

Burlington County
Route 130/Delaware River Corridor
Riverside



Plan Endorsement Recommendation



Plan Implementation Committee (PIC)



By Meghan Wren, AICP, CFM
NJ Office of Planning Advocacy

July 20, 2022

With HUGE thanks to the Burlington County Bridge Commission



Riverside Township Fast Facts



- Population peaked in 1970, after a sharp decrease, it has now plateaued
- 61% White, 7% Black, 18% Hispanic
- Median Age (39) YOUNGER than County
- Median Income LOWER than County
- Poverty Level HIGHER than County
- Unemployment HIGHER than County
- Household Size HIGHER than County
- Management, Business, Office, Sales

Riverside Population Trends

	2010 Census	2020 Census	Change
Population	8,079	8,003	-76
Households	2,959	2,910	-49
Household Size	2.73	2.75	+0.02
Residential Units	3,147	3,156	+9
Vacancy Rates	6.0%	7.8%	+1.8%

Population Projection for 2050 +495 residents

Employment Projections for 2050 +174 jobs.

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$31,547

Per capita income

about two-thirds of the amount in Burlington County: \$44,735

about two-thirds of the amount in New Jersey: \$44,153

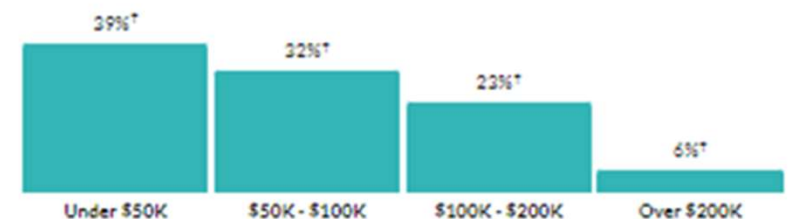
\$61,975

Median household income

about two-thirds of the amount in Burlington County: \$90,329

about three-quarters of the amount in New Jersey: \$85,245

Household income



[Show data / Embed](#)

Poverty

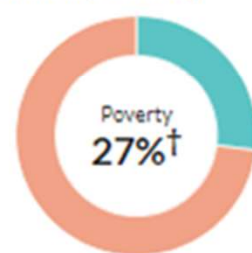
13.6%

Persons below poverty line

more than double the rate in Burlington County: 5.9%

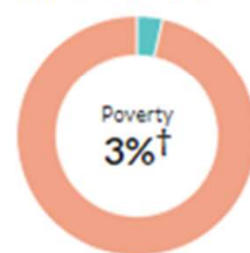
about 1.4 times the rate in New Jersey: 9.7%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[Show data / Embed](#)

Value

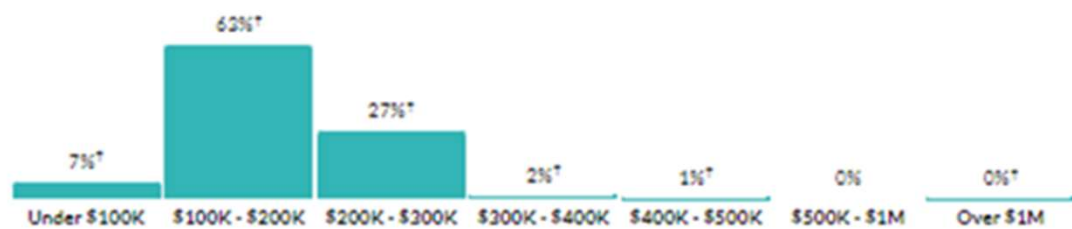
\$164,900

Median value of owner-occupied housing units

about two-thirds of the amount in Burlington County: \$259,600

about half the amount in New Jersey: \$343,500

Value of owner-occupied housing units



[Show data / Embed](#)

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

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Delanco Township

RANOCAS CREEK

Property Class	
	1- Vacant Land
	2- Residential
	4A- Commercial
	4B- Industrial
	4C- Apartment
	5A- Railroad Class 1
	15A, 15B- School
	15C- Public Property
	15D- Church & Charitable Property
	15E- Cemeteries & Graveyards
	15F- Other Exempt

Local Roads
County Highways
US Highways
Tax Parcels
Municipal Boundaries



Prepared by:
Delanco Council & Board of Commissioners
Department of Community Development and Planning Services
November 2011

Land Use 2019

Property Class

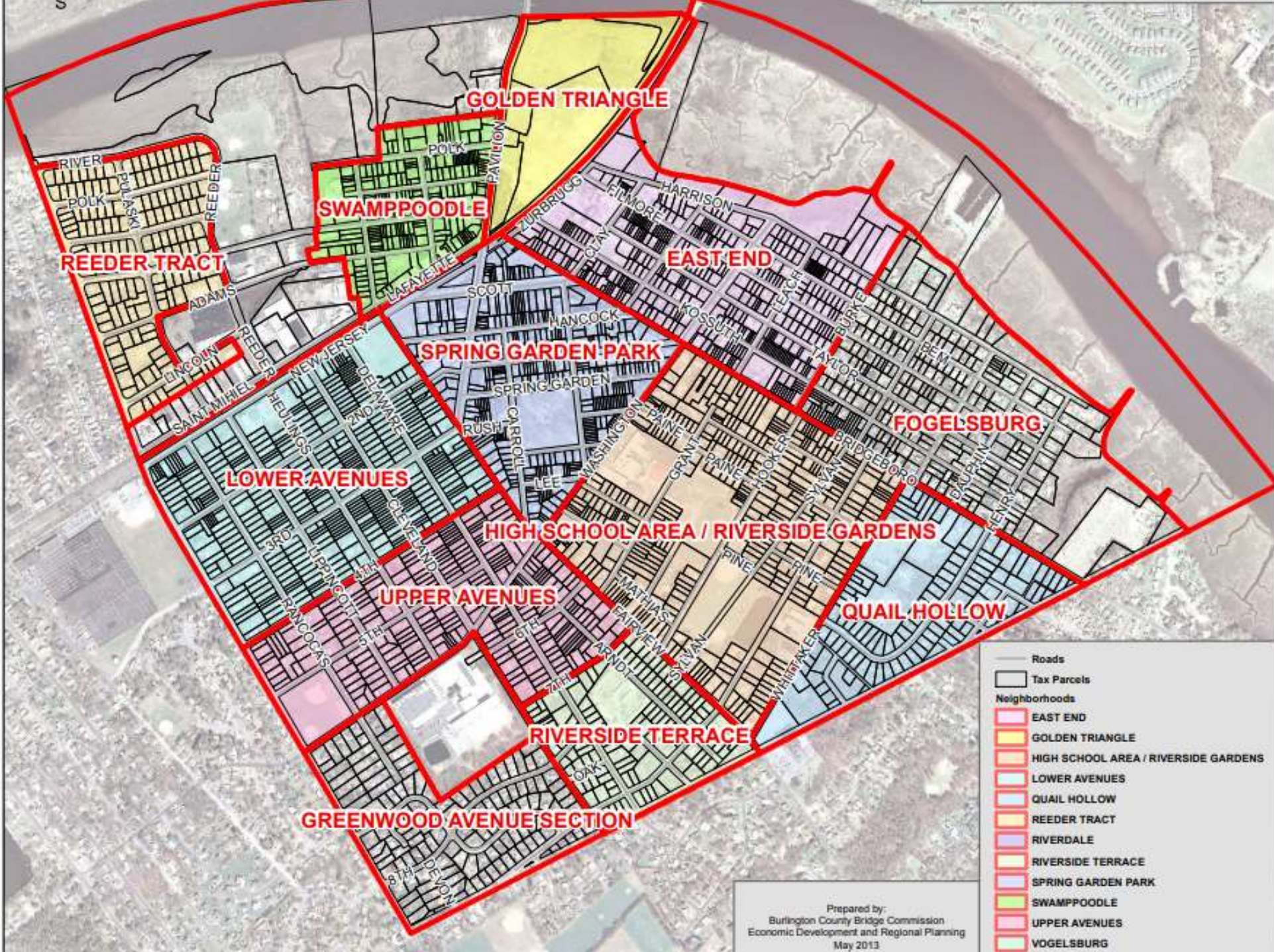
- Vacant – 8%
- Residential – 53%
- Farm – 0%
- Commercial – 6%
- Industrial – 5%
- Apartment – 2%
- Railroad – 1%
- School – 2%
- Public – 19%
- Other Exempt – 4%





1 inch = 1,000 feet

RIVERSIDE TOWNSHIP 2025 LAND USE PLAN ELEMENT RESIDENTIAL NEIGHBORHOODS



- Roads
- Tax Parcels
- Neighborhoods
- EAST END
- GOLDEN TRIANGLE
- HIGH SCHOOL AREA / RIVERSIDE GARDENS
- LOWER AVENUES
- QUAIL HOLLOW
- REEDER TRACT
- RIVERDALE
- RIVERSIDE TERRACE
- SPRING GARDEN PARK
- SWAMPPOODLE
- UPPER AVENUES
- VOGELSBURG

Prepared by:
Burlington County Bridge Commission
Economic Development and Regional Planning
May 2013

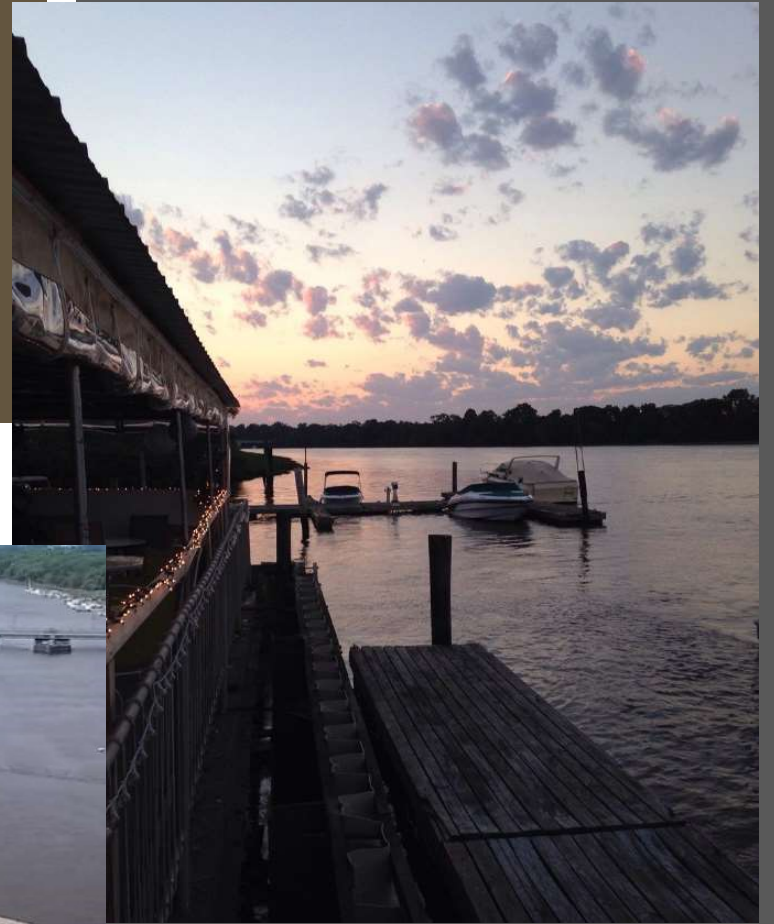
Race and Hispanic Origin	
White alone, percent	76.1%
Black or African American alone, percent (a)	7.8%
American Indian and Alaska Native alone, percent (a)	0.4%
Asian alone, percent (a)	2.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	3.3%
Hispanic or Latino, percent (b)	18.5%
White alone, not Hispanic or Latino, percent	69.5%
Population Characteristics	
Veterans, 2016-2020	267
Foreign born persons, percent, 2016-2020	17.5%

Table 1 – Redevelopment Projects as of 2022

Project	Location	Use	Proposed Units
Watchcase	Golden Triangle Redevelopment Area	Residential	64
Camelot	Golden Triangle Redevelopment Area	Residential	170
Root Property	Golden Triangle Redevelopment Area	Passive Recreation	0
Zurbrugg	Golden Triangle Redevelopment Area	Mixed Use/ Commercial	TBD
The Mill at Riverside	Taubel’s Mill Redevelopment Area	Residential	190

Source: Riverside Township

Natural Resources



ORE VIDEOS

Goal #2 Conserve the State's Natural Resources and Systems

TBurlington County Department of Resource Conservation prepared the Parks and Open Space Master Plan in 2002.

Riverside is prominently located within two designated project areas, where the County seeks to concentrate resources – **the Rancocas Creek Greenway and the Delaware River Greenway.**

commitment to the development of recreational facilities and open space preservation. The County is planning to update this Plan in late 2022.



Historic Resources



Recreational Facilities

- Spring Garden Park
- Whomsley Field
- Bob Kenney Field
- A.A. Field
- Conservation Areas



Commercial / Industrial Areas

- The Golden Triangle
- Scott Street
- Bridgeboro Street
- South Pavilion Street
- Opportunity Zone
- Transit Village
- I-1 and I-2 Districts
- Neighborhood Commercial



Redevelopment Opportunities

- Golden Triangle
- Zurbrugg
- Taubel's Mill
- Seagull Lighting
- Riverdel Swim Club



Circulation/Transportation Options

- NJ TRANSIT RiverLine
- NJ TRANSIT Bus Service
- Delaware River Heritage Trail
- Proximity to U.S. Route 130
- Pedestrian accessibility



Riverside has had Transit Village Designation since 2001 in anticipation of the 2004 RiverLine station



Community Facilities and Services

- Township Municipal Building/Court
- Parking Areas
- Emergency Services
 - Police
 - Fire
 - EMS
- Public Schools
- Public Works
 - Water/Wastewater

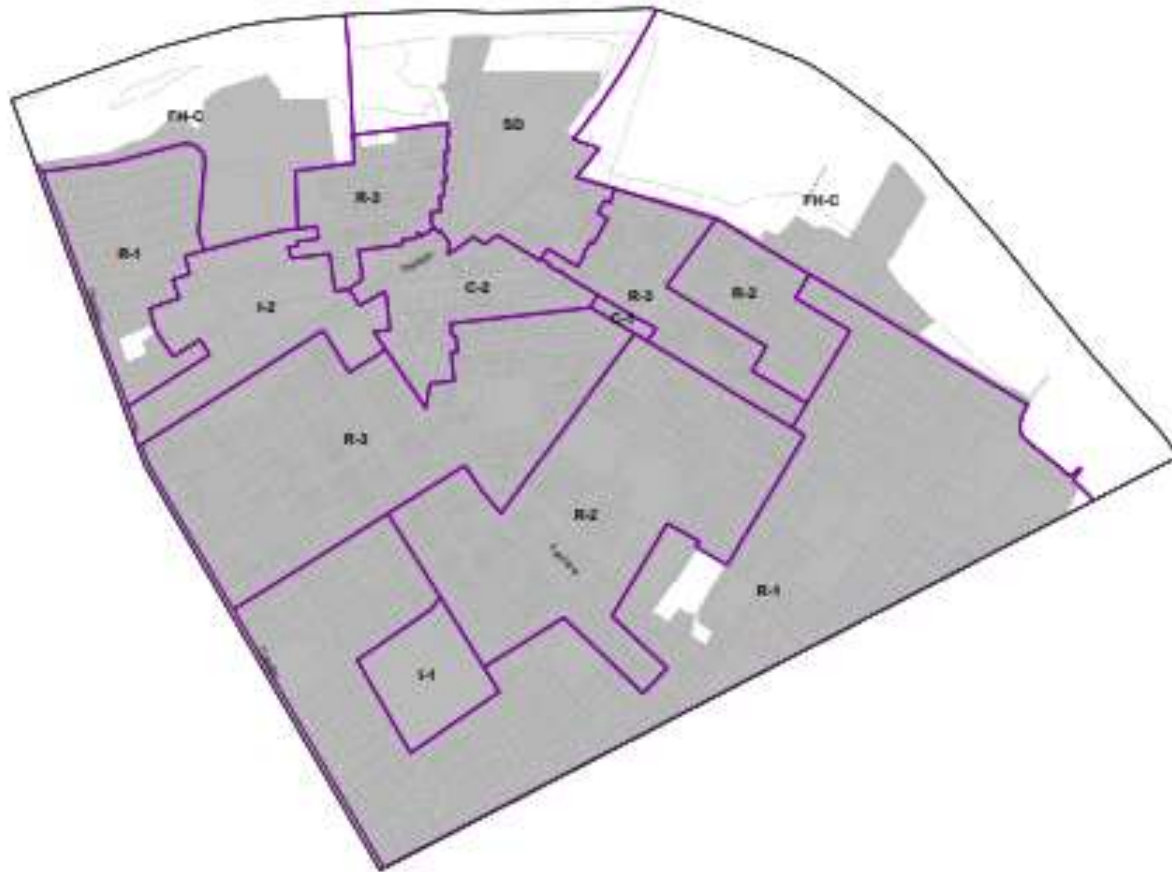


Riverside Township Vision and Goal


- Currently, dating back to 1978 Master Plan, Riverside has not had a Vision Statement
- During the 2022 Master Plan Reexamination, the Township is now creating one:

"The Township of Riverside strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress will rely upon a balance of preservation and revitalization as residents, businesses and organizations make Riverside their home."

2013 Land Use Plan Element Goal: To bring about a fiscally beneficial mix of commercial, office, industrial, lodging, civic and residential land uses to enhance and sustain Riverside's unique historic, small-town community character while achieving economic strength and stability in the municipal tax base



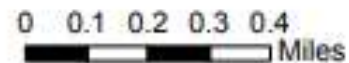
Legend

-  Municipal Boundary
-  Parcel Boundary
-  Sewer Service Areas
-  Zoning District Boundary

Major Roads

-  Interstate
-  Highway Authority Route
-  State Route
-  US Route

Map Zone Code	Zone Name
C-1	Neighborhood Commercial
C-2	Downtown Commercial
FH-C	Flood Hazard Conservation
I-1	General Industrial
I-2	Industrial Commercial
R-1	Residential 1
R-2	Residential 2
R-3	Residential 3
SD	Special Development



Riverside Planning & Plan Endorsement Chronology

Event(s)	Date	Notes
Master Plan (Elements include: Land Use, Community Facilities & Conservation, Circulation, Historical & Environmental Assessment Statements)	1997 (1978)	
Transit Village Designation	1999	NJDOT
Centers Designated	April 1999	With the Strategic Corridor Plan
Clean and Plentiful Water: A Management Plan for the Rancocas Creek Watershed	2003	Burlington County Department of Resource Conservation
Riverside Redevelopment Plan	2004	
Housing Plan	2005	
Taubels Mill Redevelopment Plan	2005	
Golden Triangle Redevelopment Plan	200X	
CBD Revitalization Plan	2007	DVRPC/TCDI
COAH Housing Plan	2008	
Stream Corridor Protection Ordinance	2008	Ecode360 Chapter 128 -67.1
Downtown Strategic Plan	2010	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	2012 (at least)	2 parks listed
2025 Land Use Element	2013	
Housing Plan	2015	
Land Development Ordinance & Zoning Map	2016	
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017 (1977, 1995)	
Submitted PE Petition	September 27, 2019	
Community Planning Study	2018	Multiple public engagement activities
Burlington Co Hazard Mitigation Plan	2019	
Stormwater Pollution Prevention Plan	2021 (2006)	Recently updated
Prepetition Meeting	March, 2020	
Appointed PE Advisory Committee	August 2021	
Submitted MSA	September 2021	
Visioning Sessions (Local + Regional)	February & June 2022	With BCBC & OPA support
Master Plan Reexamination (discussed amendments to these elements: Historic, Housing, Economic, Circulation, Municipal Services, Recreation, Land Use)	2022 (1996, 2003, 2005, 2010)	BCBC
PIC Recommendation (Scheduled)	July 20, 2022	
SPC ADOPTION (Scheduled)	August 3, 2022	

Consistency

1. The Statewide goals, policies, and strategies: Consistent
2. The policies that apply to all planning areas: Consistent
3. The intentions for each relevant planning area: Consistent
4. The policy objectives for each relevant planning area: Consistent

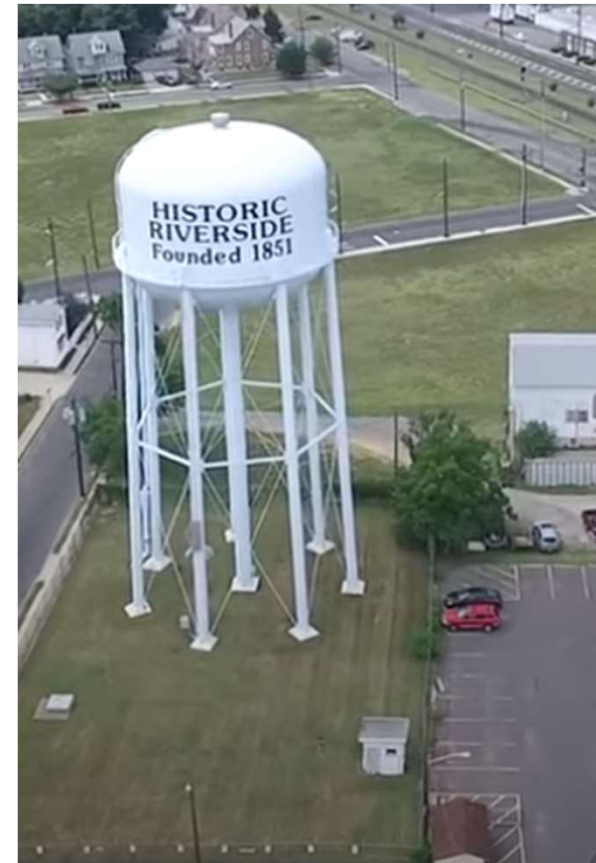
5. If any change to a planning area boundary is proposed, the delineation criteria, intent and policy objectives for each planning area impacted by any boundary change: Consistent
6. The delineation criteria and intent for critical environmental sites and historic and cultural sites, areas vulnerable to flooding and climate change-related hazards, and with special consideration of equity/environmental justice issues: Consistent
7. If there is a designated center or a center is proposed for designation, the policies for centers, including the center design policies, and environs: Consistent
8. If a center is proposed to be designated or a change to the boundary of a designated center is proposed, the criteria for designating the type of center that is proposed to be designated or modified: Consistent



A consistent municipal plan shall contain... the following mandatory planning documents:

- i. A sustainability statement;
- ii. A land use element; **(in place)**
- iii. A land use inventory or map; **(in place)**
- iv. A zoning ordinance, schedule or map; **(in place)**
- v. Documents detailing recent or upcoming major developments as defined by the MLUL; **(in hand)**
- vi. A circulation element and complete and green streets policy and implementation ordinance; **(to be enhanced through PIA)**
- vii. A municipal stormwater management plan and ordinance; **(in place)**
- viii. A wastewater management plan; **(2017)**
- ix. A housing element; **(2015)**
- x. A petition for substantive certification filed with the Court, compliance with a court ordered housing plan, or evidence of adequate affordable housing accommodations; **(PIA)**
 - i. A fair share plan and implementing documents/ordinances; **(PIA)**
 - ii. A community facilities plan, inventory and map; **(in place)**

Consistency Continued



Existing Mapping



Proposed Mapping

Legend

- CES - proposed
- Municipal Boundaries - southern
- Centers - proposed
- Nodes - proposed
- Planning Areas - proposed

PA2

- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Pl. Area
- Env. Sensitive Planning Area
- Env. Sens./Barrier Isl. Pl. Area
- Parks & Natural Areas
- Parks & Natural Areas



EXHIBIT E

PIA Riverside DRAFT 7-17-22							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE: OPA sends certified resolution to NJ State Register, updates GIS layer, sends fully signed documents to petitioner and posts signed and certified documents on OPA website.		OPA	ASAP Upon completion of all resolutions	
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	1st Due July 6, 2023; then July 6th, 2024, 2026, 2028, 2030, 2032	First year = Annual Report then Biennial Reports for the next 8 years on PIA action status..
A3	Administrative	*	After adoption, Delran shall submit to OPA any new or modified land use ordinance and/or planning document.	Planning Board and governing body	Technical assistance	Include in Biennial Report.	Include in reports planning, land use or relevant items beyond the PIA actions.
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.		Governing body, Green Team	ongoing	Riverside currently is registered but not certified with Sustainable Jersey. Many PE actions could be undertaken by a Green Team and gain significant points for Bronze or even Silver certification and maybe even a Gold Star.
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	DEP/SJ, NJ Adapt, OPA. There are many opportunities for technical assistance, funding and support for this activity.	1-3 years	Riverside should review existing data, maps, and HMP Annex and compile an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Include climate impacts for temperature, precipitation, flooding, heat island, wildfire protection and vulnerability of public and private potable wells, pump stations and wastewater treatment; identify utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. Confirm the condition and capacity of these utility sites, facilities, equipment, etc. DEP strongly advises against new utility development in areas identified as vulnerable to natural hazards in current and projected condition. Findings from the CCRHVA should guide strategies and actions to increase resilience and reduce risk moving forward.
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine Model Ordinance (revised 2020) at https://www.nj.gov/dep/floodcontrol/modelord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	11/30/22	Riverside's Flood Loss ordinance is from 2017 (Chapter 225 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Riverside has 5 repetitive loss properties, 64 NFIP policies with 49 losses per the 2019 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Governing body	DEP, OEM, FEMA		
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Riverside may also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support. (Riverside registered with Ustainable jersey in 2018 but is not certified yet. has a Green Team that has not been certified as yet but could be the catalyst for many of the actions herein.)

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	3-6 yrs (1-3 years after CCRHVA)	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance was passed in 2017 and needs revision (see C3). NJDEP Updated the model ordinance in 2020 to be compliant with NFIP. Riverside needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, wetlands, etc..
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			
D5	Land Use		Create an Open Space & Recreation Plan/Element (OSRP) with an emphasis on identifying a strategy for preserving the Rancocas Creek corridor for habitat preservation, flood control, water quality and public access (if feasible). Once the OSRP is up to date, Green Acres could be approached for funding support for the plan, especially acquisition of riparian properties/easements along the Creek.	Work with County, Rancocas Creek Watershed Association, Riverside Environmental Commission, DVRPC, DEP, NGOs and OPA for planning/ support.	DVRPC, County and Green Acres Funding as applicable.	3-6 years	Be sure to incorporate climate change considerations when developing the plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROSI) Be sure to maintain consistency with the county OSRP.
D7	Land Use	*	Add appropriate Overlay Zone(s) to Zoning Ordinance/Map.			Within 1 year of PE	The municipality's zoning ordinance shall be amended to include an overaly (or 2 overlays) that follow(s) the agreed upon CES (Critical Environmental Sites) layer. In 1% flood areas (based on FEMA's flood layers), vulnerable uses will be excluded and all relevant floodpain building restrictions must be followed. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres- ESA25), the municipality shall require a Habitat Suitability Study that finds no adverse impact on key species in order to consider a site plan for approval.

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
D9	Land Use	*	Update the 2015 Housing Element	Governing body/Planning Board		1-3 years	
D10	Land Use	*	The Township Committee should adopt the recently developed Vision Statement and include it in the next Master Plan update.	Governing body/Planning Board		1-2 years	
E1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements.
E3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include: • Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it relates to other elements of the plan • Document public engagement activities • Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas • Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • Establish a vision for local sustainability and resilience, expressed in a succinct statement • Establish sustainability and resilience goals and objectives • Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures and metrics for tracking progress toward objectives • Assign responsible parties for implementation actions • This could be expanded to be a Climate Action Plan if so desired.	DEP, Sustainable Jersey, DVRPC, OPA		Report on progress in biennial review	Sustainable Jersey points.
E4	Sustainability	*	Review recycling code to ensure consistency.				Riverside has an extensive recycling code and detailed recycling content on website.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F1	Conservation		Consider expanding the Shade Tree Commission beyond the governing body and the administrator in order to harness additional expertise and volunteer capacity. Establish or maintain NJUCG accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Riverside lacks a Tree Protection Ordinance, a Community Forestry plan, and a Tree Risk Assessment Plan and is not NJUCF accredited. See Woolwich's (https://ecode360.com/14140851) or Haddonfield (https://ecode360.com/10200060). Also, NJDEP Urban and Community Forestry guidelines are here: https://www.state.nj.us/dep/parksandforests/forest/community/information_for_municipalities.html
F2	Conservation	*	Adopt a well head protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Governing body & Green Team	DEP	3-4 years	sample provided
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP.	Governing body & Green Team	DEP, OPA, SJ	3-4 years	Sample ordinance provided.
F4	Conservation	*	Review existing Historical & Environmental Assessment Statement and other plans and develop a Conservation/Habitat Conservation section in the OSRP Plan (see Action #D5, above). Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Open Space Preservation Committee, Planning Board, Green Team	DEP technical assistance and funding	3-5 years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors https://www.njfishandwildlife.com/ensp/chanj.htm Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Compile an Environmental Resource Inventory (ERI), including climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ Adapt	3-6 years	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Riverside and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brownfield site.	Planning Board, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Riverside should follow the mapping and inventory provided by the NJDEP.
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	3-6 years	Model ordinances to be provided. Minor edits are acceptable.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
G2	Transportation & Circulation	*	Update the Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, SJ TPO	3-6 years	Riverside agrees to work on the Circulation Element.
I1	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, governing body & Green Team	BPU Clean Energy Program provides funding for municipal energy audits: (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit)	Timeline as provided PE guidelines (2 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. https://www.dvrpc.org/Products/18018/ This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Riverside can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
I2	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		1-2 years	https://www.sustainablejersey.com/actions/#open/action/482
I3	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		2 years and phased	Sustainable Jersey points and support
I4	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet	Governing body & Green Team	Sustainable Jersey points	Within 3 years	Sustainable Jersey points and support
I5	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must initiate by yr. 5 (can be multi-year)	Sustainable Jersey points and support
I6	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
I7	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must do 3 within 6 years	Sustainable Jersey points and support
I8	Energy	*	Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Riverside still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
19	Energy		<p>Make your town EV Friendly (choose 3)</p> <ul style="list-style-type: none"> *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation/design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in PE and EVSE education (1-2 yrs); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs). 	Governing body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3; EV ordinance now required by law.)	Riverside has yet to adopt the state's model ordinance for Electric Vehicles. Must meet the PE required 3 items in this action. Sustainable Jersey points and support.
110	Energy		The Township should investigate State grant opportunities for the installation of publicly accessible electric vehicle charging stations in the downtown area	Governing body & Green Team	BPU, DEP, SJ possible \$\$	ASAP	Municipal parking lots are located behind the Riverside Public Library as well as the Township Municipal Building on Scott Street. NJ Transit's Riverside Light Rail Station would also be a logical consideration for EV charging infrastructure. The Township will work with State and regional agencies to seek funding for the development of EV charging infrastructure (per 2022 Reexam)
J1	Infrastructure	*	Review and update as necessary Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Planning Board, water purveyor, county MUA, private water companies	DEP	3-6 years	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
J2	Infrastructure	*	County should be current with its WMP with a local annex and a new FWSA map pursuant to 7:15-4.2 (c)	County OEM, Municipal OEM	NJ OEM, NJDEP		WMP submitted in 2017. Riverside should check on the local annex.
J3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.(electronic WWTP Outfall pipe map ?) Be aware of local TMDLs.		DEP and other agency technical & financial support for SW projects		The county's SPPP will expire in 2024, Riverside should participate in it's next iteration and ensure submittal of MS4 reports each May. Riverside updated its stormwater ordinance 4/2021 and would appreciate support for stormwater management improvements.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J4	Infrastructure		<p>Adopt an Impervious Surface Reduction Ordinance. It is recommended that Riverside incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance</p> <ul style="list-style-type: none"> o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces. 	Governing body	NJDEP		
J5	Infrastructure/ Utilities		Consider initiating conversations with the County and neighboring communities about a long-term plan for a regional wastewater plant, sited out of the flood hazard area and protected from climate change considerations.	Engineer and governing body	DEP and BCBC technical assistance, Ibank etc	Long-term but begin discussions soon	Agencies support to the extent practicable.
K1	Economic Development		Promote Riverside's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities. Develop plans for center-based /walkability improvements and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.			Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interests in discussions, event coordination and marketing campaigns.
K2	Economic Development		Prepare an Economic Development Plan for the downtown area to study improvements to vehicular circulation, parking and pedestrian safety. The study should incorporate the existing inventory of commercial and industrial properties to identify vacant buildings and potential properties to rehabilitate in order to attract new tenants.	Governing Body/Planning Board			The Plan should recommend innovative ways to attract visitors to the downtown area, maximize existing potential funding streams and promote Riverside as a destination
L1	Historic Resources		Prepare historic resource inventory. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic reservation Commission and governing body, Riverside Historical Society, Riverside	OPA, SHPO, BCBC, County, FEMA	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants . Work with SHPO to develop planning documents some guidance is provided at :
M1	Planning	*	Update the Community Facilities Element	Planning Board	Technical assistance	3 years	

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
O1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.

- *Riverside has additional asks of the state not specifically listed in PIA but supportive of PIA actions therein.*



STAFF RECOMMENDATION: The Township of Riverside has planned and implemented measures to ensure that their center and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the Plan Implementation Agreement, are aligned with the State Plan. OPA recommends that the Plan Implementation Committee move the Township of Riverside's petition for endorsement to the State Plan Commission.