

Burlington County
Route 130/Delaware River Corridor
Triboro – Palmyra, Riverton, Cinnaminson
Plan Endorsement Recommendation



Presented to the

State Planning Commission (SPC)



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

July 6, 2022

With HUGE thanks to the Burlington County Bridge Commission





Twelve communities had their regional plan endorsed April 28, 1999
 Palmyra, Riverton, Cinnaminson, Delran, Beverly, Edgewater Park, Willingboro, Burlington Township, Burlington City and Florence


BURLINGTON COUNTY, NEW JERSEY

DRAFT

ROUTE 130/DELAWARE RIVER CORRIDOR STRATEGIC PLAN

PART ONE: CONSTRAINTS AND OPPORTUNITIES ANALYSIS

EXECUTIVE SUMMARY

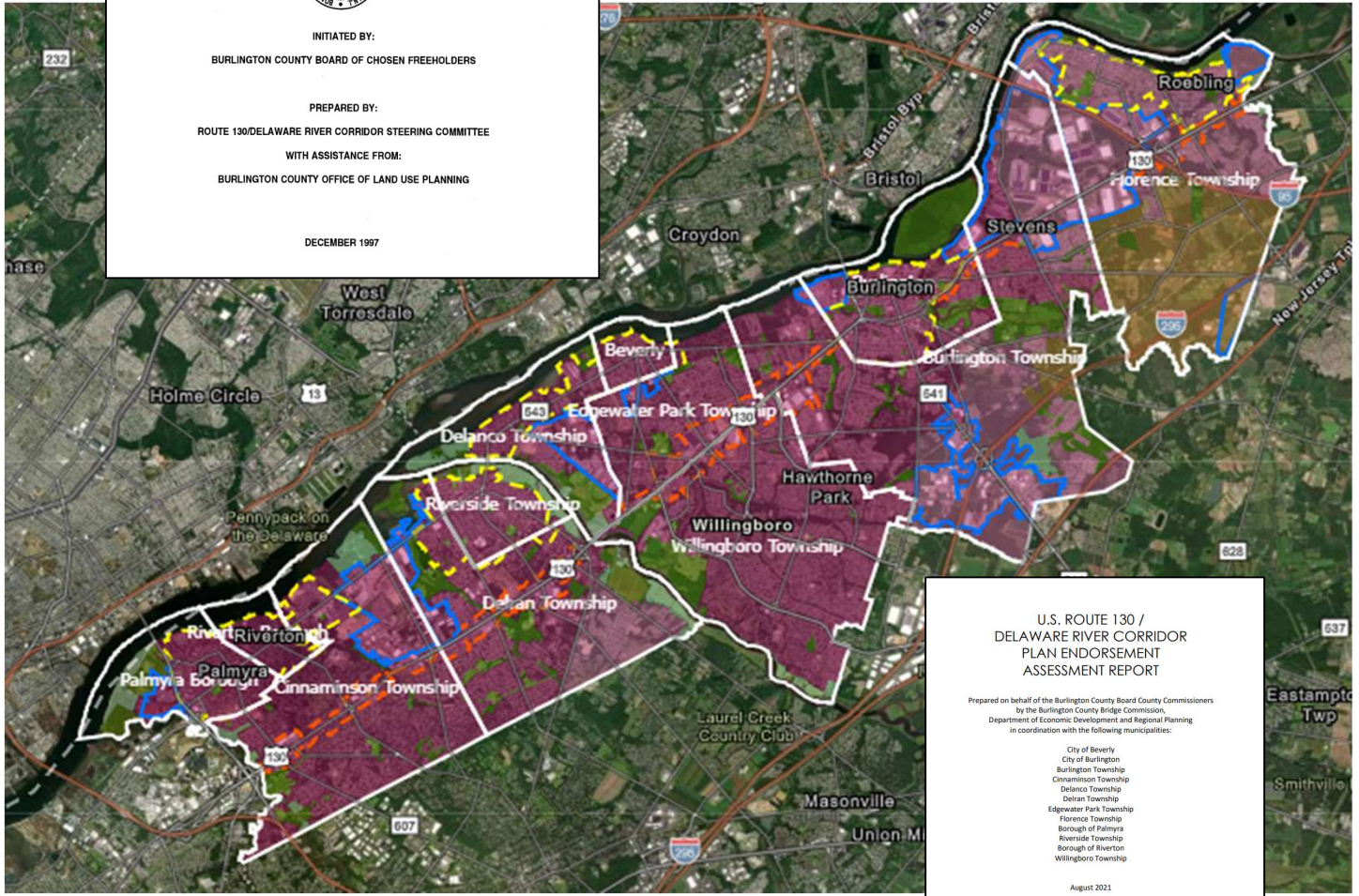


INITIATED BY:
 BURLINGTON COUNTY BOARD OF CHOSEN FREEHOLDERS

PREPARED BY:
 ROUTE 130/DELAWARE RIVER CORRIDOR STEERING COMMITTEE

WITH ASSISTANCE FROM:
 BURLINGTON COUNTY OFFICE OF LAND USE PLANNING

DECEMBER 1997



**U.S. ROUTE 130 /
 DELAWARE RIVER CORRIDOR
 PLAN ENDORSEMENT
 ASSESSMENT REPORT**

Prepared on behalf of the Burlington County Board County Commissioners
 by the Burlington County Bridge Commission,
 Department of Economic Development and Regional Planning
 in coordination with the following municipalities:

- City of Beverly
- City of Burlington
- Burlington Township
- Cinnaminson Township
- Delanco Township
- Delran Township
- Edgewater Park Township
- Florence Township
- Borough of Palmyra
- Riverside Township
- Borough of Riverton
- Willingboro Township

August 2021

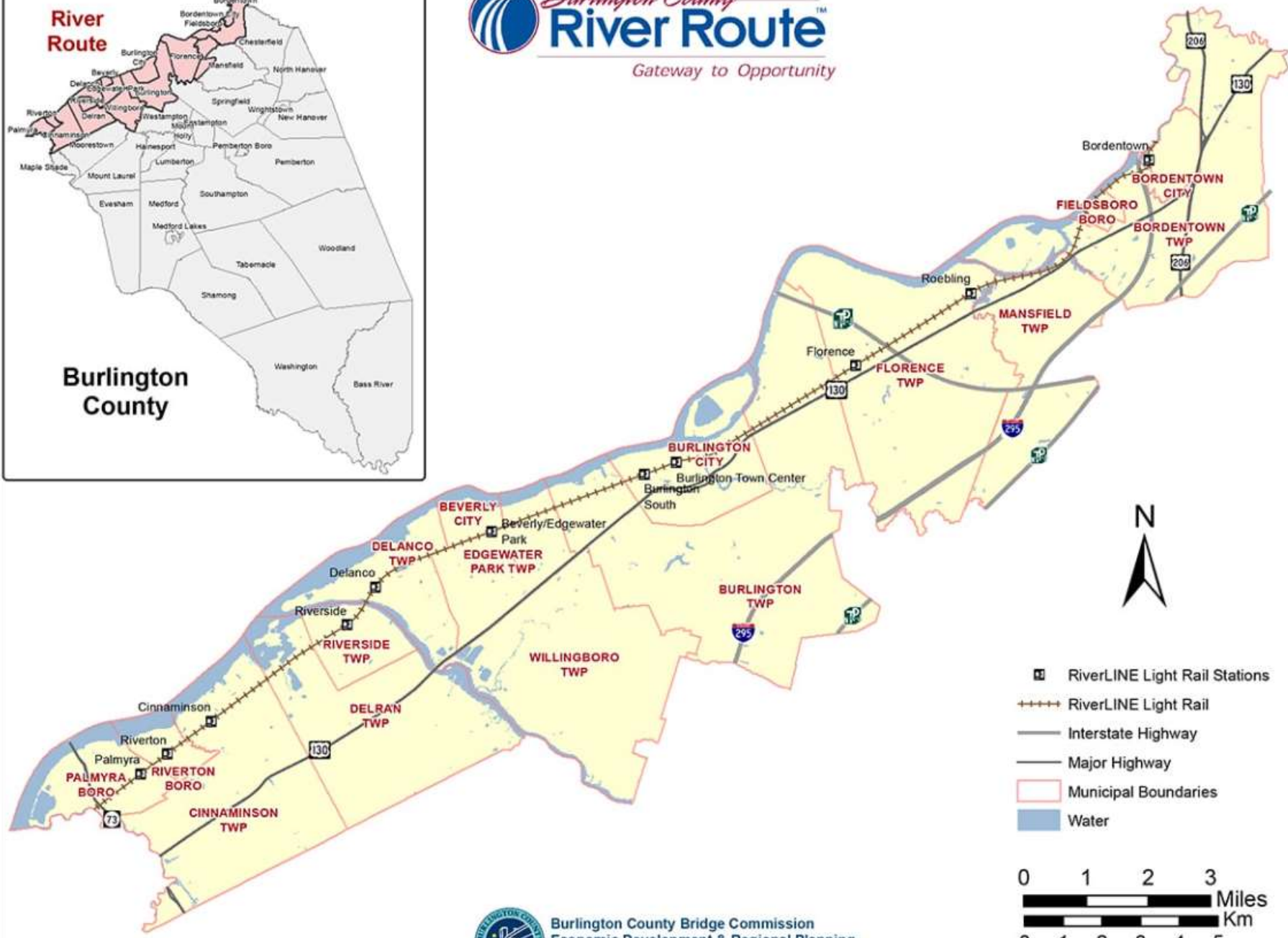
Prepared By:
 Tom J. Stankunas, AICP, PP
 The following Burlington County Economic Development and Regional Planning
 staff contributed to the completion of this report:
 Linda Wong, GIS Specialist

River Route

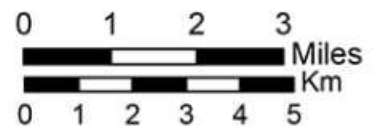


Burlington County

Burlington County
River RouteTM
Gateway to Opportunity

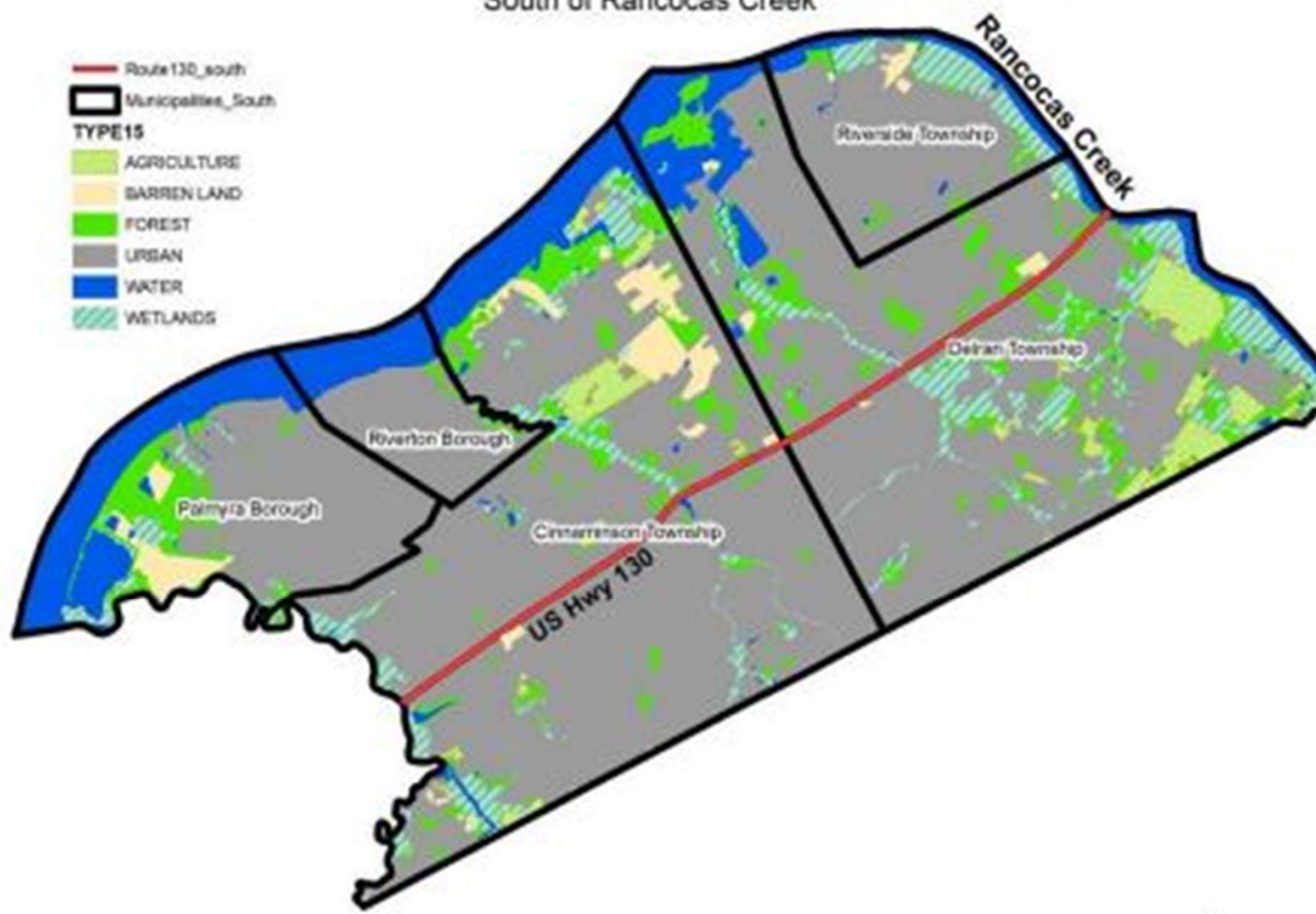


- RiverLINE Light Rail Stations
- RiverLINE Light Rail
- Interstate Highway
- Major Highway
- Municipal Boundaries
- Water



Burlington County Bridge Commission
 Economic Development & Regional Planning
 February 2016

Route 130 Corridor Regional Plan - Land Use Land Cover 2015
South of Rancocas Creek



Burlington County
Route 130/Delaware River Corridor
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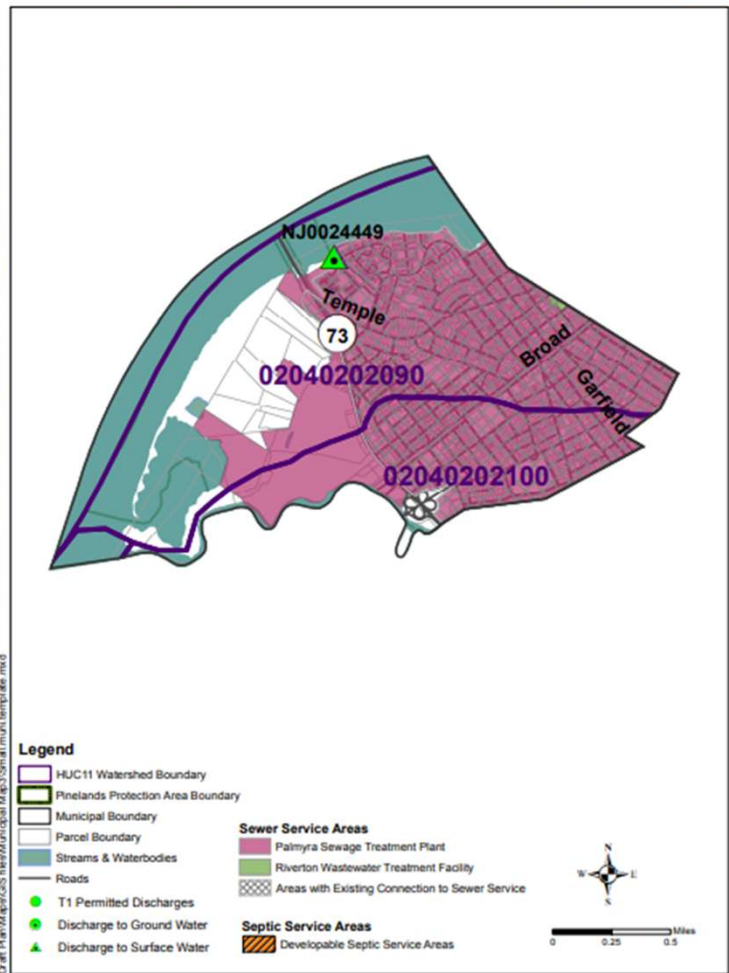
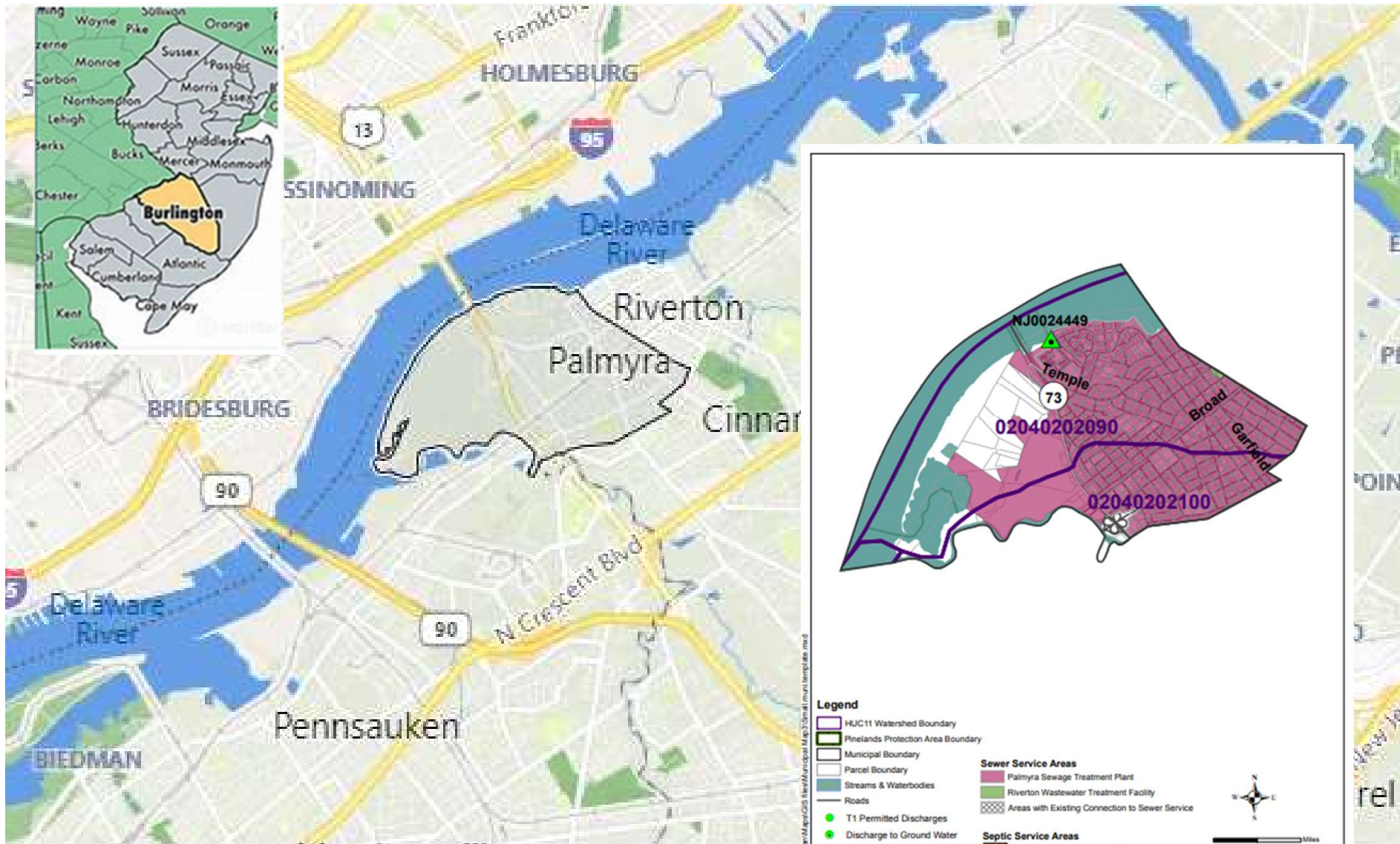


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Palmyra, New Jersey

Burlington County Wastewater Management Plan
 Amending the Tri-County Water Quality Management Plan
Map 3M- 27: Borough of Palmyra Wastewater Service Areas

Prepared by: Burlington County Department of Resource Conservation
 Mailing Address: PO Box 6000
 Mount Holly, NJ 08060
 Physical Address: 624 Pemberton Browns Mills Road
 Pemberton, NJ 08065

Date: 4/17/2017

Demographics/ Trends



Economics

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

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Income

\$34,601

Per capita income

about three-quarters of the amount in Burlington County: \$44,735

about 80 percent of the amount in New Jersey: \$44,153

\$73,212

Median household income

about 80 percent of the amount in Burlington County: \$90,329

about 90 percent of the amount in New Jersey: \$85,245

Household income



Show data / Embed

Poverty

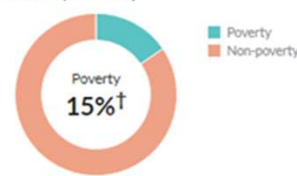
10.6%

Persons below poverty line

more than 1.5 times the rate in Burlington County: 5.9%

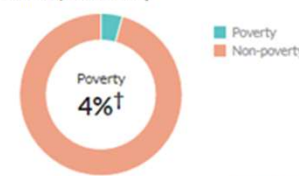
about 10 percent higher than the rate in New Jersey: 9.7%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

Transportation to work

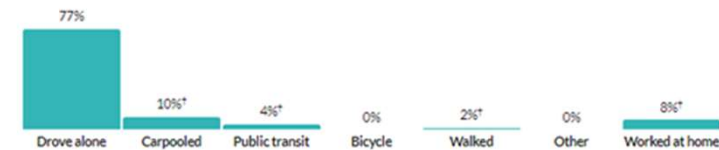
25.6 minutes

Mean travel time to work

about 80 percent of the figure in Burlington County: 30

about 80 percent of the figure in New Jersey: 32

Means of transportation to work



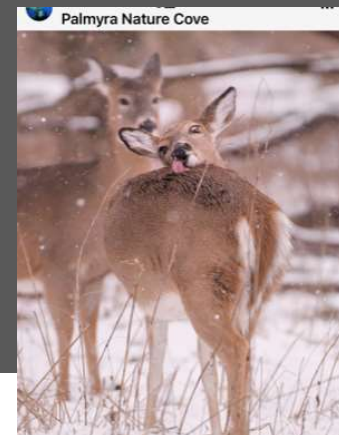
* Universe: Workers 16 years and over

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Parks & Natural Resources



The Borough has significant open space especially in the Palmyra Nature Cove park operated by the BCBC

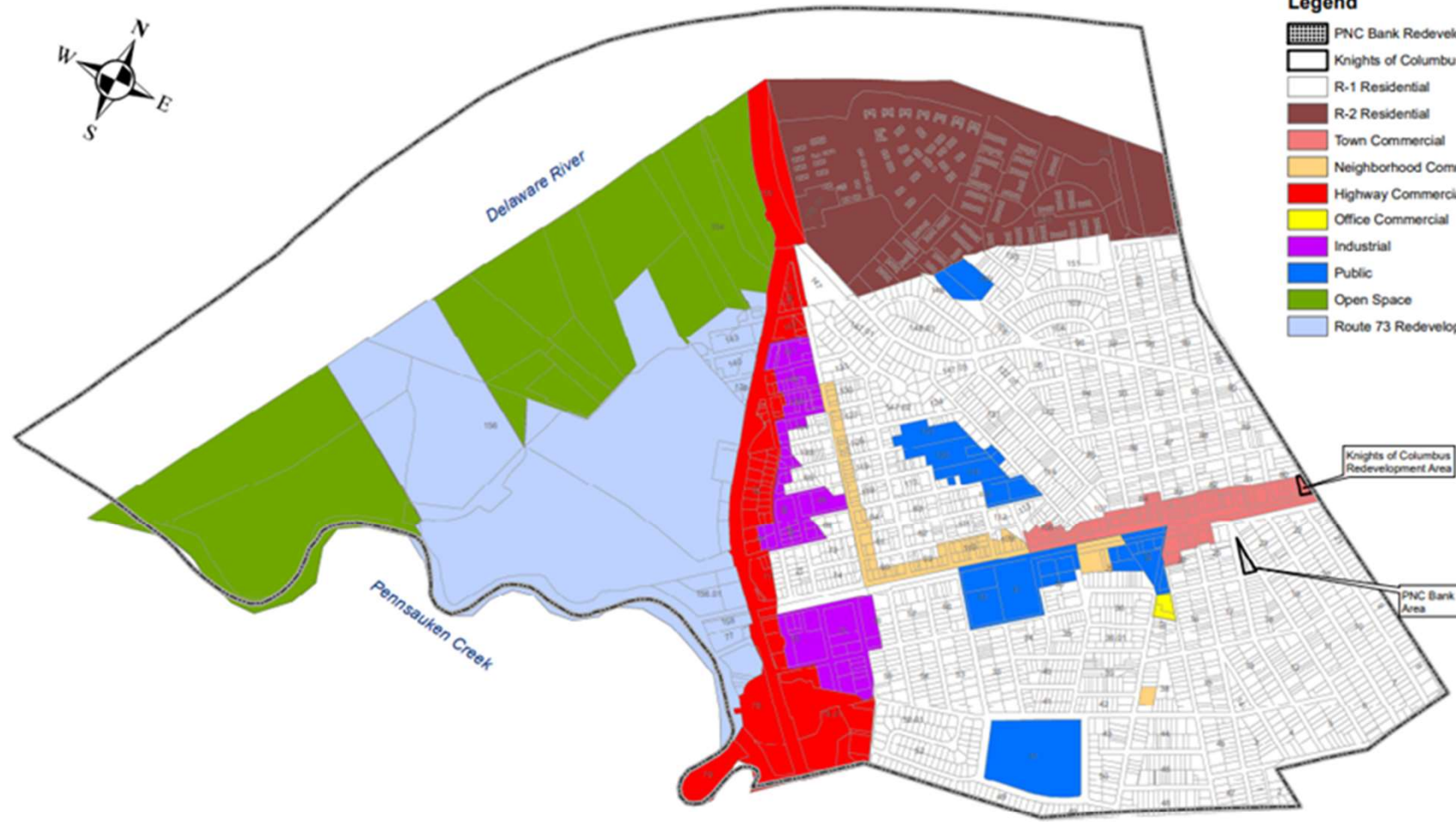


Fair Share Settlement Agreement/Plan

Third Round Fair Share Housing Obligations Palmyra has a 2019 approved affordable housing settlement agreement with the following obligations:

- Rehabilitation share: 4 (Using Small Cities Housing Rehabilitation Grant Program.)
- Prior round obligation: 20 (To be met at Route 73 Redevelopment site – under construction.)
- Third round (1999 to 2025) obligation: 116 (To be met at Route 73 Redevelopment site – under construction.)

	2010	2019
Population	7,398	7,189
Households	3,156	2,825
Average Household Size	2.34	2.54
Housing Units	3,392	3,200
Home Ownership Rate	74.2%	69.50%
Vacancy Rate	7.0%	11.70%
Median Household Income (\$)	61,990	72,578
Per Capita Income (\$)	30,361	35,252
Poverty Rate	7.6%	10.40%
Unemployment Rate	9.7%	8.60%



Legend

-  PNC Bank Redevelopment Area
-  Knights of Columbus Redevelopment Area
-  R-1 Residential
-  R-2 Residential
-  Town Commercial
-  Neighborhood Commercial
-  Highway Commercial
-  Office Commercial
-  Industrial
-  Public
-  Open Space
-  Route 73 Redevelopment Zone

Knights of Columbus Redevelopment Area

PNC Bank Redevelopment Area



**ZONING MAP
PALMYRA BOROUGH
BURLINGTON COUNTY, NEW JERSEY**

DATE: 3/28/21 SCALE: 1"=1000'
DRAWING: 2021 ZONING MAP.MXD LAST REVISED: 4/1/21

NOTE:
THIS MAP REVISES AND SUPERSEDES THE ZONING
MAP PREPARED BY LAND ENGINEERING & SURVEYING
CO., INC. DATED SEPT. 2005 AND LAST REVISED TO 6-20-2007

Infrastructure/Circulation/Transportation

WHERE YOUR WATER COMES FROM

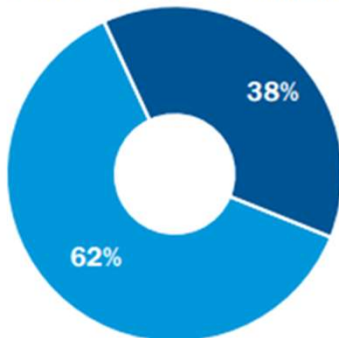
New Jersey American Water – Western is a public community water system consisting of one surface water intake and 42 active wells, including 5 seasonal wells. This system's source water comes from the Potomac-Raritan-Magothy aquifer system (upper, middle and lower), the Delaware River, the Mount Laurel-Wenonah aquifer and the Englishtown aquifer system. Learn more about local waterways at <https://mywaterway.epa.gov/>.

How it's treated: Groundwater and surface water supplies are disinfected with chlorine for bacteriological quality in the distribution system.

TOWNS SERVED

Audubon, Audubon Park, Barrington, Bellmawr in part, Beverly, Burlington Twp in part, Camden (11th & 12th wards, Cramer Hill), Cherry Hill in part, Cinnaminson, Clementon, Delanco, Delran, Edgewater Park, Elk Twp in part, Gibbsboro, Gloucester Twp in part, Haddonfield, Haddon Heights, Haddon Twp in part, Hi-Nella, Laurel Springs, Lawnside, Lindenwold, Magnolia, Maple Shade in part, Mt Ephraim, Mt Laurel in part, Oaklyn, Palmyra, Pennsauken in part, Riverside, Riverton, Runnemede, Somerdale, Stratford, Voorhees

Regulated contaminants not listed in this table were not found in the treated water supply. In addition to local ground water, the Western System receives treated surface water from the Delaware River Regional Water Treatment Plant.

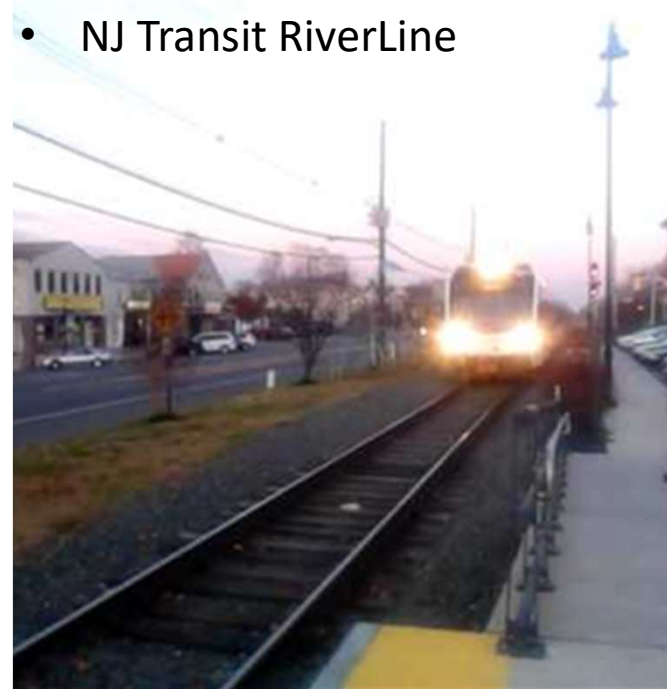


SOURCE OF SUPPLY FOR THE SYSTEM

- Surface Water
- Groundwater

Major Systems/ Routes:

- Tacony/Palmyra Bridge
- Route 73
- NJ Transit Buses
- BurLINK
- NJ Transit RiverLine



Palmyra Planning & Plan Endorsement Chronology

Event(s)	Date	Notes
Land Use Element	1990	
Master Plan Reexam	1992	(elements included: Housing Plan, Circulation, Community Facilities, Recreation, Conservation, Utilities, Historic Preservation and Recycling)
Centers Designated	April 1999	With the Strategic Corridor Plan
Route 73 Redevelopment Study Rpt	2008	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	unknown	On DEP website
Shade Tree Commission, Tree Officer and Ordinance	2012	ECode360 Chapter 259-3
Fair Share Settlement Agreement	2016	
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017 (2009)	
Redevelopment Plan Route 73	2018 (2003,2005)	
Master Plan Reexamination	2018 (1992, 2001, 2008)	Major public outreach with survey
Burlington Co Hazard Mitigation Plan	2019	
Submitted PE Petition	September 27, 2019	
Prepetition Meeting	March, 2020	
Zoning Map	2021	
Stormwater Pollution Prevention Plan	2021 (2006)	ECode360 Chapter 236
Appointed PE Advisory Committee	April 2021	
Submitted MSA	October 2021	
Visioning Session (Regional)	May 2022	With BCBC & OPA support
PIC Recommendation	June 15, 2022	
SPC ADOPTION (scheduled)	July 6, 2022	

Consistency

Consistency has been evaluated ...with particular emphasis on the following provisions:

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



Consistency Continued

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)**



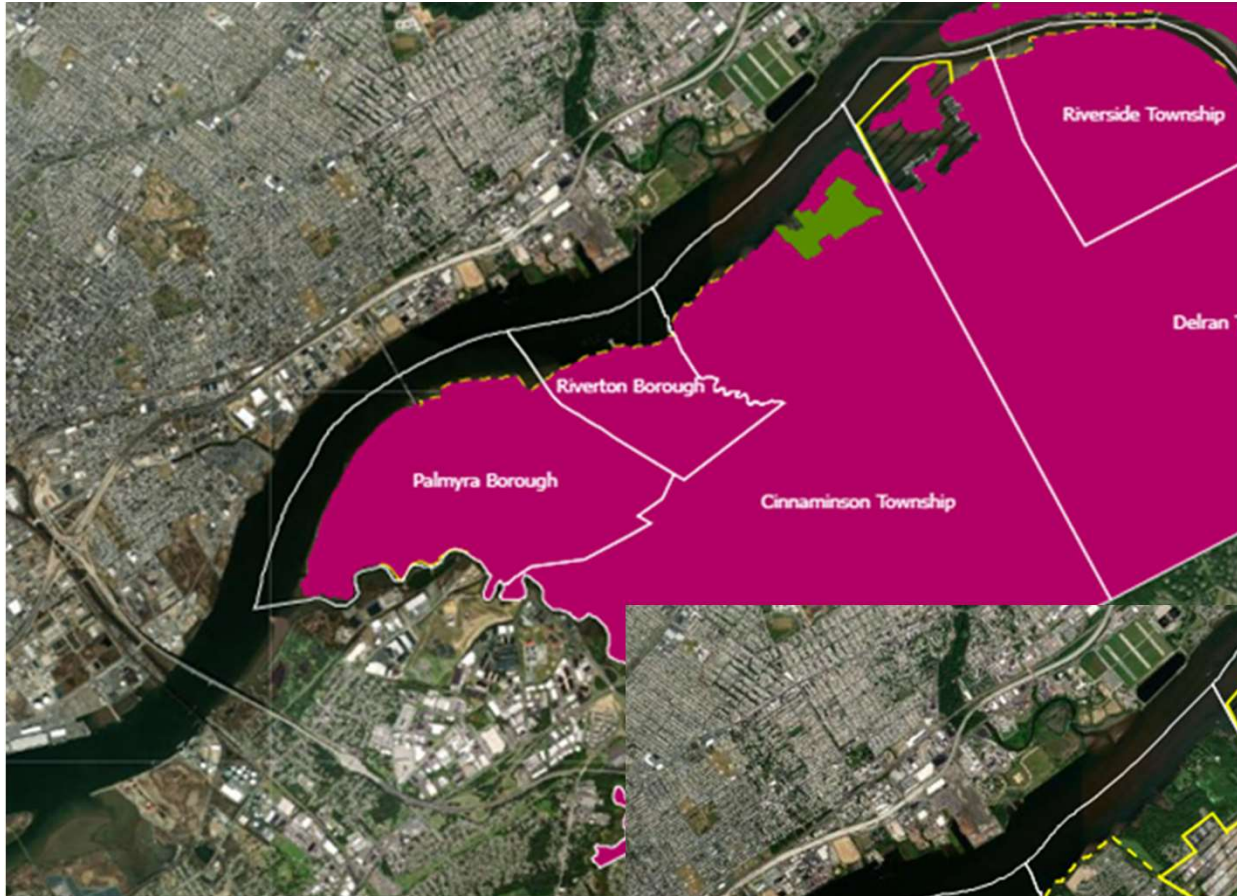
More Consistency



Mandatory planning documents (cont.):

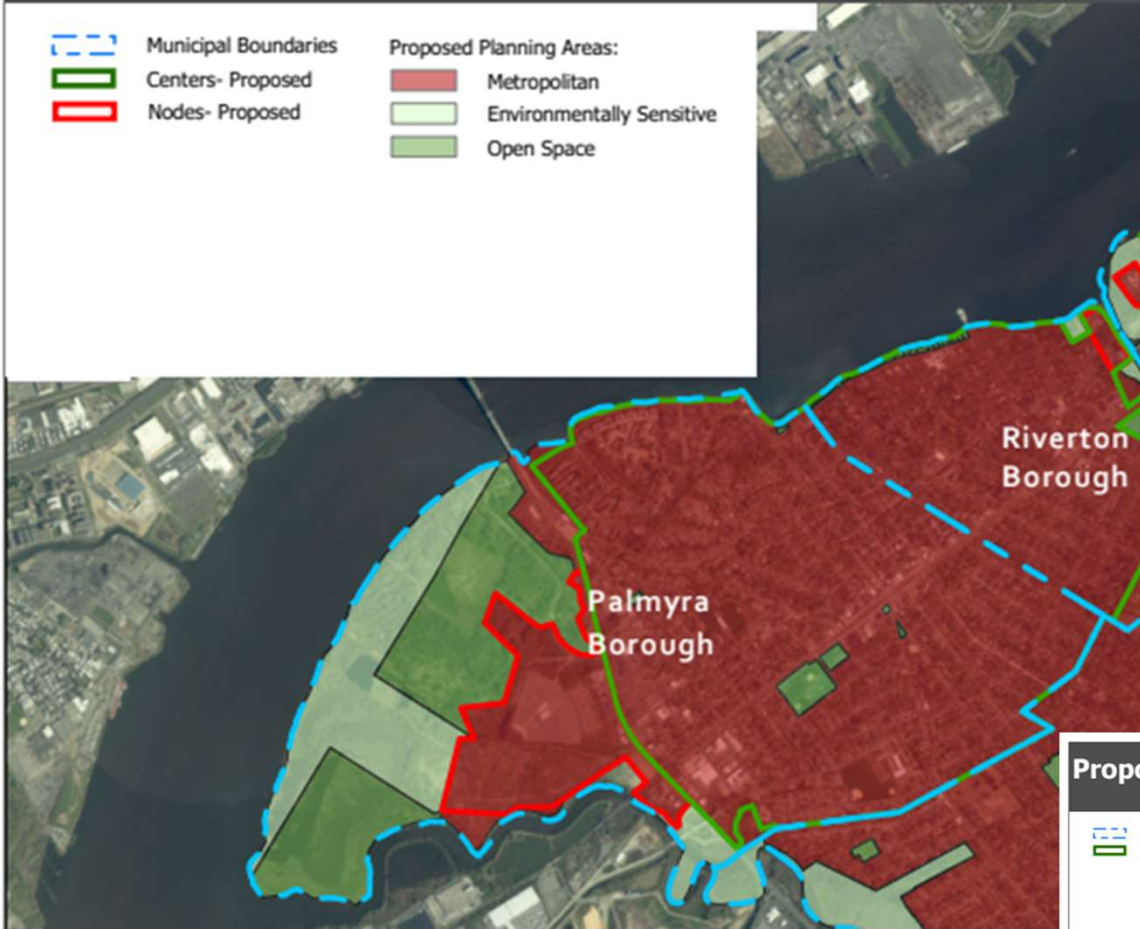
- ix. A housing element; **(in place)**
- x. A petition for substantive certification filed with the Court, compliance with a court ordered housing plan, or evidence of adequate affordable housing accommodations; **(approved)**
 - i. A fair share plan and implementing documents/ordinances; **(in place)**
 - ii. A community facilities plan, inventory and map; **(in place)**

Existing Mapping



Proposed Node, Center and Planning Areas

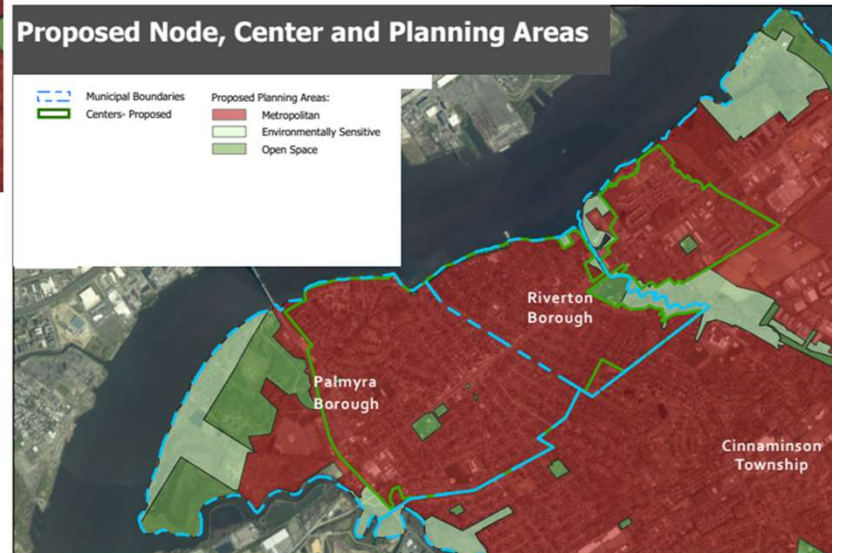
- Municipal Boundaries
 - Centers- Proposed
 - Nodes- Proposed
- Proposed Planning Areas:
- Metropolitan
 - Environmentally Sensitive
 - Open Space



Proposed Mapping

Proposed Node, Center and Planning Areas

- Municipal Boundaries
 - Centers- Proposed
- Proposed Planning Areas:
- Metropolitan
 - Environmentally Sensitive
 - Open Space



Proposed Node and Planning Areas

 Municipal Boundaries	Proposed Planning Areas:
 Nodes- Proposed	 Metropolitan
	 Environmentally Sensitive
	 Open Space

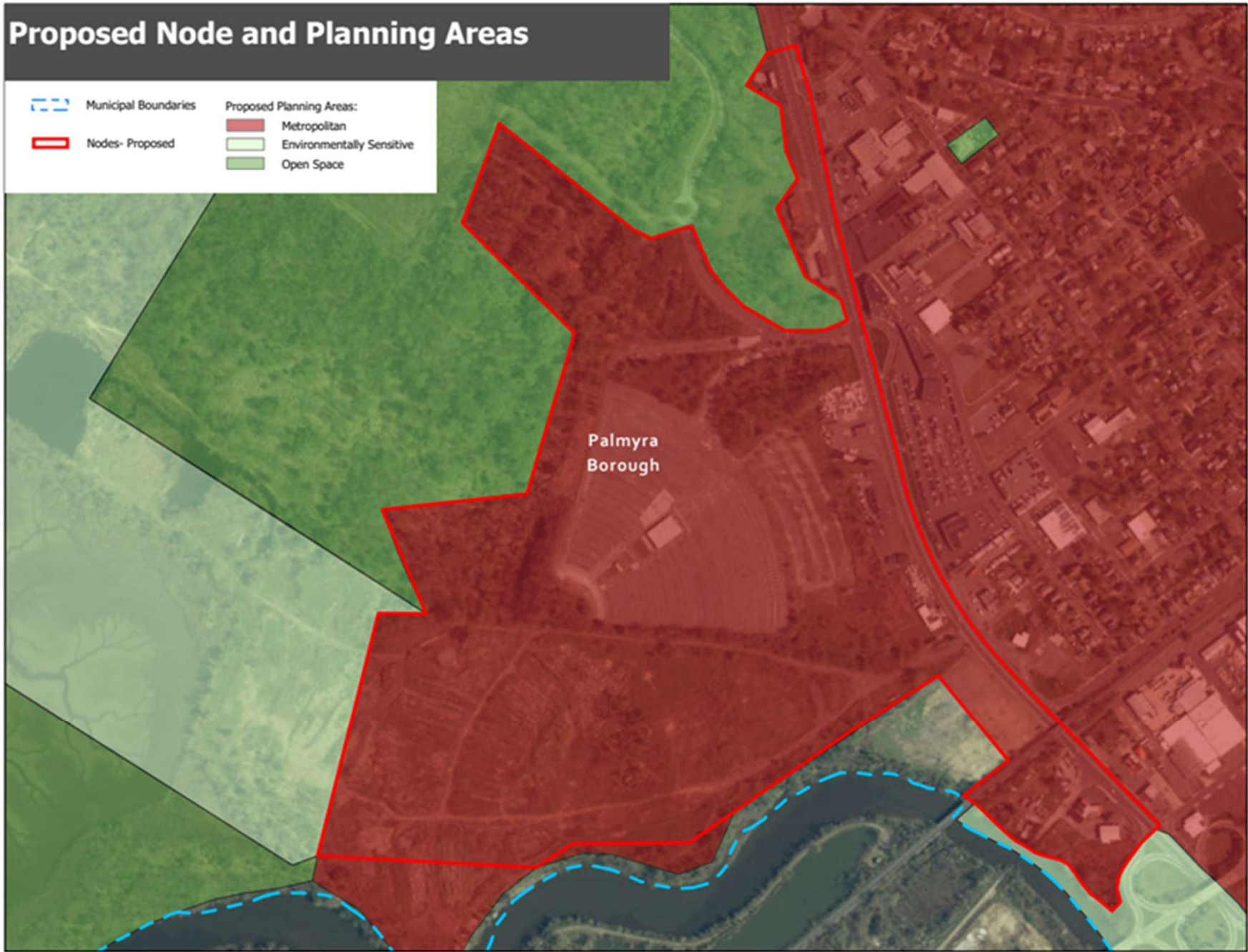


EXHIBIT E

PIA Palmyra 6-27-22 Final							
#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE:	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions	
			• OPA sends certified resolution to NJ State Register and				
			• OPA updates GIS layer				
			• OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website.				
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your 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	
A3	Administrative	*	After adoption, Palmyra shall submit to OPA any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body	Technical assistance	Report on progress in biennial review.	
B1	Public Info & Community Engagement		Begin participating in the Sustainable Jersey program by engaging the Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.		Governing body, Green Team	ongoing	Palmyra is registered but not certified with Sustainable Jersey and has an active Green Team. PE actions should add 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.

EXHIBIT E

#	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	1-3 years	Palmyra should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP as needed to include climate impacts for temperature, precipitation, flooding, heat island, wildfire protection and vulnerability of public and private potable wells, pump stations and wastewater treatment. <ul style="list-style-type: none"> o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards. o Confirm the condition and capacity of these utility sites, facilities, equipment, etc.
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/mo delord.htm in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	10/30/22	Palmyra's Flood Loss ordinance is from 2017 (Chapter 126 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		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 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		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 2019 HMP Annex.
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. Palmyra 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 (Palmyra has a Green Team).

EXHIBIT E

#	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	done in 2028 with MP Reexam	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. Palmyra needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, CAFRA, wetlands, etc. The municipality does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
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 (OSRP) with a focus on providing access to open space and recreation opportunities as well as habitat preservation, flood control, and water quality. Once the OSRP is up to date, Green Acres could be approached for funding support for the plan.	Work with County, neighboring communities, DVRPC, DEP, NGOs and OPA for planning/support	DVRPC, County and Green Acres Funding as applicable.	2-4 years for plan 1-3 years after plan for first projects implementation.	Be sure to incorporate climate change considerations when developing the plan. Palmyra should focus primarily on the recreation aspect as the open space options are limited and work closely with Green Acres, local advisory committee, County, and residents. Be sure to maintain consistency and collaboration 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 overlay (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 floodplain 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

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			
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		DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.
E4	Sustainability	*	Adopt a recycling Statement of Consistency and recycling ordinance				Palmyra has an extensive recycling code but needs a statement of consistency.
F1	Conservation		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	Palmyra has a street tree ordinance (ECode360 Chapter 259) and has a shade tree ordinance, a Tree Officer and a Shade Tree Board but 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

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Governing body & Green Team	DEP	2-3 years	sample provided including map of publically sourced drinking water in the municipality
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and develop a Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Shade Tree Officer and Board, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-4 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	*	Develop an Environmental Resource Inventory ERI (or Natural Resource Inventory, NRI), 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	1-3 years After CCRHVA	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 Palmyra 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. Palmyra should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
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	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Develop a 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, DVRPC, Vorhees Transportation Center, OPA, others as identified	3 years	Palmyra agrees to work on the Circulation Element.

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
11	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	Bd of Public Utilities (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). Palmyra can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
12	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		Year 1	https://www.sustainablejersey.com/actions/#open/action/482
13	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body &		2 years and phased	Sustainable Jersey points and support
14	Energy		Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	must do year 1	Sustainable Jersey points and support
15	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. 2 (can be multi-year)	Sustainable Jersey points and support
16	Energy		Greening the municipal fleet: • Trip optimization software • Proper vehicle maintenance • Driver training •purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
17	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 4 years	Sustainable Jersey points and support
18	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Palmyra still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
I9	Energy		Make your town EV Friendly (choose 3) *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.)	Palmyra 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.
J1	Infrastructure	*	Develop a 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	done in 2028 with MP Reexam	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. Palmyra 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, Palmyra should participate in it's next iteration and ensure submittal of MS4 reports each May. Palmyra updated its stormwater ordinance in 3/2021 and would appreciate support for stormwater management improvements.

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#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is recommended that Palmyra incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance <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 Palmyra's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities - especially in the Triboro region. Develop plans for center-based /walkability improvements and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.	Governing Body, Green Team, NGOs, Business interests	OPA, BAC, EDA	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interestes in discussions, event coordination and marketing campaigns.
L1	Historic Resources		Review and update Historic Preservation regulations, create an inventory and responsible party. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County	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 : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
M1	Planning	*	Develop a Community Facilities Plan	Planning Board	Technical assistance	done in 2028 with MP	
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.



STAFF RECOMMENDATION:

The Borough of Palmyra has diligently and regularly planned and implemented measures to ensure that their Center, Node and environs remain sustainable and grow using smart-growth principles and has agreed to the actions in the Plan Implementation Agreement. OPA recommends tabling this endorsement as final mapping issues are resolved for the Borough of Palmyra.