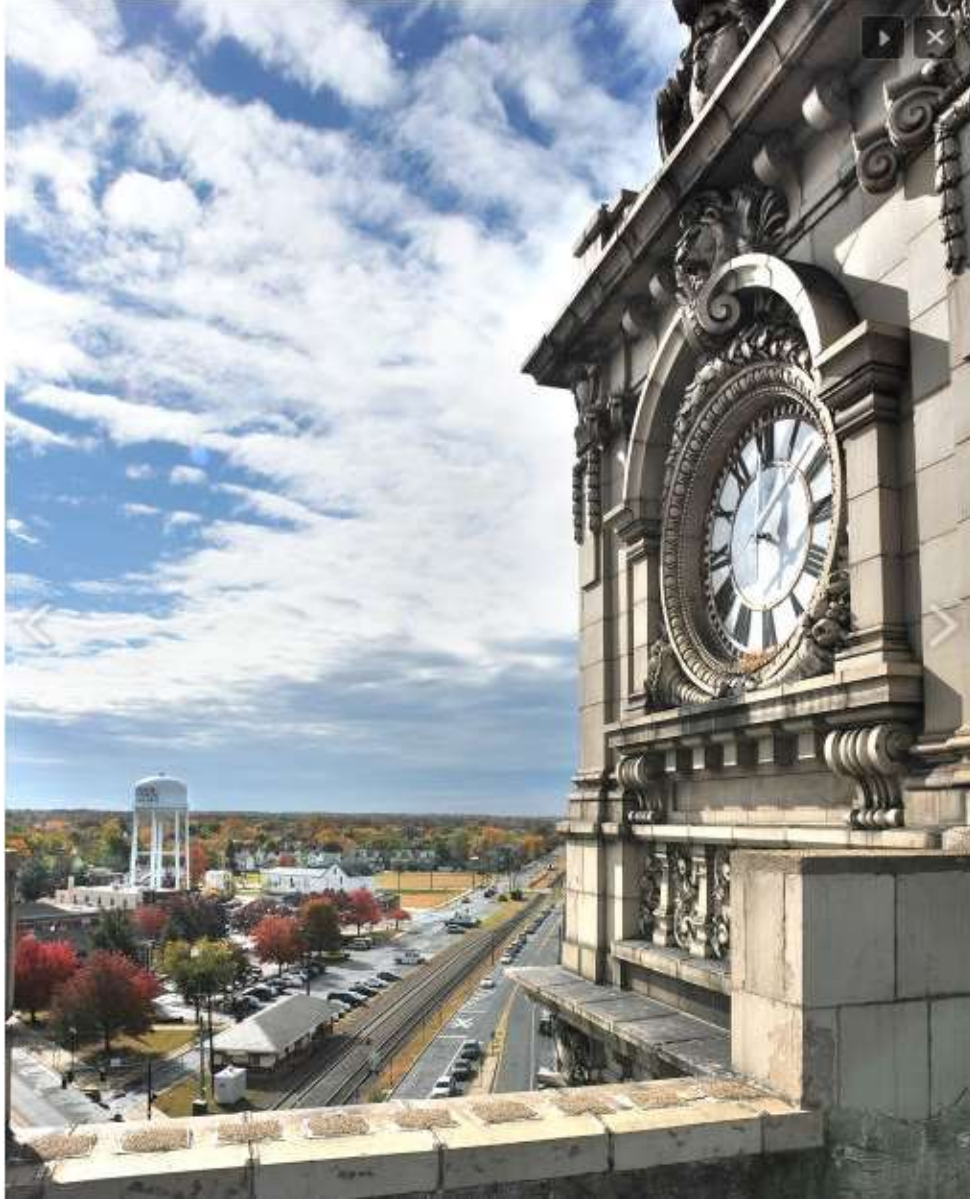


Plan Endorsement Recommendation Report

Township of Riverside



**New Jersey Department of State
Office of Planning Advocacy
Meghan Wren, AICP, CFM, Area Planner
July 18, 2022**

This document is a recommendation report prepared by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC or Commission), based on input of our partner agencies, Township of Riverside, Burlington County Bridge Commission and members of the public. OPA will post this report and other material related to the Township of Riverside Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osgmail@sos.state.nj.us.

Documents submitted by the Township of Riverside for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Township's Master Plan, Amendments, Redevelopment Plans, etc.

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INTRODUCTION

The Township of Riverside (hereafter Riverside or Township) first had its centers designated April 28th of 1999 as part of the regional Burlington County Route 130/Delaware River Corridor Strategic Plan, developed under the leadership of the Burlington County Bridge Commission, prior to when the formal Plan Endorsement process was in place. It received various extensions over the ensuing years that are scheduled to expire on March 31, 2023.

The Township's interest in pursuing formal Plan Endorsement was discussed on March 10, 2020 at a series of 3 back-to-back joint prepetition meeting with representatives from all twelve Corridor Strategic Plan towns, (Palmyra, Riverside, Cinnaminson, Delran, Riverside, Delanco, Beverly, Edgewater Park, Willingboro, Burlington Township, Burlington City and Florence), the state agencies and the Burlington County Bridge Commission. (BCBC had, once again, shepherded the communities to this point.) Riverside's primary objective in seeking Plan Endorsement was to plan and grow in a manner consistent with the State Plan; to update the map with resiliency and equity considerations; and to gain assistance from the State as the community strives to redevelop sustainably, revitalize the local economy, increase pedestrian safety, improve circulation, stormwater management and quality of life.

The local goals, objectives and vision for the Township remain consistent with the State Plan, though some of the Center, Node and Planning Area boundaries are being amended to reflect current habitat data and resiliency considerations. The Township completed a Master Plan Reexamination in 2022, has made great strides in its redevelopment efforts and is diligent at implementing its vision for future quality of life, economic viability, and land use stewardship.

BACKGROUND/ CHRONOLOGY

The Burlington County Bridge Commission forwarded the Township of Riverside's petition for continuation of its Plan Endorsement in October 2019 along with the eleven other Route 130/Delaware River Corridor municipalities. Early in the process, OPA decided to split the twelve municipalities into two groups, North of the Rancocas and South of the Rancocas to make it more manageable for OPA, the agencies and the SPC to manage the review. For mapping and visioning purposes, OPA further spit the twelve communities into four groups of three, the first three southernmost communities, Cinnaminson, Palmyra and Riverton, often referred to as the Triboro region, were the first Endorsement presentations. Next, we are working with the two municipalities immediately above them, Riverside and Delran. Since the Regional Plan Endorsement process requires that each municipality must individually meet all the requirements for Plan Endorsement, we still need to demonstrate individual consistency and meet the intent and standards of the process for each municipality at each PE Step.

In March, 2020, Prepetition meetings were held for all twelve municipalities; Riverside authorized a Plan Endorsement Advisory Committee in August, 2021 and authorized submittal of the regional MSA on their behalf on September 27, 2021. BCBC submitted the regional Municipal Self-Assessment Report in October, 2021 – with a municipal questionnaire from Riverside. They participated in an in-person regional mapping meeting on March 25th, 2022, and received their opportunities and constraints report on July 18th 2022.

Riverside has been steadily building on its planning foundation, with efforts toward sustainability and smart growth as follows:

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	

PUBLIC PARTICIPATION and VISIONING

As part of the Plan Endorsement process the Township appointed a PE Advisory Committee in April, 2021 and, with BCBC's lead hosted a local visioning session (via Zoom) on February 22, 2022, conducted an online survey of residents in the spring of 2022 and participated in a regional visioning session with BCBC and OPA on June 27, 2022. A vision statement and goals were developed while preparing the Master Plan Reexam and these visioning sessions as there was not one in previous Master Plans:

"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."

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.

LOCATION & REGIONAL CONTEXT

The Township of Riverside is in the north-west portion of Burlington County along the Delaware River. The Township is bordered by the Rancocas River and Delanco to the east and Delran to the west and south. To the north across the Delaware River, Riverside Township is bordered by Philadelphia. According to the 2020 Census, the community's population was 8,003. The township has a total area of 1.614 square miles, including 1.489 square miles of land and 0.125 square miles of water.

Riverside shares a SDRP Center with Delran northeast of the Palmyra-Riverton-East Riverton Town Center. The Riverside-Delran Town Center shares common physical links with its southwestern neighboring town center, including CR 543, the railroad and the Delaware River. It is an existing Town Center comprised of almost the entire municipality of Riverside Township and the Cambridge section of Delran Township. The Riverside portion of the Town Center is almost entirely developed. It is situated at the confluence of the Delaware River and Rancocas Creek. Riverside has a downtown business district concentrated along Scott Street and portions of Pavilion Avenue and Bridgeboro Street. Many of the Industrial uses concentrated along CR 543 and the railroad are gone. High density single and multi-family housing surround the downtown business district.

For the most part, Riverside developed using a grid system, with grids perpendicular to major roads and not always perpendicular to each other. Riverside's development patterns are reflective of the periods during which the community evolved and expanded. The central portion of the township developed during the mid- and late nineteenth century. Development continued throughout the early and mid-twentieth century, adding residential neighborhoods to the community. The latest developments occurred during the 1970's in the southern portion of Riverside. The Riverside-Delran Town Center has the highest population density of all the Town Centers in the Corridor. As Riverside redevelops the Watchcase Tower, the Taubel's Mill site and the Zurbrugg Hospital site, new

employment opportunities may emerge, which will increase the number of jobs within the Town Center.

Riverside Township has excellent access to public transportation, which includes the NJ TRANIST 419 bus route and the Riverside RiverLine Station. The downtown section of Riverside, which includes Scott Street, Bridgeboro Street and Pavilion Avenue, is very walkable and easily accessible to the RiverLine passengers and the future residents of the various planned housing developments.

LAND USE, DEMOGRAPHICS AND RIVERSIDE’S FUTURE*

In 1900, the newly formed Riverside Township was home to 2,581 residents. As industry and trade flourished along the Camden and Amboy Railroad, the population increased to 7,061 in 1930. It continued to rise each decade until it reached a peak of 8,591 in 1970 (see Table 5). Between 1970 and 1980, the population decreased 7.6%, likely due to a downturn in manufacturing jobs and a nationwide shift from urban centers to suburban-style neighborhoods. Since 1980, Riverside’s population has remained relatively stable hovering around 8,000 residents. As housing preferences begin to trend back to urban areas with more accessibility, amenities and housing options, Riverside’s population is projected to increase. The Delaware Valley Planning Commission (DVRPC) 2050 Municipal-Level Population Forecasts predict Riverside’s population to rise to 8,439 in 2050 based on planned and approved housing projects.

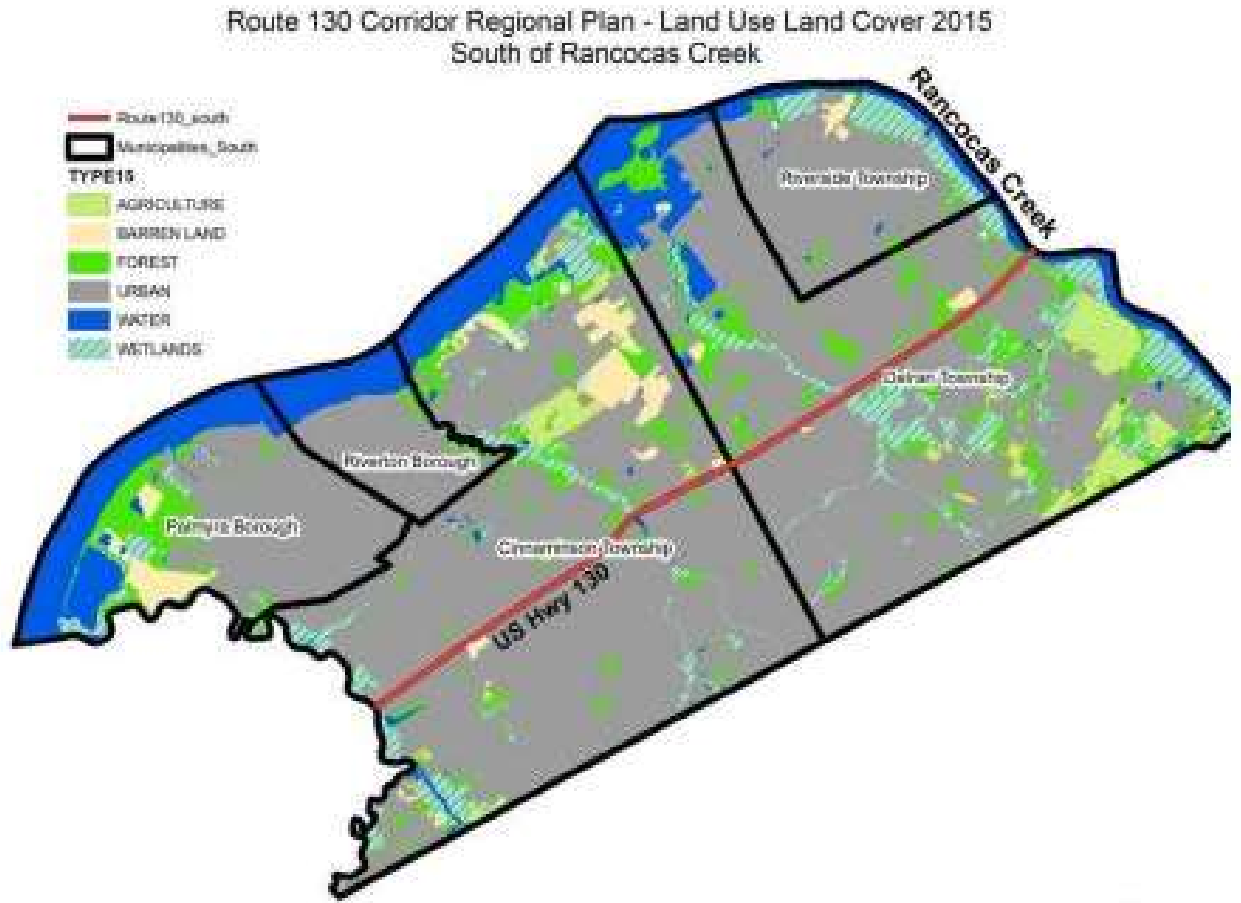
Year	Population	Density	Percent Change
2020	8,003	5,407	-0.9%
2010	8,079	5,459	2.1%
2000	7,911	5,345	-0.8%
1990	7,974	5,388	0.4%
1980	7,941	5,366	-7.6%
1970	8,591	5,805	1.4%
1960	8,474	5,726	17.7%
1950	7,199	4,864	1.8%
1940	7,072	4,778	0.2%
1930	7,061	4,771	

Source: New Jersey State Data Center - New Jersey Resident Population by Municipality, U.S. Census Bureau, 2020 Decennial Census Redistricting Data

Riverside is a diverse community with a mix of ethnicities, races and age groups. The Township has become more diverse over the last ten years as the percentage of residents, which identify their race as “White Alone” dropped from 75.2% in 2010 to 60.7% in 2020 (see Table 6). The Township’s “White Alone” population is lower than Burlington County’s but similar to that of the State of New Jersey. The percentage of residents identifying as “Black or African American Alone” increased from 6.0% to 7.1% and the percentage of “Hispanic or Latino (any race)” residents rose from 11.3% from 17.6% between 2010 and 2020. “Other” race, which includes Asian, Pacific Islander, American Indian and Alaskan Native and residents identifying with two or more races also increased from 7.5% to 14.6% during that timeframe. Riverside has a substantive foreign-born population (born outside the United States), which comprised over 14.5% of the total population in 2019, mostly from Latin

America. Almost a quarter of the residents in Riverside speak a language other than English at home. Diversity in the composition of the Township’s population is likely to continue to increase in the future due to shifts in migration nationwide

*From Riverside’s 2022 Reexam



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%



Riverside Township Fast Facts



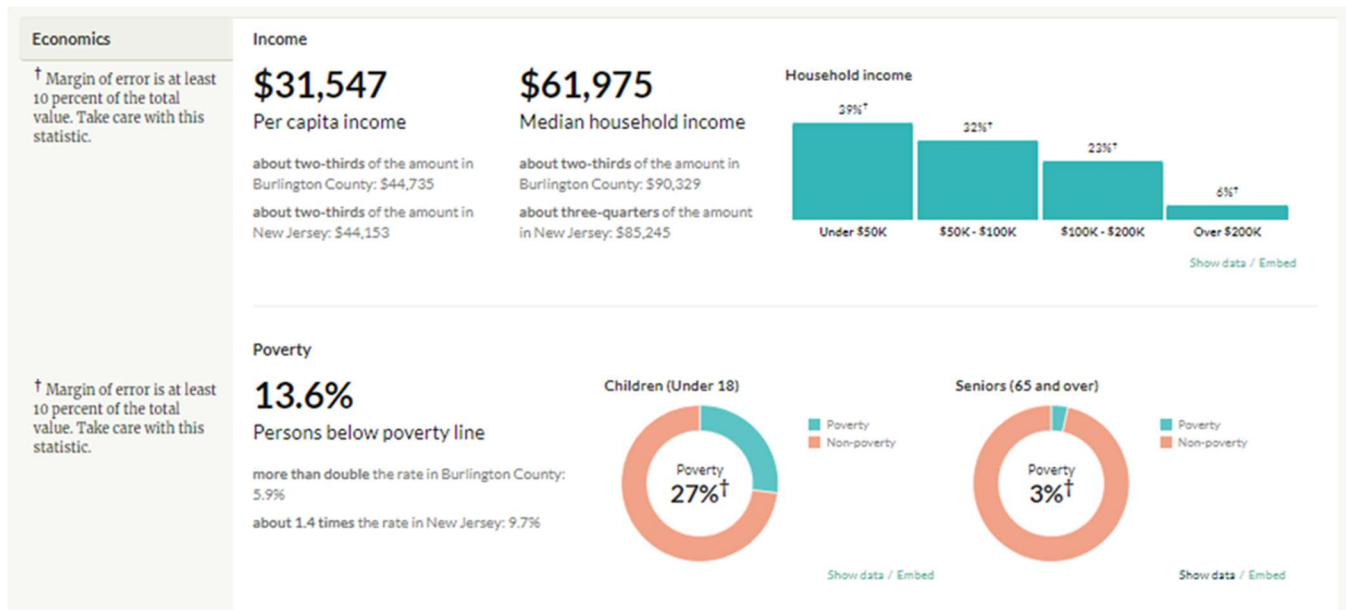
- Population peaked in 1970, after a sharp decrease, it has now plateaued
- 61% White, 7% Black, 18% Hispanic
- Median Age (39) YOUNGER than County
- Median Income LOWER than County
- Poverty Level HIGHER than County
- Unemployment HIGHER than County
- Household Size HIGHER than County
- Management,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

Riverside Census Data 2020:



Housing

Riverside is one of eight municipalities in Burlington County that is eligible to participate in New Jersey Department of Community Affairs (DCA) Small Cities Community Development Block Group (CDBG) housing rehabilitation program. With this funding, Riverside has rehabilitated homes occupied by low- and moderate-income households. To continue to address its affordable housing needs, the Township should update its 2015 housing plan element and continue with its rehabilitation program. The entire Township of Riverside meets the criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A-12A-1 et seq) and has been designated an Area in Need of Rehabilitation.

Third Round Fair Share Housing Obligations

The Township has withdrawn from the certification process at this time; the PIA recommends renewed discussions.

INFRASTRUCTURE

Riverside is fully served by public water and sewer. There is adequate capacity in the Township.

Water - The Township is served by New Jersey American Water Company, Western Division. The underlying aquifer is the Potomac-Raritan-Magothy (PRM) aquifer. It is one of the most important water resources in the State and it is also in danger of becoming contaminated by saltwater intrusions because so many communities draw from it. In 1993 New Jersey Department of Environmental Protection identified the PRM as a Water Supply Critical Area and mandated water resource reductions in an effort to stabilize the aquifer's compromised state. As critical as the aquifer is, it is not the supply source for Riverside's drinking water. In response to the State's concern over the PRM, a pipeline was built to collect, treat and deliver Delaware River water as potable water. Riverside gets its drinking water from this Delaware River intake. Riverside is dependent on the prudent policies of upstream communities whose stormwater runoff feeds the Delaware River.

Sewer Service Area - Riverside has its own wastewater treatment plant run by the Riverside Sewerage Authority but Burlington County is responsible for its wastewater management planning. Burlington County's countywide Wastewater Management Plan (WMP) was approved in 2013.

Future Sewer Service Map On July 11, 2012 by Resolution No. 2012-00369, the Burlington County Board of Chosen Freeholders approved a Future Wastewater Service Area map as the first phase of development of the county-wide wastewater management. Following public review and comment, DEP adopted the Future Wastewater Service Area map as an amendment to the Tri-County Water Quality Management Plan on May 7, 2013.

County Wastewater Management Plan On May 24, 2017 by Resolution No. 2017-00240, the Freeholders authorized submission of the Burlington County Wastewater Management Plan to DEP for adoption into the Tri-County Water Quality Management Plan. The build-out analysis prepared by Burlington County in 2017 as part of their Wastewater Management Plan is below:


Riverside Build-out Analysis

Zone Designation	Zone Description	Municipal Area (Acres)	Developable Area (Acres)	Acres per Dwelling Unit	# of Units Residential -SSA	# of Units Residential - ISSDS	F.A.R	# of Units Non-Residential - SSA (Square Feet)	#Units of Non-residential - ISSDS (Square Feet)
C-1	Neighborhood Commercial	1.7	0.0	N/A	0	0	1	0	0
C-2	Downtown Commercial	33.0	0.0	N/A	0	0	1.9	0	0
FH-C	Flood Hazard Conservation	241.8	0.0	1	0	0	N/A	0	0
I-1	General Industrial	19.4	5.2	N/A	0	0	2.25	0	0
I-2	Industrial/Commercial	44.3	0.0	N/A	0	0	1.4	0	0
R-1	Residential 1	292.8	14.4	0.128	80	0	N/A	0	0
R-2	Residential 2	139.1	0.0	0.138	0	0	N/A	0	0
R-3	Residential 3	181.9	0.0	0.115	0	0	N/A	0	0
SD	Special Development	86.3	14.3	0.115	123	0	N/A	0	0
Totals		1,048	34		203	0		0	0


Riverside SSA Map

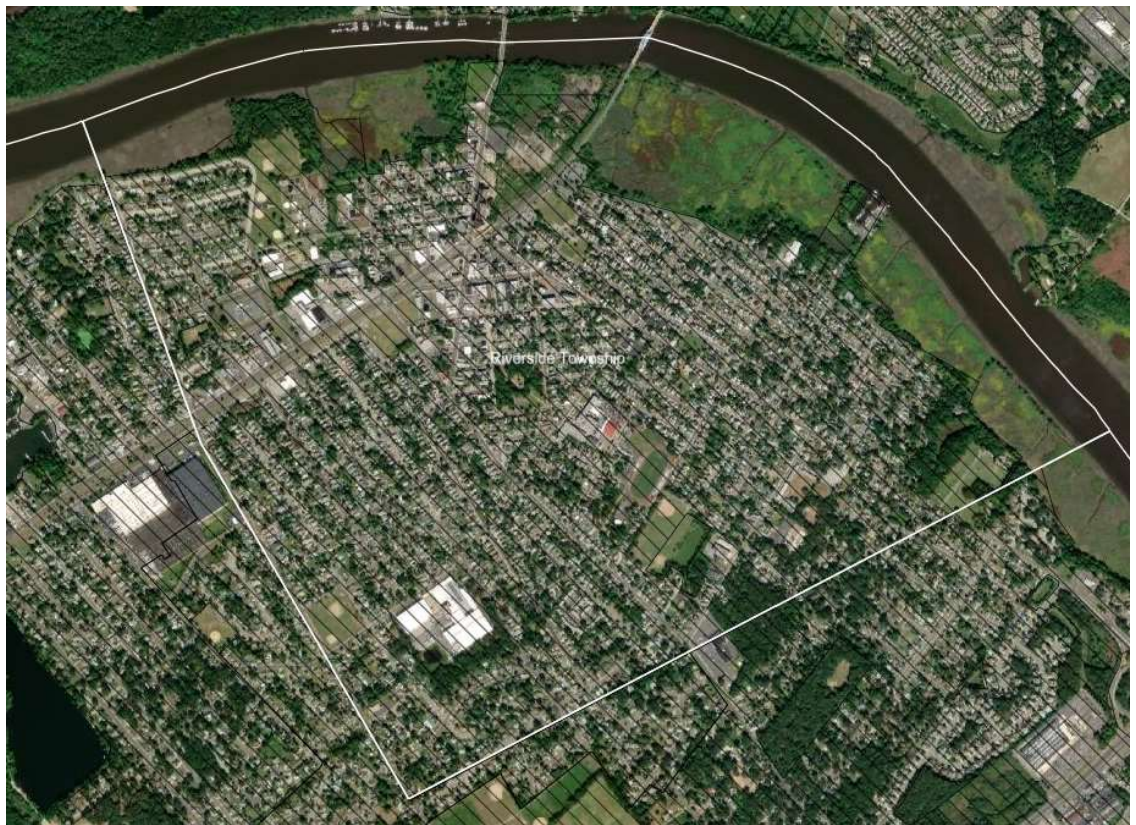
Legend

Municipal Boundaries



Sewer Service Areas





TRANSPORTATION/CIRCULATION

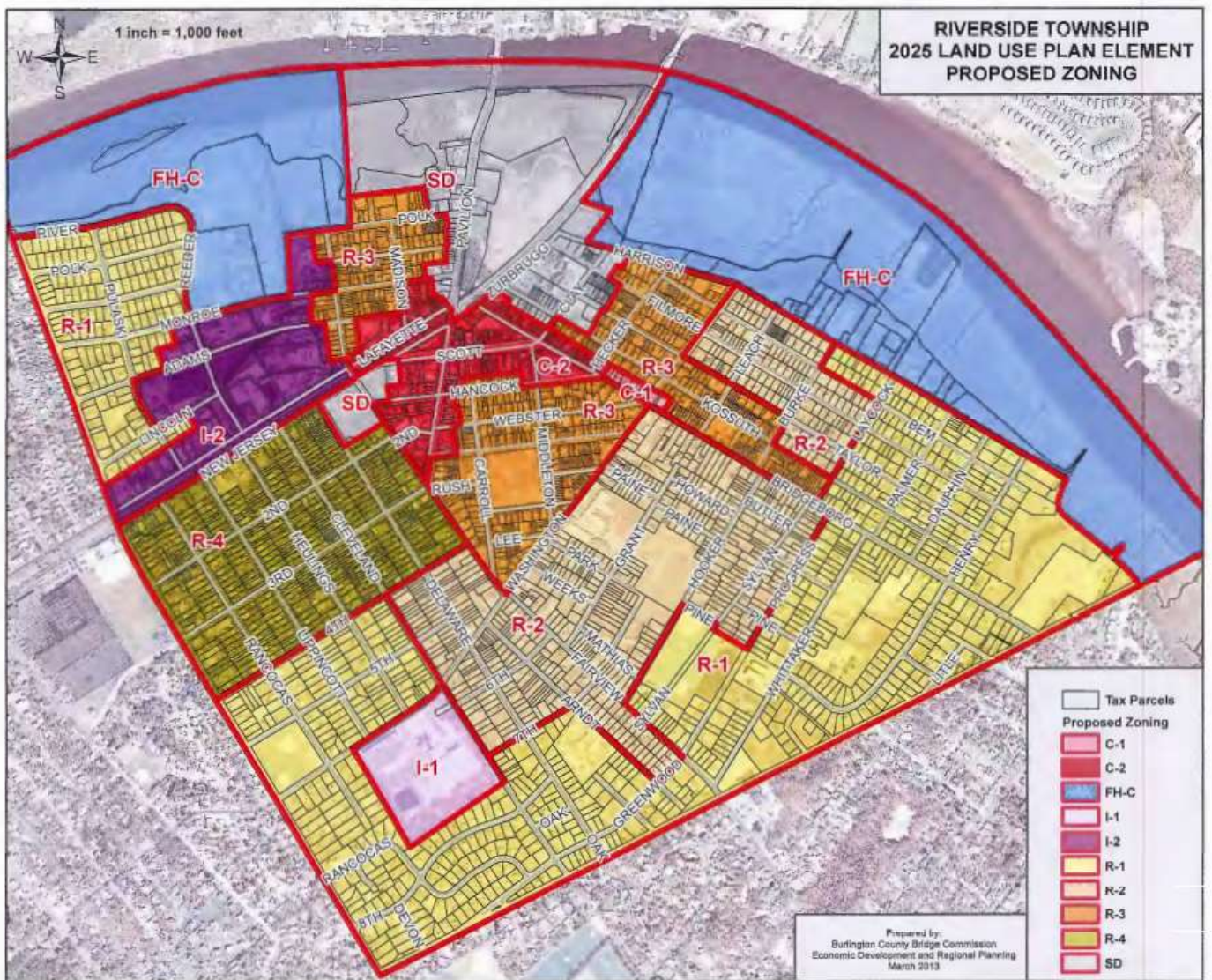
The Circulation Element is recommended to be updated with emergent issues as a PIA action item. Future transportation/transit planning initiatives and projects may need partnerships with NJTA, NJDOT, DVRPC and BCBC to achieve key objectives.

In 2004, the light rail system the RiverLine opened with a stop in Riverside. In 1999, in anticipation of the RiverLine station, Riverside was designed by DOT as a Transit Oriented Village. Since then, the municipality has adapted its zoning, development, redevelopment, economic development activities and planning around this access to mass transit.

FUTURE LAND USE /ZONING MAP (Below)

Redevelopment & Rehabilitation

Riverside Zoning



As a result of recommendations included in the 1997 Land Use Plan, the Township designated two areas in the downtown district as areas in need of redevelopment: 1) The Golden Triangle Redevelopment Area, and 2) the former William F. Taubel Knitting Mill Redevelopment Areas. Redevelopment plans for these areas were prepared and adopted in the early 2000s with the intention of generating economic growth through the reuse of vacant and underutilized properties and the rehabilitation of abandoned buildings. After years of inactivity, redevelopment has commenced. The approved projects provide a mix of housing options that are conveniently located near the light rail station, retail and recreational opportunities.

New residential projects, which include the Mill at Riverside, the Watchcase apartments and the Camelot project will add to the Township’s housing stock, which will in turn support future commercial growth. Outside of the downtown area, developers have shown interest in some of the few remaining vacant developable parcels that are able to accommodate large scale residential. At the site of the former Riverdel Swim Club, the Township received a concept plan submitted by a developer to construct nineteen single-family housing units. Another project that included 65 townhomes along Whittaker Street between Riverside and Delran was proposed but has not received approvals.

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

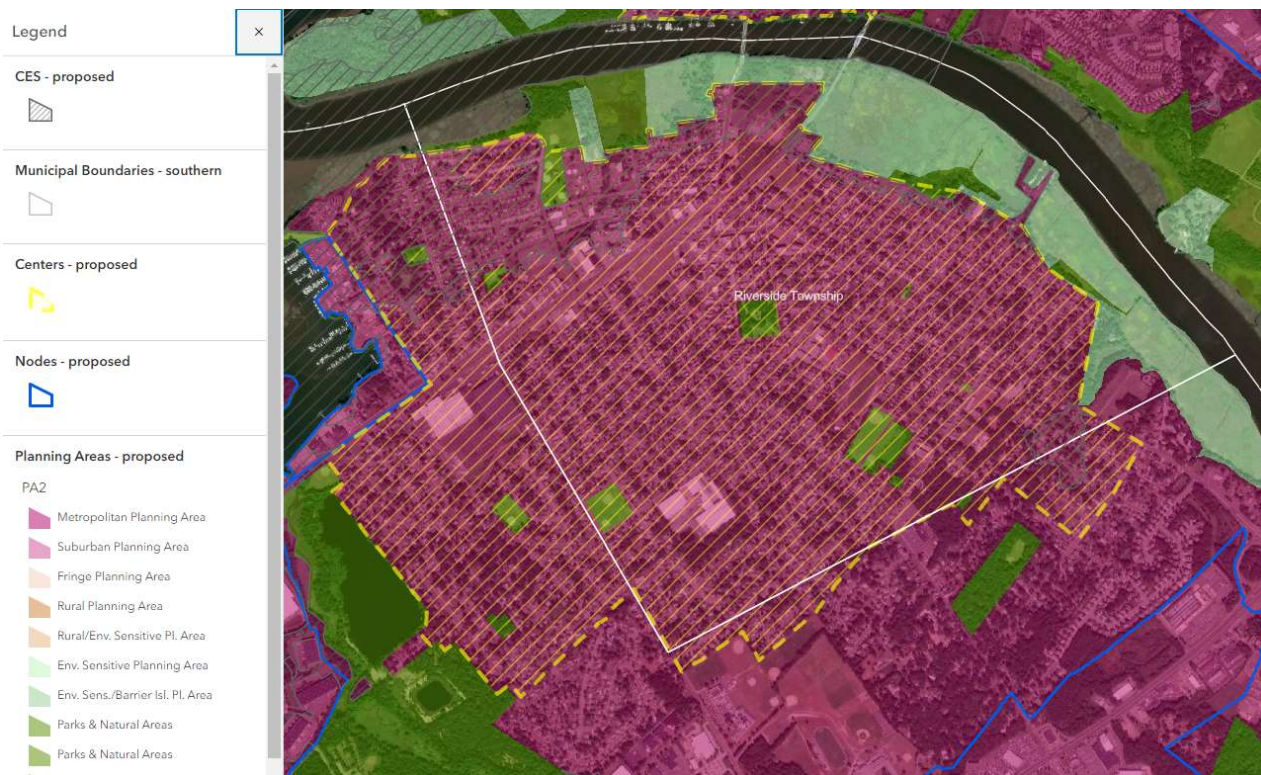
Source: Riverside Township

PROPOSED MAP AMENDMENTS

Riverside has reached consensus on their map's Planning Areas and Center/Node boundaries as shown below:



Existing Planning Areas show as all PA1, Metropolitan with a Center that encompasses most of the municipality. Centers have a dashed yellow boundary while Nodes have a yellow boundary with yellow hatching.



Proposed Planning Areas, Centers and Nodes with CESs over Flood Hazard Areas and critical habitat in light gray hatching.

Summary of Riverside Map Amendments

Riverside Acreage	Existing	Proposed	Change
PA1 Metro	958.26	758.93	-199.33
PA5 Environmentally Sensitive	0	143.28	143.29
Open Space/ROSI	0	60.14	60.14
CES (Habitat & Flooding)	0	94.78	94.78
Center	856.75	766.38	-90.37

STATE PLAN GOALS REVIEW

Goal #1 Revitalize the State’s Cities and Towns

Riverside, once called “Progress,” certainly strives to live up to its original name. Over the past several years, Riverside has begun to revitalize and reinvent itself, focused on molding its Downtown and surrounding redevelopment areas into a vibrant hub of shopping, dining, living and leisure.

Riverside Township is a historic development center and is one of the densest municipalities in the Corridor. Redeveloping underutilized or vacant properties into mixed-use developments that provide a variety of housing options is the goal. To spur economic development, A portion of Riverside was designated as one of only five opportunities zones within Burlington County. Opportunity Zones are meant to drive long-term capital investments into low-income rural and urban communities. Riverside is actively coordinating with multiple State agencies and the Burlington County Economic and Regional Planning Department to find and attract investments and focus development efforts in areas designated for redevelopment.

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

The Burlington 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. The plan is based upon four primary goals: 1) create a County system that expands public access to diverse, passive recreational facilities; 2) aggressively protect significant natural resources; 3) preserve and advance the County’s culture and heritage; and 4) coordinate park development and open space preservation with compatible growth, preservation and recreation initiatives. These four goals, along with their corresponding objectives are complementary to the Township’s commitment to the development of recreational facilities and open space preservation. The County is planning to update this Plan in late 2022.

Goal #3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey

Riverside's redevelopment has been, and will continue to be, focused in four main areas, which consist of the Downtown Central Business District, the Golden Triangle Watchcase Site, the Golden Triangle Zurbrugg Hospital Site, and the Taubels Mill Site. The Downtown Central Business District is a true, walkable downtown with a mix of apartments over first floor commercial establishments. Several properties are undergoing renovation, bringing both new life and new blood to this already spectacular Downtown. The three remaining sites will see predominantly residential development with design concept and preliminary site plans underway from each of the respective developers.

Recently vacant storefronts can be found along Scott Street, Bridgeboro Street, South Pavilion Avenue and Lafayette Street. To combat the downturn in economic activity caused by COVID-19, Riverside is exploring new ways to encourage economic activity within the downtown area. For example, the Township is compiling an inventory of both occupied and vacant commercial structures. Riverside is also considering an ordinance to permit daytime and early evening outdoor dining on private property and sidewalks adjacent to local restaurants for the enjoyment of restaurant patrons. Additionally, the Township is planning to implement a full streetscape design for the downtown within the next two years, which will improve parking, enhance pedestrian safety and add amenities to improve the visitor's experience. Riverside continues to encourage economic activity and support businesses in the downtown district by sponsoring events such as Christmas In Riverside, Haunted Police Station, Trunk or Treat, Riverside Community Day and National Night Out.

Goal #4 Protect the Environment, Prevent, and Clean Up Pollution

Riverside's existing and proposed land uses, growth areas, and nodes are prepared with the intent of protecting the environmentally sensitive regions of the Township. With the proposed growth in the Township anticipated to occur in the redevelopment and infill areas, the Township can be proactive in forming public private partnerships with redevelopers and give the Township more leverage to require new buildings and developments to be more environmentally sustainable, as well as the opportunity to assist in any environmental clean-up if any of the former commercial properties are found to have any contamination.

Goal #5 Provide Adequate Public Facilities and Services at a Reasonable Cost

Riverside is committed to efficiency in its operations while ensuring that basic needs as well as quality of life issues are addresses and continually improved.

Goal #6 Provide Adequate Housing at a Reasonable Cost

The Township's Housing Plan Element and Fair Share Plan was last revised in 2015. It was endorsed by the Township Committee by Resolution 2015-#16. The Plan was filed with the Superior Court but it was ultimately withdrawn. In preparation of the next round of affordable housing obligations, Riverside should review and update its Housing Plan Element.

Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space, and Recreational Value

Riverside's Land Use Element recommends policies and design strategies that protect the character of the City's historic neighborhoods while the goals of the Master Plan maximize and enhance the use of existing parks and open space as well as expand recreational and park facilities, focusing on creating waterfront walkways.

Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide

Through this Plan Endorsement process, the Township is seeking integrated planning with state agencies. The proposed center and the proposed PA-1 and PA-5 areas are consistent with the goals of the State Development and Redevelopment Plan. The proposed lands to be preserved are also consistent with the SDRP. Proposed development growth areas within Riverside are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. With the Township's anticipated growth in population, there will need to be a coordinated effort to meet the demand for new housing and jobs in the region. The Township's planning documents are built around meeting this demand while preserving sensitive areas and directing growth to transit areas.

RESILIENCY

The Township has undertaken several efforts to support a more sustainable and resilient municipality and is preparing to undertake more:

- The Township is working to update and amend its Flood Hazard Ordinance.
- Riverside passed a resolution authorizing participation in the Sustainable Jersey Program and may use a Green Team to help the municipality work on sustainability and resiliency issues.
- The 2019 Burlington County All Hazard Mitigation Plan, including the Riverside Annex, takes the first step in identifying vulnerable assets and actions to mitigate defined vulnerabilities.
- Riverside is aware of the Climate Change Related Vulnerability Assessment requirement of the Plan Endorsement process and of NJ Adapt suite of tools as well as NJDEP potential for technical assistance.

STAFF RECOMMENDATION:

From Riverside's regional MSA, "Over the last 20 years, Burlington County, the municipalities, and State agencies have worked together to implement sound planning principles and the common goals set forth in the State Development and Redevelopment Plan and Route 130/Delaware River Corridor Strategic Plan. The vision set forth in the 1999 Plan remains relevant and the goals are still

valid. The municipalities have invested in the success of the Plan and have implemented many of the recommendations and strategies. To continue this successful partnership, the County, on behalf of the 12 municipalities is again seeking plan endorsement, to further advance the transportation, economic and land use goals of the Corridor and extend the existing Town Center designations for another ten years.”

Riverside has followed and implemented much of the Endorsed 1998 Route 130/Delaware River Corridor Strategic Plan as the regional and local manifestation of the State Plan. They have completed many of the activities under Land Use, Housing, Economic Development, Transportation, Recreation and Open Space, Historic Preservation, Public Facilities and Services and Intergovernmental Coordination. This plan was the approximation of a Plan Implementation Agreement (PIA) for Riverside since the municipality was endorsed before PIAs existed.

The Township of Riverside has planned and implemented measures to ensure that their centers, and environs remain sustainable and grow using smart-growth principles and are willing to work on areas where there are gaps. Based on this work, they have demonstrated that their actions and plans, including with the items identified in the PIA, are aligned with the State Plan. It is staff’s recommendation that the Plan Implementation Committee move Riverside to the State Planning Commission for consideration of a Resolution for Plan Endorsement. Please see the attached PIA for details of their implementation agenda.