



# Township of Willingboro Plan Endorsement Recommendation

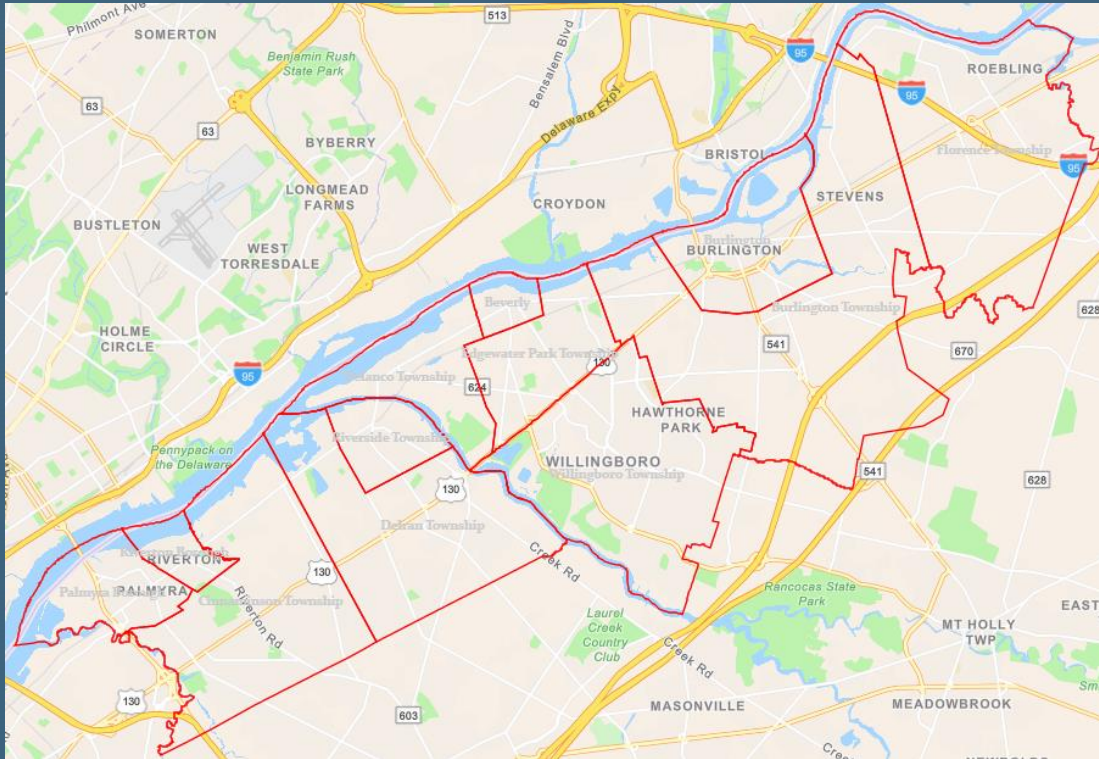
Presented to the

## State Planning Commission

### December 6, 2022

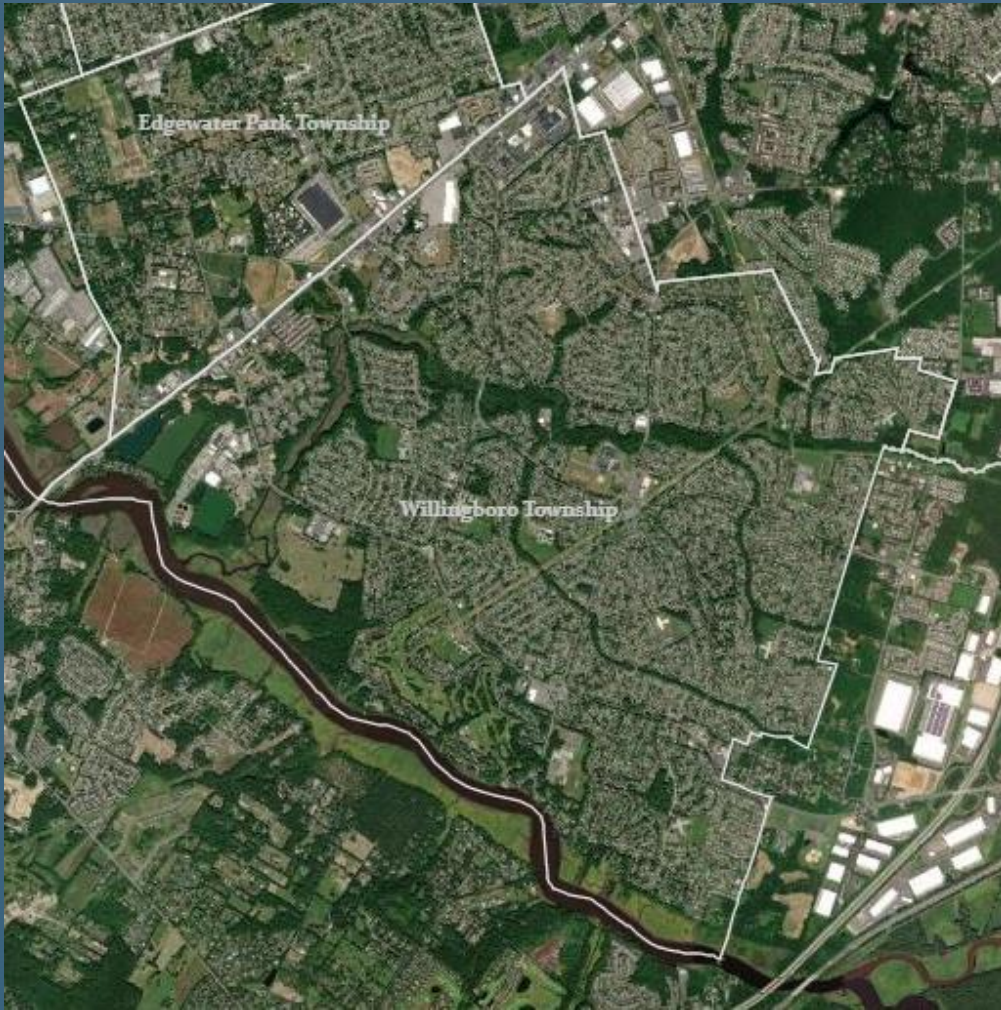
NJ Office of Planning Advocacy

# Location & Regional Context



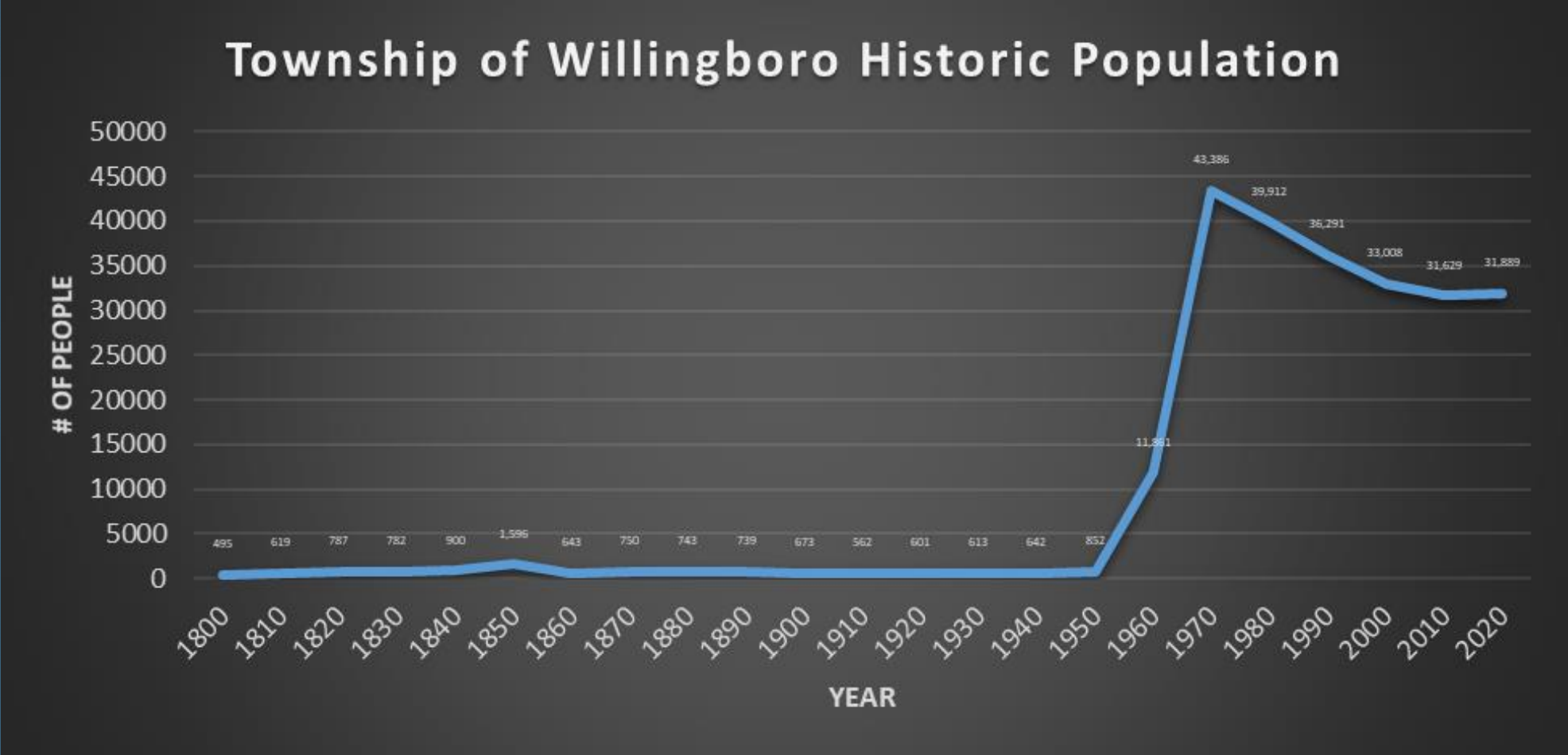
- Willingboro Township is part of the Route 130 Corridor.
  - > Corridor is located in the western portion of Burlington.
- Corridor extends approximately 16 miles.
- The combined area of the 12 municipalities is approximately 64 square miles.

# Location & Regional Context

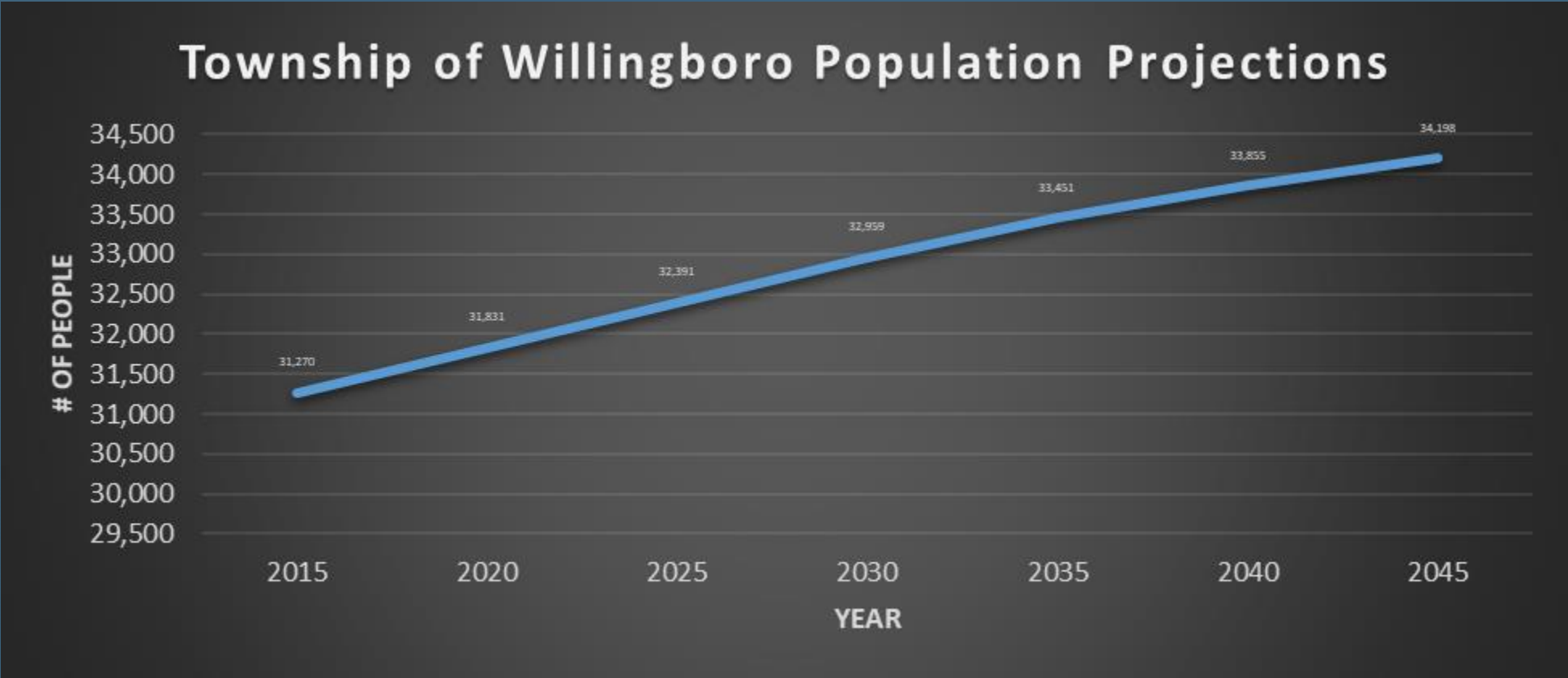


- Approximately 8.14 square miles
  - > 7.73 square miles of land
  - > .41 square miles of water
- Bordering municipalities:
  - > Burlington Township
  - > Delanco Township
  - > Delran Township
  - > Edgewater Park Township
  - > Moorestown Township
  - > Mount Laurel Township
  - > Westampton Township

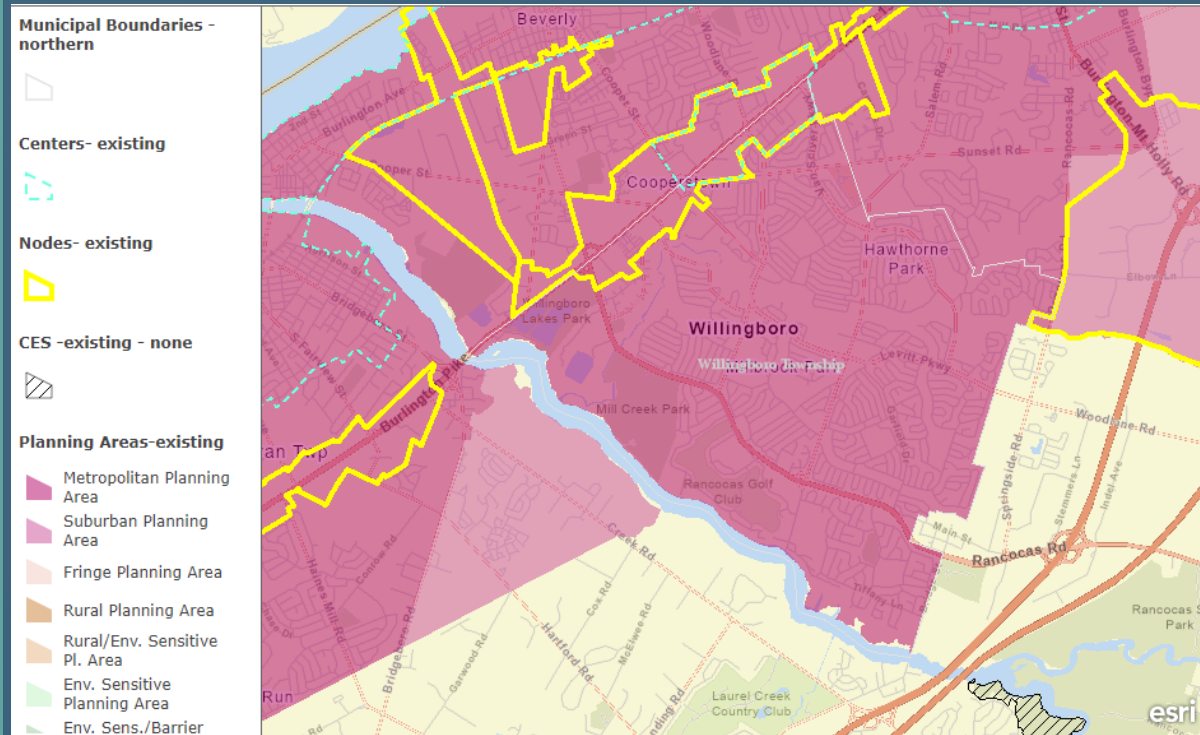
# Demographics/Trends



# Demographics/Trends



# Plan Endorsement



- The Township of Willingboro received Regional Center Designation on April 28, 1999.
- This designation was set to expire on June 30, 2020.
- The expiration has been extended through various extension approvals by the legislation, executive orders and/or SPC resolutions.
- The Township is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan and to make mapping changes consistent with resiliency and sustainable development practices and New Jersey State Planning Commission policies.

# Planning Milestones

Event(s)	Date
Master Plan	4/14/1997
<b>Town Center Designation</b>	<b>4/28/1999</b>
Burlington County Wastewater Management Plan	2017
Flood Damage Prevention	11/21/2017
Master Plan Reexamination	3/29/2018
Burlington County Hazard Mitigation Plan	2019
<b>Pre-petition Meeting</b>	<b>3/10/2020</b>
<b>Municipal Self-Assessment</b>	<b>09/22/2021</b>
Stormwater Control Ordinance	3/2/2021
<b>Opportunity and Constraints Report</b>	<b>9/7/2022</b>
<b>Plan &amp; Implementation Agreement</b>	<b>Ongoing</b>

**Municipal Boundaries - northern**



**Centers- existing**



**Nodes- existing**

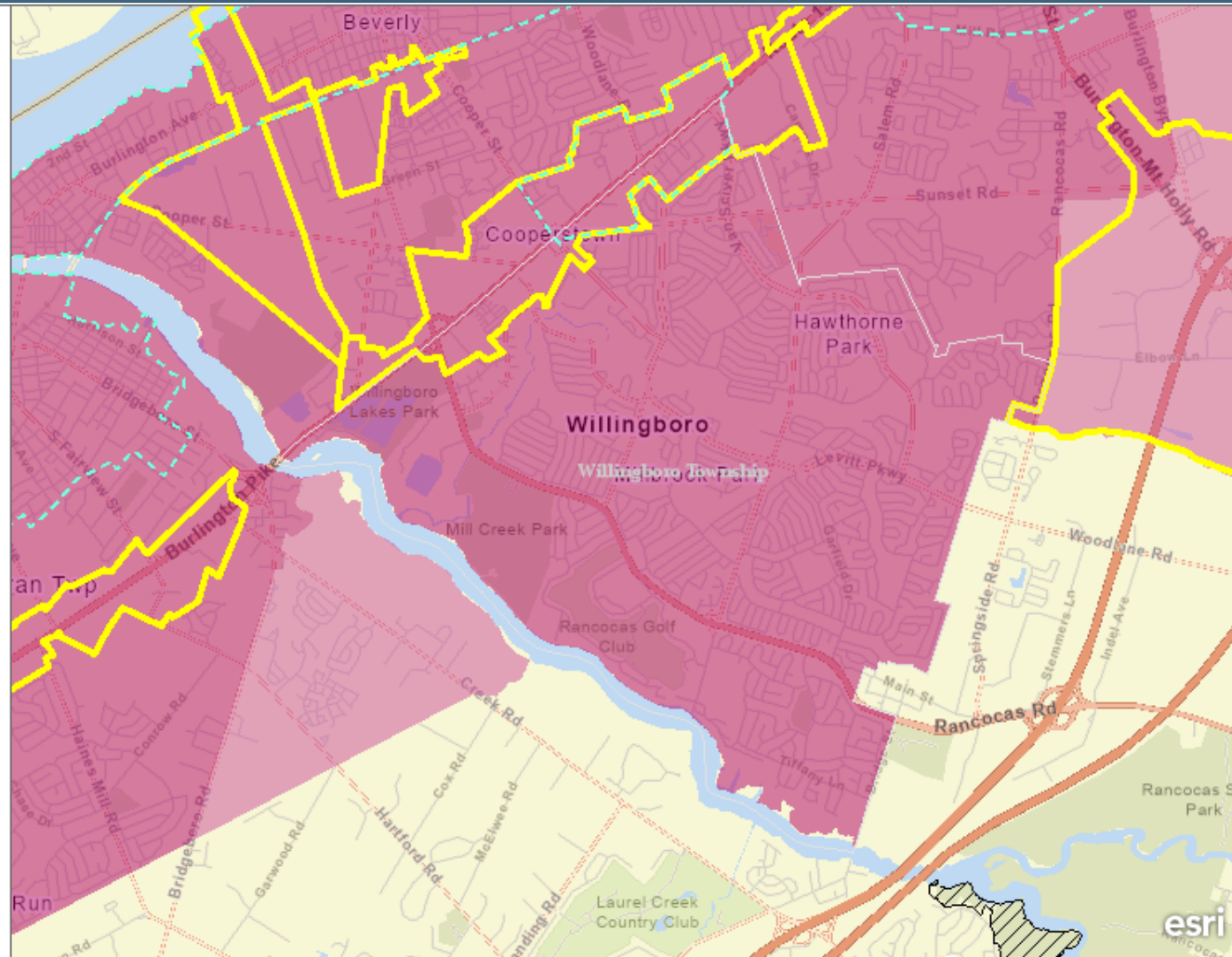


**CES -existing - none**



**Planning Areas-existing**

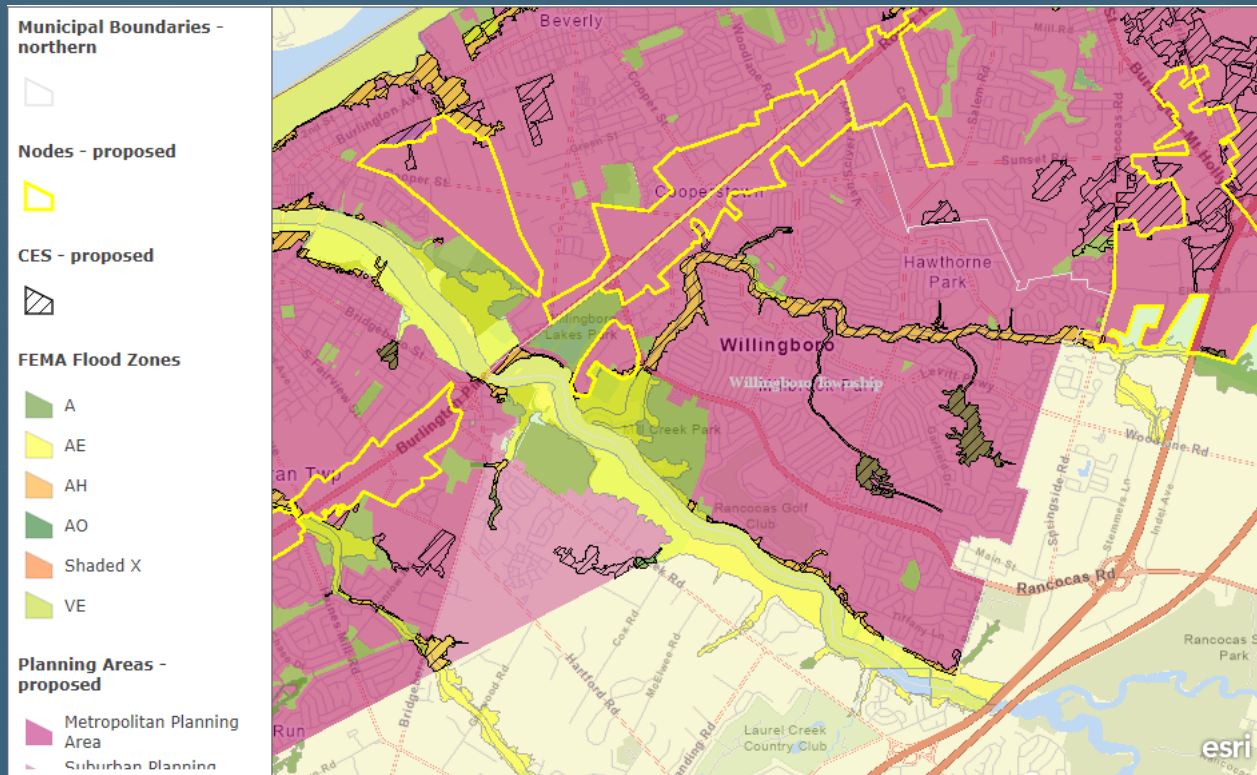
- Metropolitan Planning Area
- Suburban Planning Area
- Fringe Planning Area
- Rural Planning Area
- Rural/Env. Sensitive Pl. Area
- Env. Sensitive Planning Area
- Env. Sens./Barrier



# Existing Mapping



# Proposed Mapping



## Summary of Proposed Mapping

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 1	Metropolitan	5,013.01	4,520.87
PA 5	Environmentally Sensitive	-	41.89
Open Space	Open Space	-	439.75
CES	Critical Environmental Site	-	341.0

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Town Center	133.48	-	-133.48
Commercial Node	265.83	262.4	-3.43
Industrial Node	-	75.42	75.42

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
<b>Town Center Designation in the PA-1 Metropolitan Planning Area</b>
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

**Goal #1: Revitalize the State's Cities and Towns**

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
<b>Green Building and Environmental Sustainability Element</b>
<b>Environmental Commission</b>
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
<b>Economic Development Committee</b>
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
<b>Green Building and Environmental Sustainability Element</b>
<b>Environmental Commission</b>
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
<b>The Kennedy Center</b>
<b>8 Public Schools</b>
<b>Willingboro Township Municipal Complex</b>
<b>Willingboro Public Library</b>
Housing Element and Fair Share Plan
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
<b>Housing Element and Fair Share Plan</b>
Willingboro Lakes Park
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

**Goal #6: Provide Adequate Housing at a Reasonable Cost**

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide



# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
<b>Willingboro Lakes Park</b>
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Green Building and Environmental Sustainability Element
Environmental Commission
Economic Development Committee
The Kennedy Center
8 Public Schools
Willingboro Township Municipal Complex
Willingboro Public Library
Housing Element and Fair Share Plan
Willingboro Lakes Park
<b>Keeping up to date on Master Plan</b>
<b>Completing items agreed upon in the Plan and Implementation Agreement</b>
<b>Working with the State and County to be consistent with their planning</b>

Goal #1: Revitalize the State's Cities and Towns

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

# Planning & Implementation Agreement

- The Office of Planning Advocacy, Township of Willingboro, and our State Agency partners are in negotiations regarding the Plan and Implementation Agreement.
- It is expected that Willingboro's Governing Body will formally adopt the PIA and State proposed map at their December 2022 meeting.
- The PIA includes items that OPA and our State Agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).

# Recommendation

Based on Township of Willingboro's continuing efforts in working with the State and Burlington County in achieving consistency with both the State Development and Redevelopment Plan and with the Burlington County Plan, it is recommended that Township of Willingboro be awarded their Plan Endorsement inclusive of the proposed mapping and conditioned on the adoption of the Planning and Implementation Agreement and State Proposed Mapping by the Township.