

Burlington County
Route 130/Delaware River Corridor
Riverside



Plan Endorsement Recommendation



State Planning Commission (SPC)



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

August 3, 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%
<i>Population Projection for 2050 +495 residents</i>			
<i>Employment Projections for 2050 +174 jobs.</i>			



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

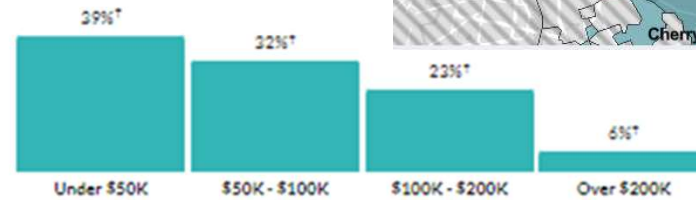
\$61,975

Median household income

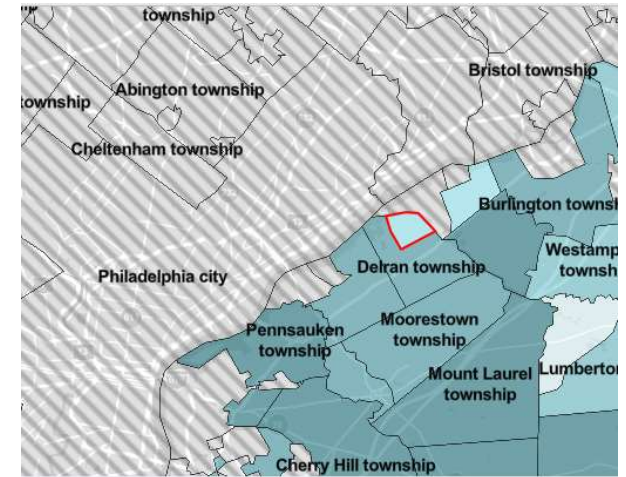
about two-thirds of the amount in Burlington County: \$90,329

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

Household income



[Show data / Embed](#)



Poverty

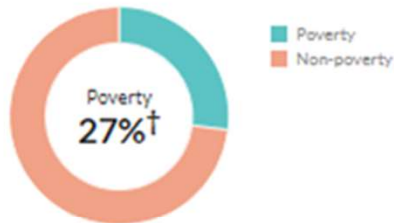
13.6%

Persons below poverty line

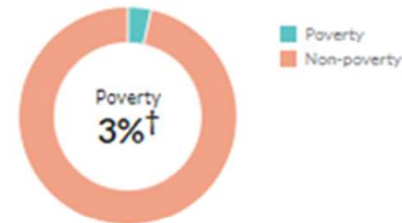
more than double the rate in Burlington County: 5.9%

about 1.4 times the rate in New Jersey: 9.7%

Children (Under 18)



Seniors (65 and over)



Value

\$164,900

Median value of owner-occupied housing units

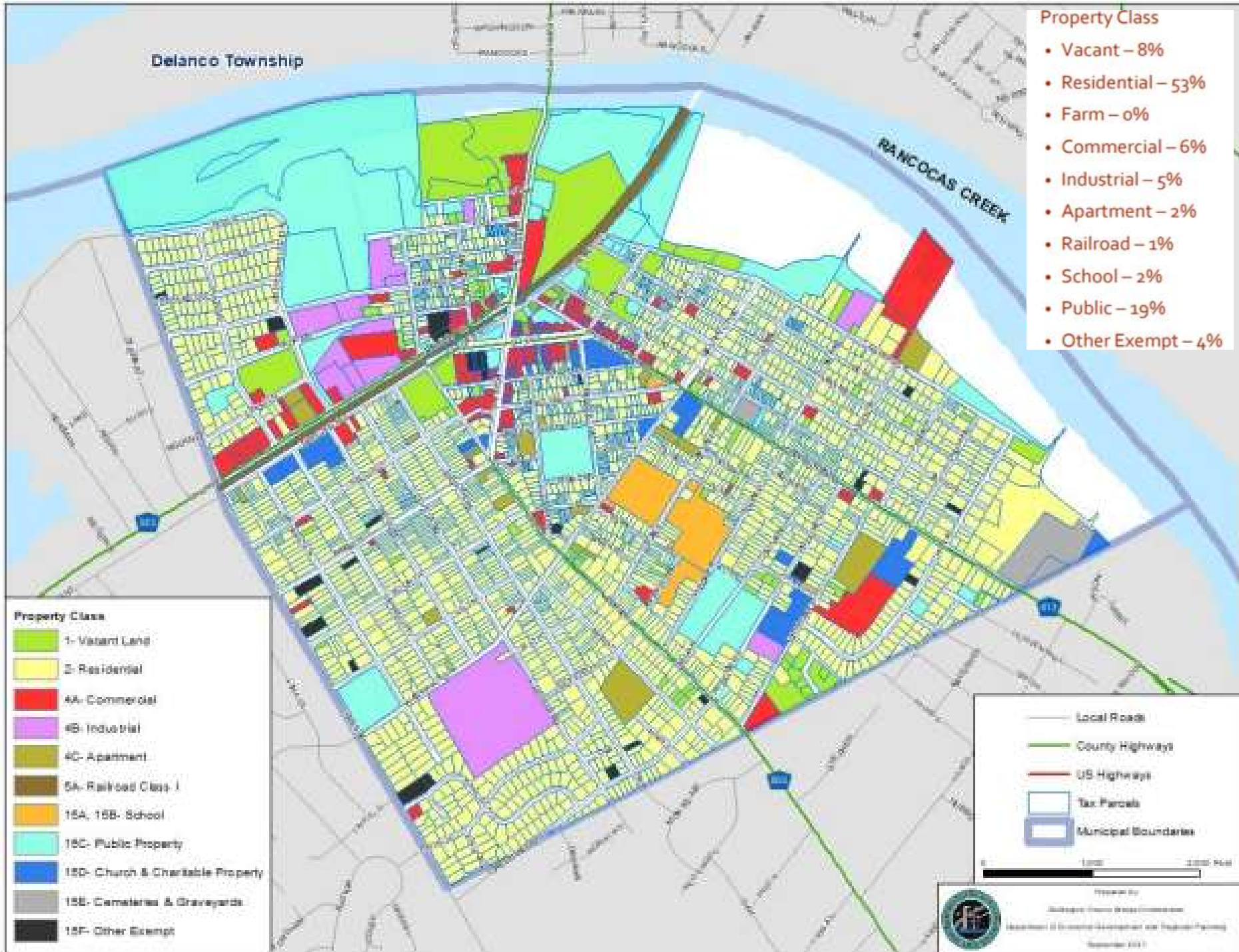
about two-thirds of the amount in Burlington County: \$259,600

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

Value of owner-occupied housing units



[Show data / Embed](#)



Delanco Township

RANOCAS CREEK

Property Class

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

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 Road
	County Highway
	US Highway
	Tax Parcels
	Municipal Boundaries

0 1000 2000 Feet

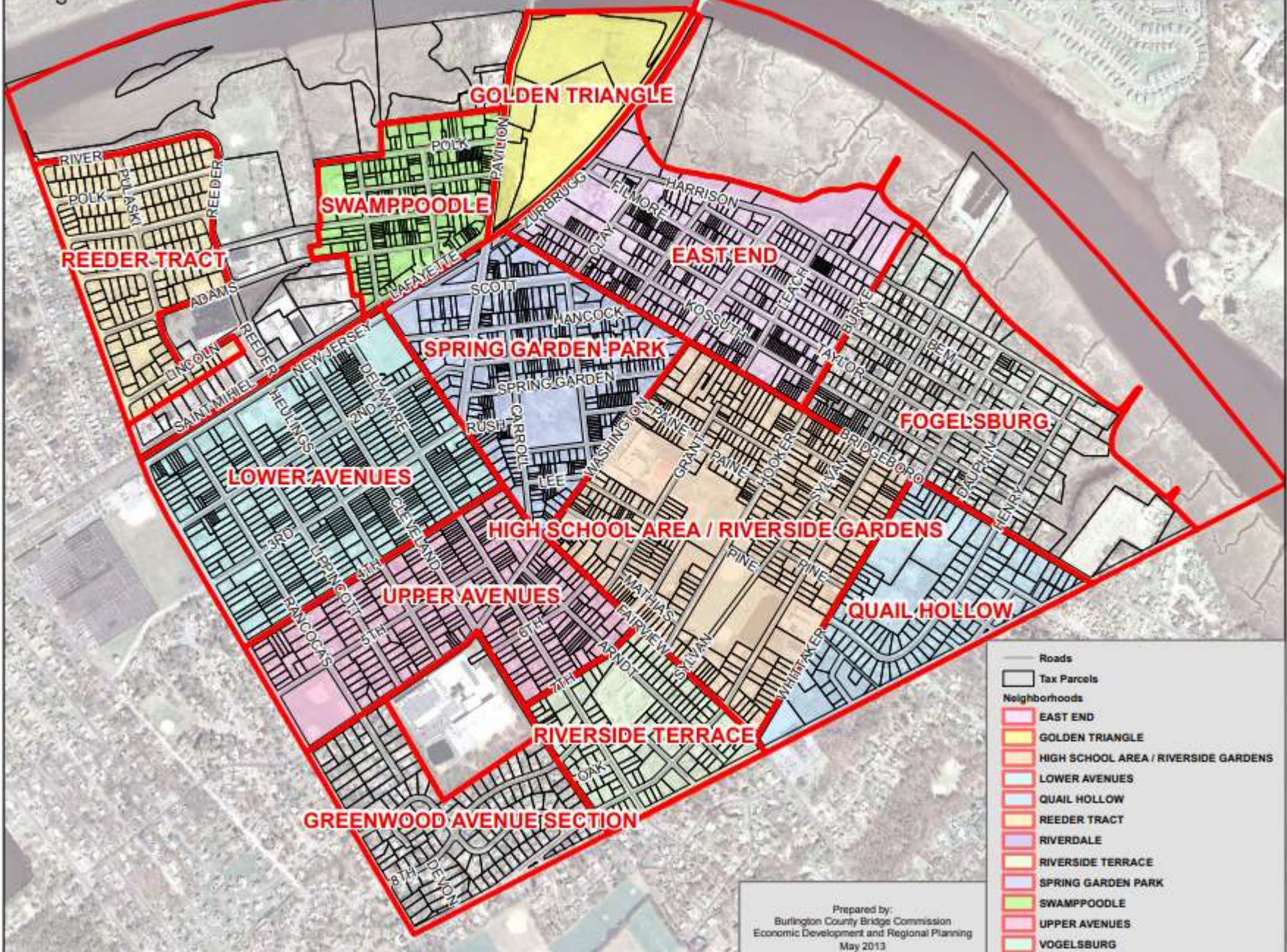
Prepared by:
 Delanco Township Board of Commissioners
 Department of Economic Development and Regional Planning
 November 2013





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
 - SWAMPOODLE
 - 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%

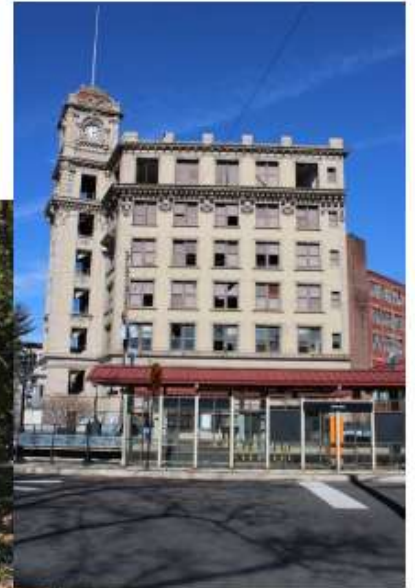
Table 1 – Redevelopment Projects as of 2022

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

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



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

Riverton 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

GOAL 1: Revitalize the State's Cities and Towns

Once called “Progress,” Riverside 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 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 opportunity 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

Riverside is prominently located within two designated County Open Space project areas, where they plan to concentrate resources – the Rancocas Creek Greenway and the Delaware River Greenway to expand public access and protect significant natural resources. Riverside is committed to these goals. The County plans to update the Open Space Plan in late 2022.



Consistency Continued

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

Riverside's redevelopment is focused in four main areas: 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. 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.

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



Consistency Continued



GOAL 4: Protect the Environment, Prevent and Clean Up Pollution

Riverside's existing and proposed land uses, growth areas, and Center 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 addressed 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-#116. 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 in the next 1-3 years.



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
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The Mill at Riverside	Taubel’s Mill Redevelopment Area	Residential	190

Source: Riverside Township

*NOTE – As part of the Plan Endorsement process, OPA has researched the history of efforts made by Riverside, consulted with DCA and been provided with pertinent documents, plans and ordinances. We have met with Riverside’s administration, planning and legal team to identify issues, concerns, and next steps related to the establishment and meeting of their fair share affordable housing obligation. Riverside has been working in good faith to meet the intent of the unofficial goals and intend to re-enter the settlement process in order to formalize their obligation and spending plan so as to legitimize their Trust Fund and set aside for additional affordable housing in their city center.

More Consistency

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

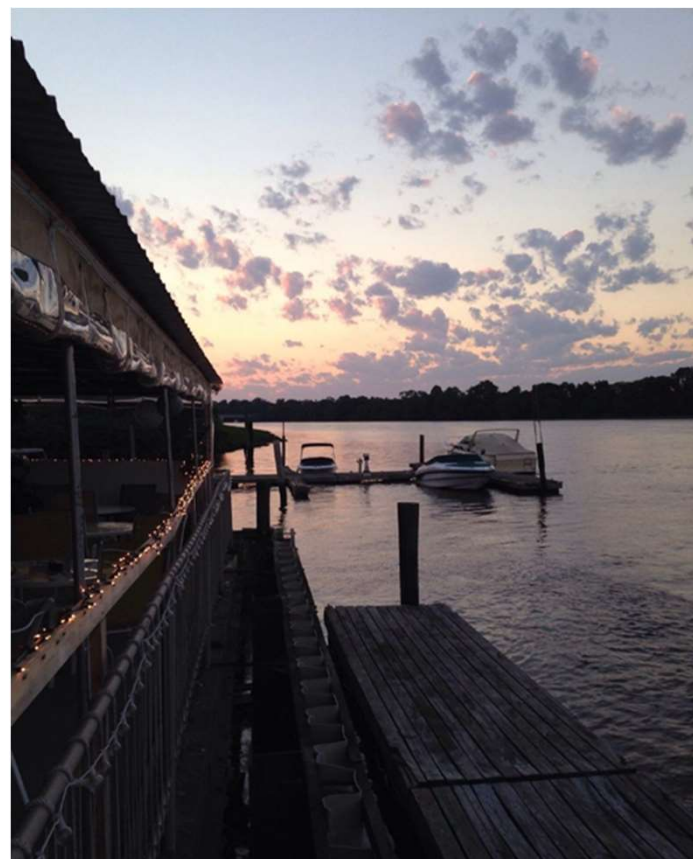
Riverside's Land Use Element recommends policies and design strategies that protect the character of the City's historic neighborhoods while the goals of the Master Plan maximize and enhance the use of existing parks and open space as well as expand recreational and park facilities, focusing on creating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

GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS:

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.

Recreational Facilities

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



Present-Day Nodes, Planning Areas and CES

 Municipal Boundaries
 Node
 Center

Planning Areas:
 Metropolitan



Proposed Nodes, Centers, Planning Areas and CES

Legend

- Municipal Boundaries
- Center - Proposed
- Node - Proposed
- CES - Proposed

Proposed Planning Areas:

- Metropolitan
- Environmentally Sensitive
- Open Space



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

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.

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. 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, wild fire 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.)

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	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.

EXHIBIT E

#	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 NUUG 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://eco.de360.com/14140851) or Haddonfield (https://eco.de360.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.

EXHIBIT E

#	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, SJTPO	3-6 years	Riverside agrees to work on the Circulation Element.
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	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
12	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
13	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body & Green Team		2 years and phased	Sustainable Jersey points and support
14	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
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. 5 (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	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 6 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	Riverside still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

EXHIBIT E

#	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.

EXHIBIT E

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J4	Infrastructure		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 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 State Planning Commission favorably consider the Township of Riverside's petition for Plan Endorsement.