block 2000, Lots 1.01, 2, 3, 3.01, 4 and 6) along the local roadway segment. During the course of the study the Division of Motor Vehicles closed the New Jersey Motor Vehicle Inspection Station on Block 200, Lot 8 which was also included in the study as it it in proximity to the area. The lots to the east of the realignment area on the south side of Creek Road (Block 2100, Lots 9, 10, 11, 11.01 and 11.02) are less impacted and will be discussed briefly. All referenced lots are analyzed in the following section.

LOT ANALYSIS

The impacted lots were analyzed to determine whether current zoning will be appropriate upon completion of the Creek Road Realignment. Existing land use in the area is indicated on the Existing Land Use Map which is part of the municipal Master Plan, and current zoning is indicated on the zoning map.



Existing Land Use and Zoning

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

Block 2000, Lot 6.02

This lot contains the Powerhouse Equipment & Engineering Co., Inc. light industrial use (see attached map of Proposed Realignment prepared by Burlington County). After the completion of the Creek Road realignment, this lot now has frontage on Coopertown Road, realigned Creek Road and local Creek Road. The site continues to access local Creek Road, however trucks access realigned Creek Road via a new curbcut. A dedicated left-turn lane has been provided to the site to help remove truck traffic from the main cartway.

Because the access and frontage circumstances for this lot and the established use thereon will not be impeded, it is recommended that this lot retain its I-2 zoning.

Block 2000, Lot 1

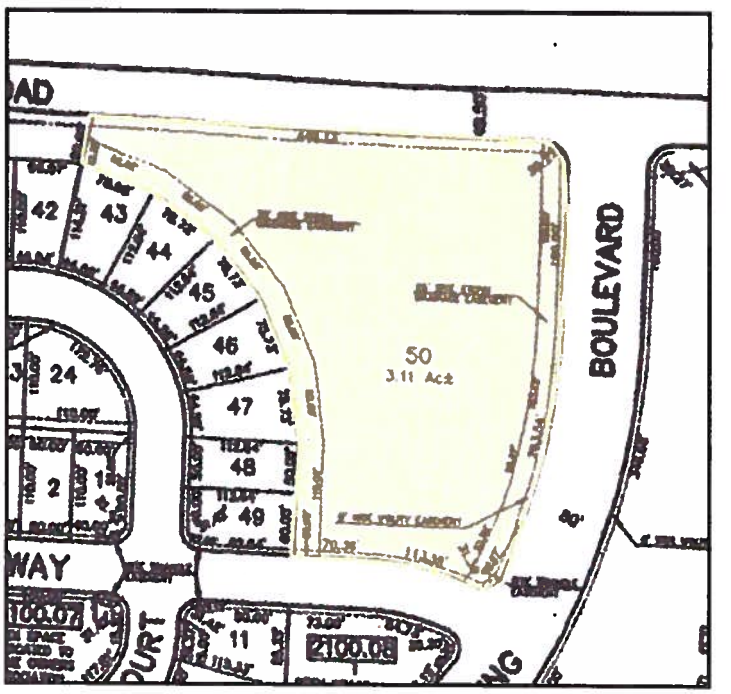
This lot contains the Temptrol HVAC use which currently accesses both Coopertown and Creek Roads (see attached map of Proposed Realignment prepared by Burlington County). This is an established light industrial use. Temptrol is still permitted to access Coopertown Road as well as local Creek Road. Because this use has retained its frontage and access on Coopertown Road and circumstances will not be changed significantly, it is recommended that this lot retain its I-2 zoning.

Block 2000, Lots 1.01, 2, 3, 3.01, 4 and 6

These lots are within the I-2 Zone and all contain single-family residential uses that are well maintained (see attached map of Proposed Realignment prepared by Burlington County). The dwellings on Lots 3 and 3.01 were constructed as recently as 1989, and required use variances to do so. The six lots range in area from 0.449 to .976 acres, which is undersized for the I-2 Zone, which requires 5-acre lots. In addition to the existing residential use of the lots, because Creek Road is a now a limited access local road in front of these dwellings, the lots that front on local Creek Road (Lots 1.01, 3 and 3.01) are less suitable for non-residential use.

In order to provide the lots with conforming use status which will make it easier for the property owners to add improvements to the properties, it is recommended that the lots be re-zoned R-2. The lots most closely match the R-2 standards in terms of lot size, depth and width.

Block 2100.01, Lot 50



This lot is located on the southwestern corner of Creek Road and Newton's Landing Boulevard. It is 3.11 acres in area and is currently vacant, although it does contain the Newton's Landing entry lighthouse monument and sign. The lot is located in the PRD/AH zoning district, which was created as part of a COAH Mediation Agreement the result of which was the Newton's Landing residential project. The project was initially conceived to contain 250 age-restricted single-family units, a 125-bed assisted-living facility and a commercial lot to contain no more than 15,000 square feet of commercial space.[1] The builder of the project planned Lot 50 for commercial development intended to serve the residents of the residential project as well as the assisted-living facility. The COAH Mediation Agreement was subsequently amended to permit 55 townhouses in lieu of the assisted-living facility. The townhouses are referred to as The Pointe at Newton's Landing. The townhouse and single-family units' homeowners' associations are separate.

The builder has not constructed a commercial building on the property to-date, although the single-family units on the property were completed in 2005 and the townhouse component was completed in 2006. In early 2009 the property owner submitted a request for an informal review of a concept plan for multi-family residential use of the lot, however withdrew the request for informal review before the Planning Board reviewed the plan. Any modification of the zoning on this lot would require prior modification of the Mediation Agreement between the property owner and the Township, which would be spearheaded by the property owner.

With the realignment of Creek Road, this lot no longer has frontage on an arterial or County-owned roadway, although the lot is still visible from the realigned Creek Road and therefore still offers opportunity for commercial use. The lot is not particularly appropriate for public recreation and open space acquisition due to its small size and close proximity to the

[1] Permitted commercial use include: (1) Retail use designed for the convenience of the residents which may incorporate such uses as mail services, community action center, banking, medical necessities, sundries, groceries and prepared foods or drinks. In no event shall the retail space within the PRD Zone exceed 7,500 square feet; (2) Professional office space, not to exceed 7,500 square feet.

Township-owned Delanco Community Park on Creek Road next to the County's Pennington Park. Public open space on this lot would also not serve a majority of residents in the Township who live on the western side of the Township. In addition to commercial development of the site, the lot would also be appropriate for residential use given its location within a residential development. Residential units on the lot would be compatible with the Powerhouse Equipment & Engineering light industrial use across Creek Road because most of the site activity on the Powerhouse property occurs closer to Coopertown Road than to Creek Road, and a new truck entrance to the site has been provided on the realigned portion of Creek Road which will reduce traffic in the immediate area.

Residential development of the site should be designed to be compatible in layout and appearance with both the single-family and the townhouse components of the Newton's Landing and The Pointe sites. As such, the 50'-wide bermed and vegetated buffer along Creek Road that separates both the single-family units and townhouses from Creek Road should be continued. Both the single-family and townhouse units front on interior roadways and not on Creek Road; therefore any new units should also be reverse-frontage lots that do not front on Creek Road. Units should also not front on Newton's Landing Boulevard; a buffer along Newton's Landing Boulevard should be provided to create a similar visual experience as that along The Pointe townhouses, which provides visual separation between the units and the entrance boulevard. There is less area on Lot 50 than on The Pointe townhouse site to provide this visual separation, however at least 30' of vegetated separation should be provided. Access to Lot 50 can be achieved on local Creek Road and Emery Way, however should not be provided on Newton's Landing Boulevard in order to retain the character of the entrance boulevard that currently exists.

In terms of unit type and density, conceptual layouts on the site suggest that 9 single-family lots would be compatible with the scale and layout of adjacent residential uses and can accommodate the required buffering along Creek Road and Newton's Landing Boulevard. A different housing product at a density of 4.5 units per acre may also be appropriate. As a point of comparison, the Pointe at Newton's Landing was constructed at a density of 9.09 units per acre on a 6.05-acre piece of land, and the single-family component at Newton's Landing was constructed at a density of approximately 3.01 units per acre, exclusive of the 6.2-acre activity complex or the stormwater basins which were dedicated to the Township.

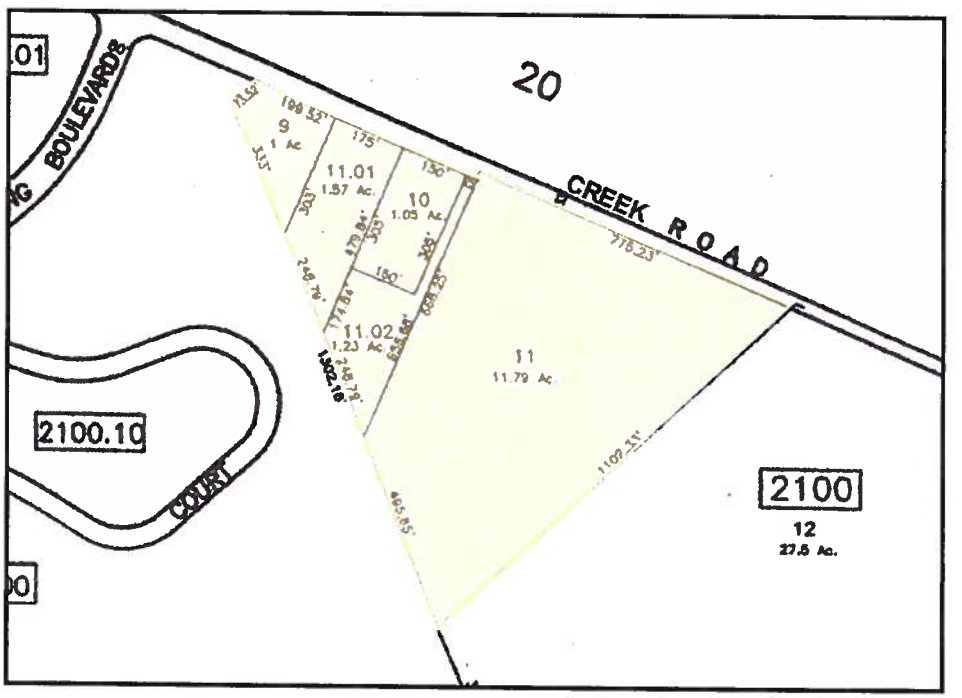
Because this site is part of a [COAH] Prior Round Mediation Agreement between Russ Farm and the Township, that Agreement must be amended prior to any re-zoning of the site. The appropriate affordable housing set-aside should be considered at the time of modification to the Mediation Agreement, as well as whether the set-aside should be provided on-site, off-site or as a payment-in-lieu. Whether the units should be age-restricted or family units should also be considered at the time of Mediation Agreement modification.

The section of the report pertaining to Block 2100.01, Lot 50 was authored by the Planning Board as Taylor Design Group, Inc. recused themselves due to a potential conflict of interest.

Block 2100, Lots 9, 10, 11, 11.01, and 11.02

These lots, which are located on Creek Road to the east of The Pointe at Newton's Landing, are currently zoned I-1. Lots 9, 10 and 11.01 contain residential uses; Lot 11.02 contains an animal kennel and Lot 11 a light industrial use. These lots are not significantly impacted by the Creek Road realignment, although the improvements began in this area.

These lots are recommended for re-zoning to Low-Density-Residential/Open Space in the 2009 Master Plan. An LDR/OS or R-1 zoning designation for Lots 9, 10, 11.01 and 11.02 remains appropriate, although additional analyses are recommended with respect to industrial Lot 11 prior to a residential re-zoning on that property.



Block 2000, Lot 8

The State of New Jersey permanently closed the Delanco Motor Vehicle Inspection Station located at 400 Creek Road on April 30, 2011. The lot is situated in the I-2 Industrial Zone and is owned by the New Jersey Division of Law & Public Safety. It is our understanding that the State is undertaking a study of its surplus lands to determine which can be sold or used for other purposes. The lot is 10.15 acres in area, which complies with the I-2 minimum lot size requirement. The lot's width and depth also comply with the 500' and 400' requirements, respectively, of the I-2 Zone. The land is appropriately zoned I-2. It is possible that the existing building could be slightly modified and utilized by another permitted industrial use.

Due to the location of the lot in an existing industrial area, it is recommended that the lot retain its Industrial designation on the Land Use Plan Map, as well as its I-2 zoning.



Site context of former NJ Motor Vehicles Inspection Station at 400 Creek Road.

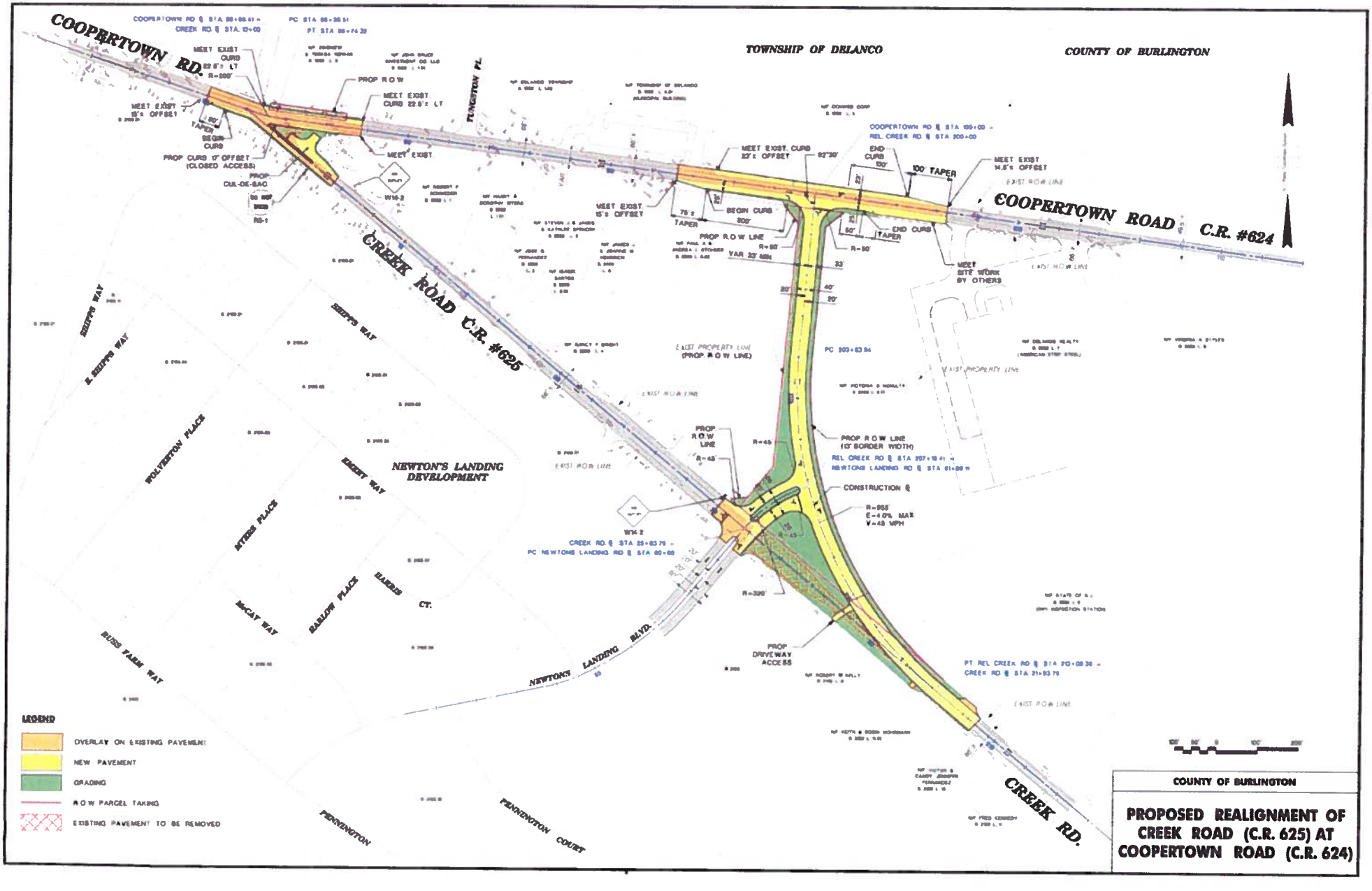
LAND USE PLAN MAP AMENDMENT

The Master Plan's Land Use Plan Map is hereby amended as follows to incorporate the recommendations contained herein as well as to address other unrelated mapping errors and to acknowledge amendments made to the Housing Plan Element in October 2010. Additionally, the Board has determined that Block 700, Lot 1, on Burlington Avenue at Richard Avenue, which is currently zoned C-1 and contains a dwelling and a defunct freestanding small retail store, is more appropriately zoned R-3 similar to the adjacent residential lots.

Block	Lot(s)	Street	January 2009 Land Use Map Designation	Amended Map Designation
2000	1.01, 2, 3, 3.01, 4, 6	Creek Road	Industrial (I-2)	Residential 1 to 5 du/acre (R-2 Zone)
1400	1	Rancocas Avenue	Commercial (C-2)	Residential 5 to 10 du/acre (R-6 Zone)
500	2.01	Burlington Avenue	Planned Development-Affordable Housing 1 (PD-AH-1)	Industrial (I-1)
700	1	Burlington Avenue	Commercial (C-1)	Residential 1 to 5 du/acre (R-3 Zone)

OFFICIAL MAP AMENDMENT

The Township Official Map is recommended to be amended to illustrate the new roadway configurations.


COOPERTOWN RD.
TOWNSHIP OF DELANCO
COUNTY OF BURLINGTON
COOPERTOWN ROAD C.R. #624
CREEK ROAD C.R. #625
CREEK RD.
NEWTON'S LANDING DEVELOPMENT
NEWTONS LANDING BLVD.
FUNGSTON PL.
SHEPPS WAY
E. SHEPPS WAY
WOLVERTON PLACE
EMERY WAY
MYERS PLACE
McCAY WAY
RAMLOW PLACE
HARRIS CT.
BUSS FARM WAY
PENNINGTON
PENNINGTON COURT
PROP R.O.W
MEET EXIST CURB
PROP CURB 17' OFFSET (CLOSED ACCESS)
PROP CUL-DE-SAC
PROP R.O.W LINE
EXIST PROPERTY LINE (PROP. R.O.W LINE)
EXIST ROW LINE
PROP R.O.W LINE (13' BORDER WIDTH)
CONSTRUCTION ℄
PROP DRIVEWAY ACCESS
MEET SITE WORK BY OTHERS
LEGEND
OVERLAY ON EXISTING PAVEMENT
NEW PAVEMENT
GRADING
R.O.W PARCEL TAKING
EXISTING PAVEMENT TO BE REMOVED
COUNTY OF BURLINGTON
PROPOSED REALIGNMENT OF CREEK ROAD (C.R. 625) AT COOPERTOWN ROAD (C.R. 624)

DELANCO TOWNSHIP
JOINT LAND USE BOARD

RESOLUTION 2012-05

RESOLUTION ADOPTING AN AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE DELANCO TOWNSHIP MASTER PLAN

WHEREAS, Burlington County has completed a realignment of the intersection of Creek and Coopertown Roads; and

WHEREAS, the result of the realignment is that the segment of Creek Road lying between its former intersection with Coopertown Road and the new Creek Road/Cooperstown Road intersection has become a local, limited access road; and

WHEREAS, the Board has analyzed whether current zoning in the affected area remains appropriate; and

WHEREAS, the Board planner has prepared a report entitled "Creek Road Realignment Zoning Study and Master Plan Land Use Plan Amendment" which embodies the Board's conclusions in this regard; and

WHEREAS, the Board secretary gave notice of a public hearing on a proposed amendment to the Master Plan; and

WHEREAS, on February 6, 2012 the Board conducted a public hearing on the adoption of the proposed amendment and, at the conclusion of same, the Board found that the land use plan element of the Master Plan should be amended as recommended in the planner's report.

NOW, THEREFORE, in reliance on the foregoing it is hereby **RESOLVED** that the **LAND USE PLAN ELEMENT** of the **MASTER PLAN** be and hereby is **AMENDED** to incorporate the recommendations in the report entitled "Creek Road Realignment Zoning Study and Master Plan Land Use Plan Amendment", as modified by the comments made at the public hearing.

Be it **FURTHER RESOLVED** that the Secretary is hereby authorized and directed to provide a certified copy of this resolution and the aforementioned plan amendment to the governing body and to the Burlington County Planning Board within thirty (30) days.

Laurie E. vanGenderen

Laurie E. vanGenderen, Chairperson

ATTEST:

Katherine T. Martin

Katherine T. Martin, Secretary

DATE ADOPTED: February 7, 2012

DATE MEMORIALIZED: March 6, 2012

FOR ADOPTION: Ms. Lohr, Ms. Jass, Ms. Mader, Mr. Martin, Ms. Moore, Mr. Taraschi, Ms. vanGenderen, Mr. Anastasi, Ms. Sargent (formerly Porter)

AGAINST: None

ABSTENTIONS/RECUSALS: None

CERTIFICATION

Katherine T. Martin hereby certifies that she is the Secretary of the Delanco Township 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 February 7, 2012, and memorialized at its meeting held on March 6, 2012.

Katherine T. Martin

Katherine T. Martin