

Plan Endorsement Recommendation Report

Borough of Riverton



**New Jersey Department of State
Office of Planning Advocacy
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June 12, 2022**

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

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

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INTRODUCTION

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

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

The local goals, objectives and vision for the Borough remain consistent with the State Plan, though some of the Center, Node and Planning Area boundaries are being amended to reflect current habitat data and resiliency considerations. The Borough has a 2019 Fair Share Settlement Agreement, completed a Master Plan Reexamination in 2018, has made great strides in its redevelopment efforts and is diligent at implementing its vision for future quality of life, economic viability, and land use stewardship.

BACKGROUND/ CHRONOLOGY

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

In March, 2020, Prepetition meetings were held for all twelve municipalities; Riverton authorized a Plan Endorsement Advisory Committee in April 2021; BCBC submitted a regional Municipal Self-Assessment Report in October, 2021 – with a municipal questionnaire from Riverton; Riverton, BCBC and OPA hosted a local visioning session via Zoom on February 3, 2022; participated in an in-person regional mapping meeting on March 23; supported a regional visioning session via Zoom on May 6, 2022 and received their opportunities and constraints report on June 12th 2022.

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

Event(s)	Date	Notes
Master Plan (Elements include: Historic, Housing, Economic, Circulation, Municipal Services, Recreation, Land Use)	1998 (1983)	
Centers Designated	April 1999	With the Strategic Corridor Plan
Pompeston Creek Environmental Resource Inventory	2004	By the Riverton EC with 4 total communities collaborating
BOE Long Range Facilities Plan	2005	
Redevelopment Plan Nuway/Sitzler	2006	
Bicycle and Pedestrian Plan	2007	
Open Space and Recreation Element	2008	
Environmental Resource Inventory	2008	
Guidelines to preserve waterfront	2008	
Stream Corridor Protection Ordinance	2008	Ecode360 Chapter 128 -67.1
Downtown Revitalization Study Rpt	2009	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	2012 (at least)	2 parks listed
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017 (1989, 1991)	
Submitted PE Petition	September 27, 2019	
Community Planning Study	2018	Multiple public engagement activities
Master Plan Reexamination (discussed amendments to these elements: Historic, Housing, Economic, Circulation, Municipal Services, Recreation, Land Use)	2018 (2007)	
Burlington Co Hazard Mitigation Plan	2019	
Fair Share Settlement Agreement	2019 (2005, 2008)	
Zoning Map	2020 (2011, 2007)	
Stormwater Pollution Prevention Plan	2021 (2006)	Recently updated
Prepetition Meeting	March, 2020	
Appointed PE Advisory Committee	April 2021	
Submitted MSA	October 2021	
Visioning Sessions (Local + Regional)	December 2021 & May 2022	With BCBC & OPA support
PIC Recommendation (scheduled)	June 15, 2022	
SPC ADOPTION (scheduled)	July 6, 2022	

PUBLIC PARTICIPATION

As part of the Plan Endorsement process the Borough appointed a PE Advisory Committee in April, 2021 and hosted a local visioning session (via Zoom) in December, 2021 and a regional visioning session in May, 2022. A vision statement and goals were reaffirmed at these meetings:

Riverton Borough Vision and Goals – 2018

Vision – “To preserve and enhance Riverton’s existing historic and residential character through implementation of varied housing types and preservation of natural and cultural features, while strengthening the economy.”

Goals

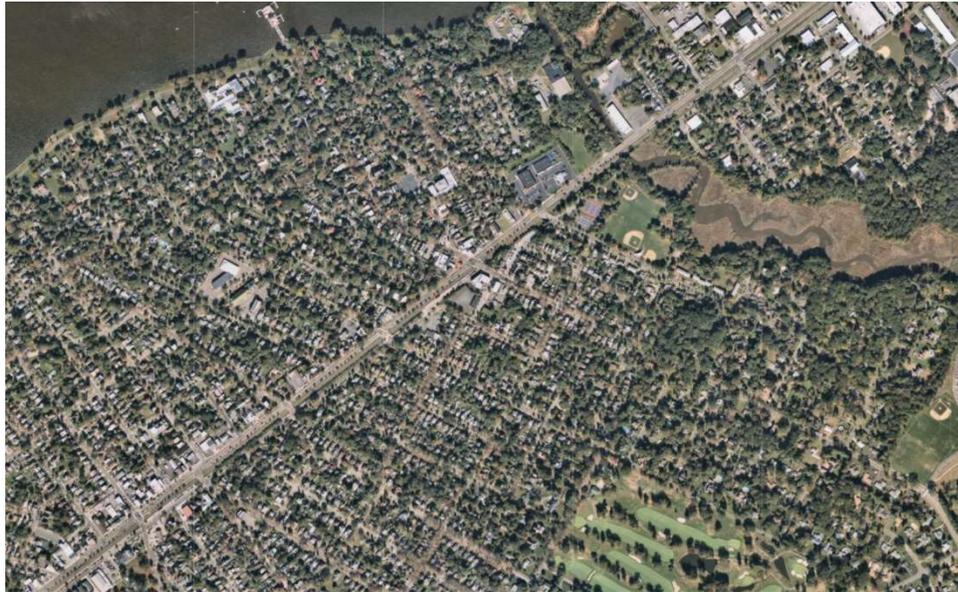
1. Preserve and enhance Riverton’s small-town character and strong sense of community and place as evidenced in its pride, concern, and support for community institutions, programs and services.
2. Provide the opportunity for a multigenerational, age and income diverse population to live, work and prosper in the Borough of Riverton.
3. Preserve and enhance the key distinguishing man-made and natural features that define Riverton’s character as a historic, Victorian, riverfront community.
4. Strengthen the Borough’s economic vitality.

LOCATION & REGIONAL CONTEXT

The Borough of Riverton is located on the northwestern tip of Burlington County along the Delaware River. The Borough is framed by the Delaware River and the Pompeston Creek to the north, northeast; Cinnaminson Township to the north, east, and south; and Palmyra to the southwest. The town is bisected into quadrants at the intersection of the rail line and Broad Street with Main Street. The town is one part of a series of communities dotting the Delaware waterfront within Burlington County with views of Pennsylvania beyond the river. The Borough of Riverton was formed after 1851 by Philadelphians eager to escape the summer city heat via ferry initially and later by train. A notable Philadelphia architect, Samuel Sloan, generated a master plan and designed quite a few homes in the community, as well as the ferryboat landing and train station. The plan included a Delaware River waterfront park to provide physical access to the river; and deed restrictions regulating porches and fences to enhance residents visual access to the waterfront.

The Borough encompasses just under one square mile, including 0.665 square miles of land and 0.301 square miles of water. According to the 2020 Census, the community's population was 2,691. Riverton is a fully developed suburban town notable for a rich heritage of Victorian architecture (much of the Borough is listed in both the National and State registers of historic places).

The Palmyra-Riverton-East Riverton Town Center is in the southwestern portion of the Corridor along the Delaware River. It is an existing Town Center that comprises the developed portions of Palmyra Borough, all of the Borough of Riverton and a portion of Cinnaminson Township identified as East Riverton. The Riverton portion of the Town Center is situated between the Palmyra (west) and East Riverton (east) portions and the Delaware River (north) and Cinnaminson Township (south). To the east, the Pompeston Creek forms the physical boundary between East Riverton and Riverton and is also the municipal boundary separating Riverton Borough and Cinnaminson Township.



LAND USE, DEMOGRAPHICS AND RIVERTON'S FUTURE

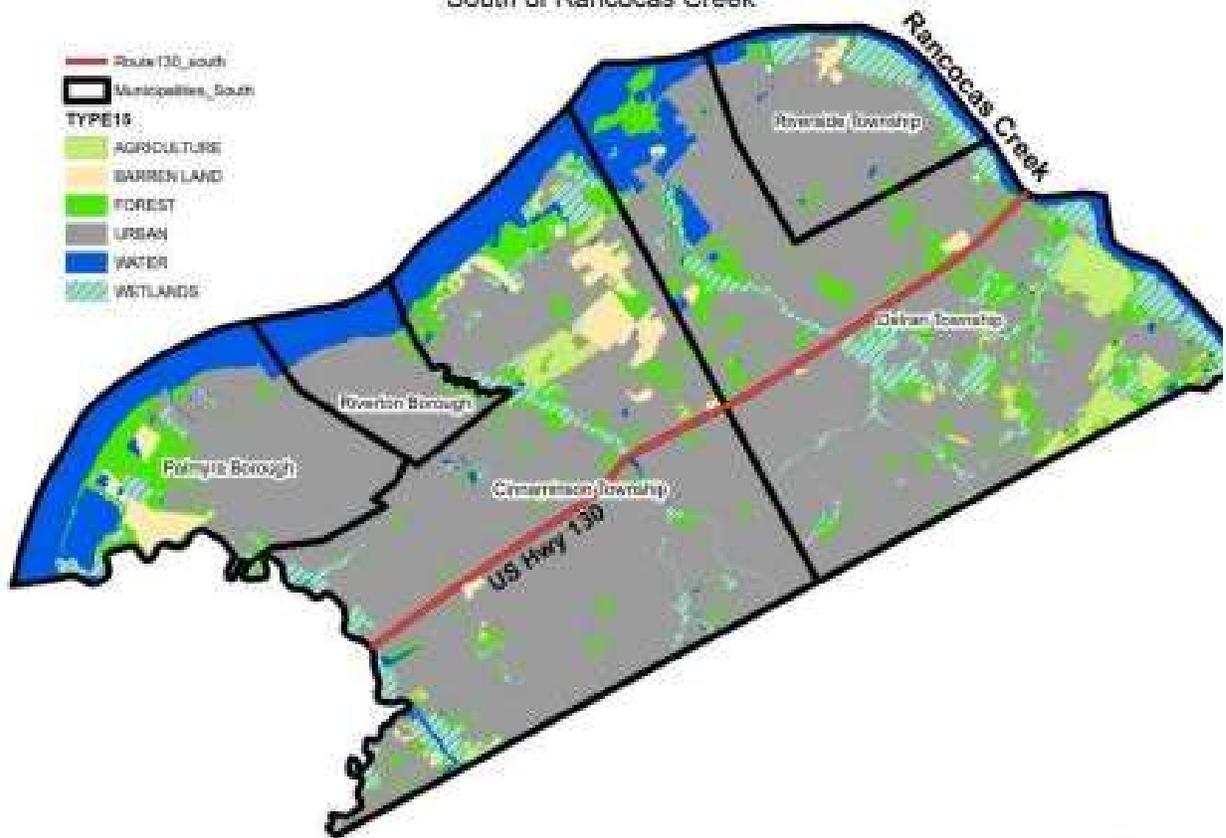
Riverton Borough is a moderately sized, middle to upper middle class, relatively homogenous community. Population growth in Riverton Borough is recovering after a period of decline. The Borough's population is slightly older than the county's and, appears to be aging. Riverton Borough residents are, on average, wealthier than those in either the county or the state, the housing prices do not reflect this yet, as the median home price as well below that of the state.

Housing Riverton has only 1,101 housing units and a fairly old, historic housing stock. In fact, more than half of Riverton's units (66.82%) were built prior to 1940 making the median year for structure construction 1939. The Borough has not kept pace with construction of new units. Only 119 new units were added to its housing stock since 1960. Housing construction has been declining since the 50's and there has been no new housing construction since 2010, further demonstrating a lack of capacity within the Borough for new housing.

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

- Rehabilitation share: 0
- Prior round obligation: 15 (Met through inclusionary, overlay and affordable housing zoning.)
- Third round (1999 to 2025) obligation: 76 (including a vacant land adjustment and redevelopment sites; affordable housing trust fund; Habitat for Humanity market to affordable conversion; and several group homes will meet part of the obligation.

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



Land Use

Property Class

- Vacant – 2%
- Residential – 73%
- Farm – 0%
- Commercial – 8%
- Industrial – 3%
- Apartment – 5%
- Railroad – 1%
- School – 1%
- Public – 6% (4% Open Space)
- Other Exempt – 3%



Riverton borough, Burlington County, NJ

County Subdivision in: [Burlington County, NJ](#), [New Jersey](#), [United States](#)

2,691

Population

0.7 square miles

4,066.3 people per square mile

Census data: ACS 2020 5-year unless noted



Riverton Census Data 2020:

Economics

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

Income

\$46,409

Per capita income

a little higher than the amount in Burlington County: \$44,735

a little higher than the amount in New Jersey: \$44,153

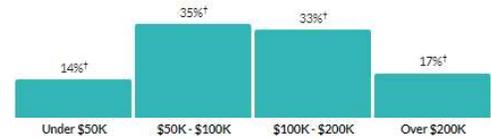
\$100,278

Median household income

about 10 percent higher than the amount in Burlington County: \$90,329

about 20 percent higher than the amount in New Jersey: \$85,245

Household income



Show data / Embed

Poverty

3.9%

Persons below poverty line

about two-thirds of the rate in Burlington County: 5.9%

about two-fifths of the rate in New Jersey: 9.7%

Children (Under 18)



Poverty
Non-poverty

Show data / Embed

Seniors (65 and over)



Poverty
Non-poverty

Show data / Embed

Transportation to work

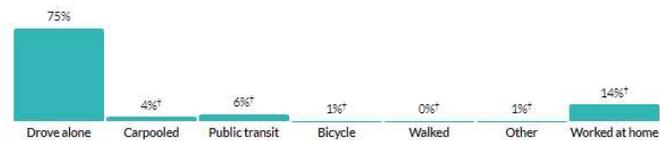
34.1 minutes

Mean travel time to work

about 10 percent higher than the figure in Burlington County: 30

about 10 percent higher than the figure in New Jersey: 32

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

Mean travel time to work

a little less than the figure in Burlington County: 30

about 90 percent of the figure in New Jersey: 32



* Universe: Workers 16 years and over

Show data / Embed

Demographics

Population Projection for 2050 – 2,722
Employment Projections for 2050 – +4 Jobs

2010 Census

- Population – 2,764
- Households – 1,040
- Household Size – 2.53
- Residential Units – 1,109
- Vacancy Rates – 6.2%

2020 Census

- Population – 2,779
- Households – 1,057
- Household Size – 2.52
- Residential Units – 1,112
- Vacancy Rates – 4.9%

INFRASTRUCTURE

Riverton is fully served by public water and sewer. There is adequate capacity in the Borough for in-fill type development. There are no areas available for new, large-scale development.

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

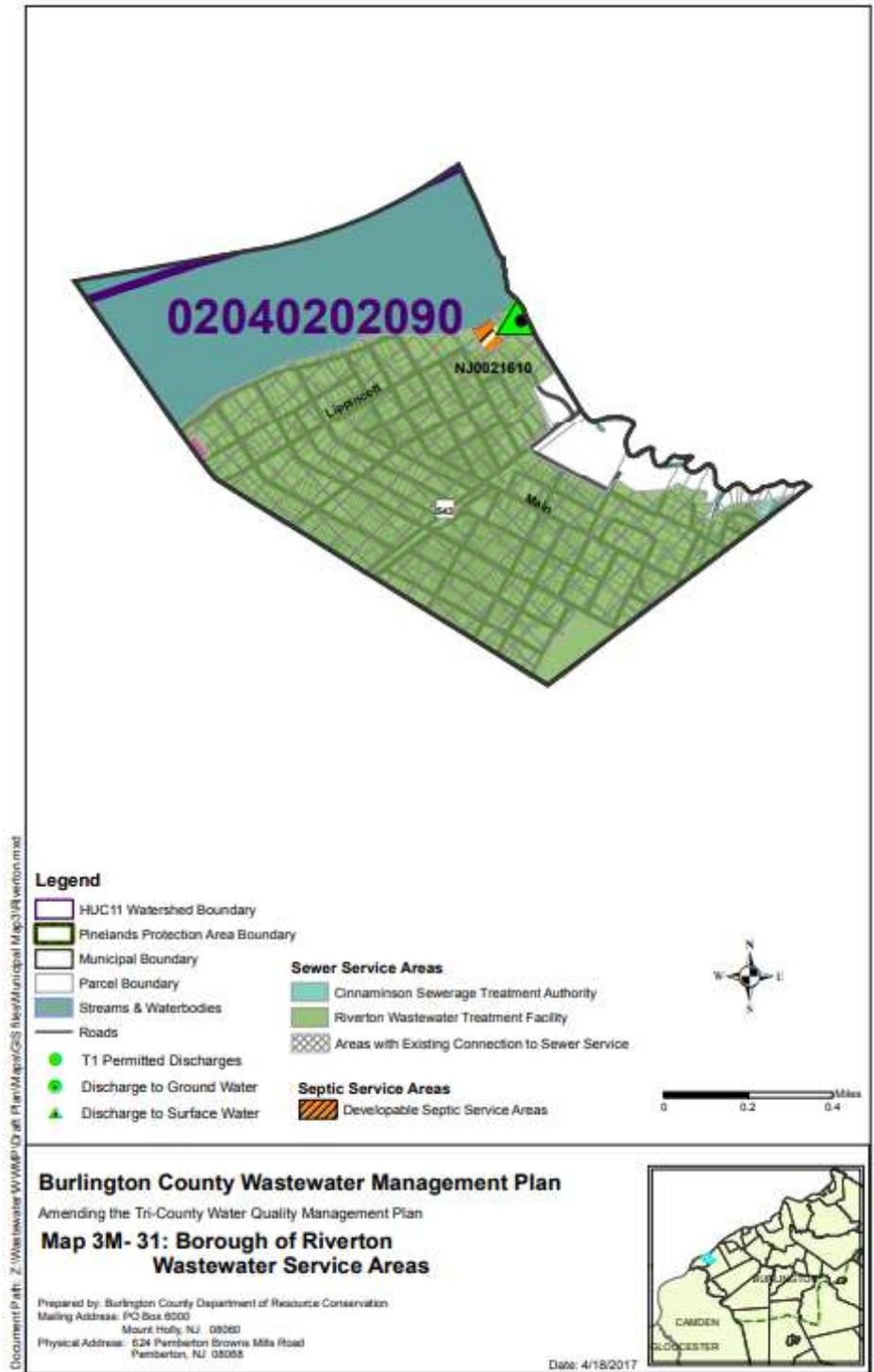
Sewer Service Area - Riverton has its own wastewater treatment plant run by the Riverton Wastewater Plant but Burlington County is responsible for its wastewater management planning. Burlington County's countywide Wastewater Management Plan (WMP) was approved in 2013.

Future Sewer Service Map On July 11, 2012 by Resolution No. 2012-00369, the Burlington County Board of Chosen Freeholders approved a Future Wastewater Service Area map as the first phase of development of the county-wide wastewater management. Following public review and comment,

DEP adopted the Future Wastewater Service Area map as an amendment to the Tri-County Water Quality Management Plan on May 7, 2013.

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

Riverton SSA Map



Riverton Build-out Analysis

		Municipal Area	Developable Area	Acres per Dwelling	# of Units Residential	# of Units Residential		# of Units Non-Residential - 654 / 6544	#Units of Non-residential - 16888
AH	Affordable Housing	1.5	1.0	0.167	5	0	N/A	0	0
GB	General Business	19.2	0.7	N/A	0	0	0.9	0	0
NB	Neighborhood Business	23.5	0.0	N/A	0	0	1.125	0	0
P	Parks	31.1	0.0	N/A	0	0	N/A	0	0
R-15	Residence 15	79.9	0.0	0.34	0	0	N/A	0	0
R-4	Residence 4	82.2	0.0	0.092	0	0	N/A	0	0
R-8	Residence 8	185.5	0.7	0.184	2	0	N/A	0	0
Totals		614	2		7			0	0

*** This is an urbanized municipality. However, this table presents the non-urbanized methodology build-out results. Urbanized methodology was used to estimate future flow to the wastewater treatment plant. It includes a population increase of 11 people and a job increase of 3.

TRANSPORTATION/CIRCULATION

The Circulation Element in the 2005 Master Plan has timeless goals that remain relevant today though it is recommended to be updated with emergent issues as a PIA action item. Future transportation/transit planning initiatives and projects may need partnerships with NJTA, NJDOT, DVRPC and BCBC to achieve key objectives.

In 2014, the light rail system the RiverLine opened with a stop in Riverton. The municipality has adapted its zoning, development, redevelopment, economic development activities and planning around this access to mass transit. The BurLINK cross-county bus system also provides services

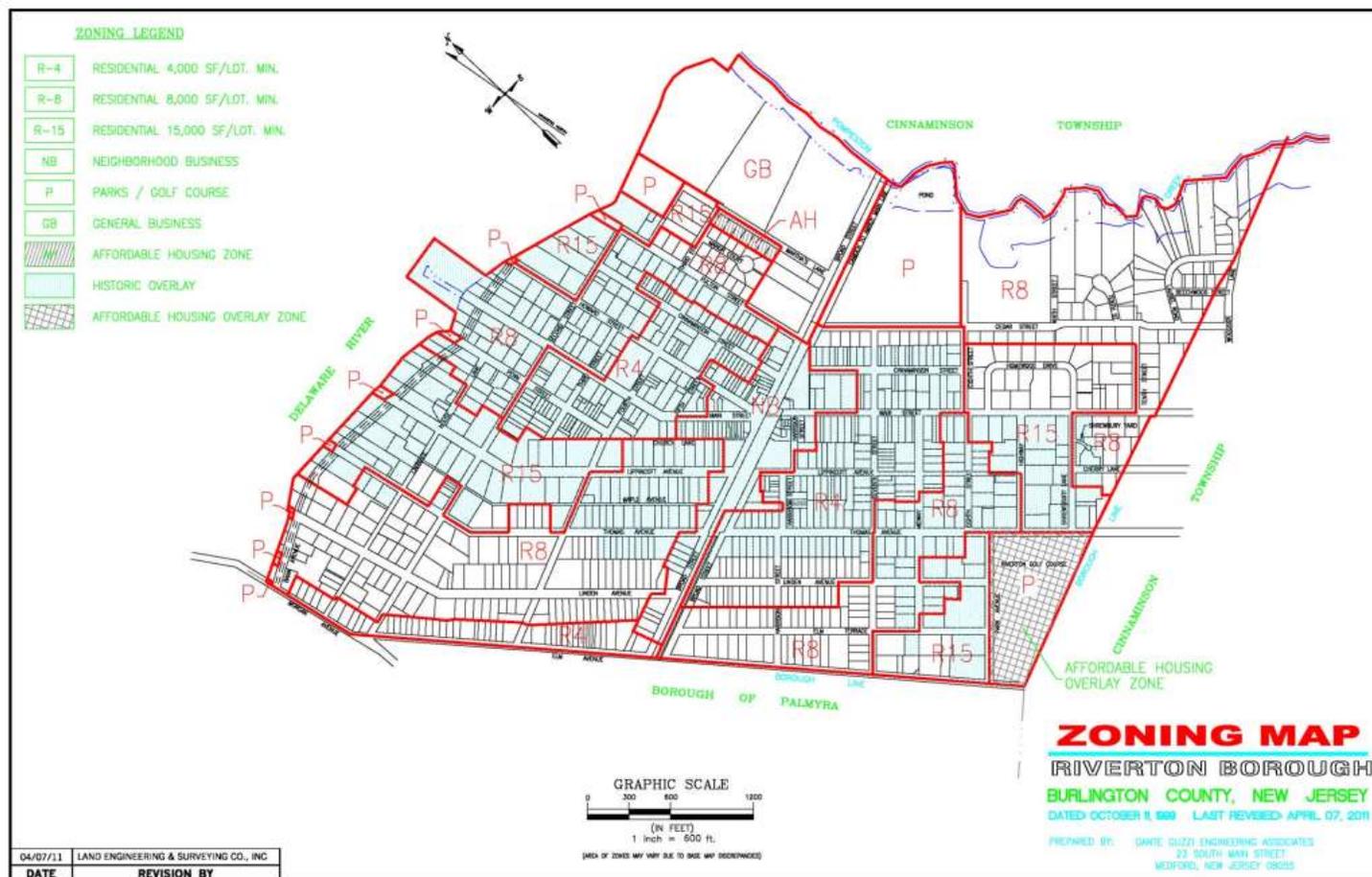
In the recent visioning sessions, walkways/bikeways and bicycle and pedestrian safety especially in providing connectivity between east and west Riverton across Route 130 arose as the priority for residents. The PIA identifies this as an important issue/project to be tackled with the help and involvement of county, state and regional agencies.

FUTURE LAND USE /ZONING MAP (Below)

Redevelopment & Rehabilitation

In 2002, Riverton identified the entire Borough as an area in need of rehabilitation and followed with multiple site specific area for which it determined need and wrote redevelopment plans. Riverton has now successfully redeveloped many of its designated sites, the majority of which are fully built out and is considering sunseting the redevelopment designations. Recently the Colonial Square Shopping Center was found to meet the criteria for Area in Need of Rehabilitation.

Borough of Riverton Zoning Map



PROPOSED MAP AMENDMENTS

Riverton has reached consensus on their map's Planning Areas and Center/Node boundaries with the exception of the treatment of one parcel that is expected to reach a consensus very soon. Maps of the proposed boundaries will be forwarded under separate cover prior to the Plan Implementation Committee meeting. Existing SDRP mapping is below:



Existing Planning Areas show as all PAI, Metropolitan.



Existing Centers are shown with a dashed yellow boundary (in some instances they follow municipal boundaries and are hidden under the white lines.); Nodes have a solid yellow boundary with black hatching.



Centers/Cores/Nodes without municipal boundaries hiding the Center boundary.

STATE PLAN GOALS REVIEW

Goal #1 Revitalize the State's Cities and Towns

The Borough maintains its community character, utilizes all forms of transportation to maintain quality of life, and encourages development, where practical. Riverton is a developed community mostly built out in its neighborhoods and along its highway corridors – primarily Broad Street and US Route 130. To revitalize its existing developed communities, the Borough has sought redevelopment and infill development in several of its aging commercial areas. Through these redevelopment areas, and the proposed cores and metropolitan planning areas, the Borough is advancing these strategies from the state plan:

- *Link the resources and opportunities of cities and towns to their larger regions* – The center and development areas are located along the transportation corridors of the Borough, giving them the greatest connectivity to the rest of the Burlington County Route 130/Delaware River Corridor.
- *Continue to find ways to deliver public services and facilities at lower cost and higher quality* – Additional development, in particular commercial development, along existing developed corridors, will help to spread the cost of public services among more users, without requiring a significant expansion of those services. Riverton is not proposing expansion of development into undeveloped areas, only redevelopment of existing developed areas with more potentially more intensive infill development.
- *Change the way that land is developed and redeveloped in our cities and towns* – Riverton is focused on reusing existing facilities, vacant sites, and brownfields rather than on seeking out green fields to expand development opportunities.

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

Water quality, air quality, habitats, vegetation, and wildlife are priorities for Riverton, consistent with the Waterfront Guidelines and Environmental Resources Inventory. Riverton's plans, and its proposed center and node are designed to avoid additional disturbance to the ecosystems of the Delaware River, the Pompeston Creek and other tributaries. The Borough requires an EIS for any site plans and intends to update its ERI as part of its PIA. It values its C1 Stream corridor and environmentally sensitive areas and is looking to add many of these lands to its ROSI.

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

The Borough has embraced the RiverLine and economic growth, through its plans, ordinances, and development, providing a full-service community. One of the primary goals of the Borough's

planning efforts has been to promote economic growth and revitalization through small scale retail in its center and compatible home-based businesses.

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

The Borough maintains its clean community status through social media, education, and community participation. Riverton invests in efforts to protect, promote, and maintain the town in an environmentally conscious manner. Through the leadership of the Environmental Commission, the Borough has expanded awareness of safeguarding our environment through educational programs, such as the rain garden at Riverton School, information regarding recycling, and participation in the environmental inventory of the Pompeston Creek. Riverton enrolled in the Sustainable Jersey program in 2012 and recently formed a Green Team consistent with membership in the program. Development of various areas of Riverton, such as Riverton Park, the lands adjacent to Pompeston Creek, and the properties where the Borough maintains public rights of way along Bank Avenue (at the end of Thomas, Lippincott, Penn and Howard Streets), if undertaken, would be done in a manner preserving the environmental integrity of those areas, while also permitting peaceful and safe enjoyment to the public.

Riverton's existing and proposed land uses, growth areas, and nodes are prepared with the intent of protecting the environmentally sensitive regions of the Borough. With the proposed growth in the Borough anticipated to occur in the redevelopment and infill areas, the Borough can be proactive in forming public private partnerships with redevelopers and give the Borough 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

Community buildings, parks, open space, sidewalks, street trees, infrastructure, and amenities are maintained with a continuous program.

In limiting public services and utilities to the center of the Borough reduces the per capita expenditures on any utility improvements.. New infill development and redevelopment along the Broad street will provide efficiencies and the perfect location for services. The Borough is hoping to invest in improvements to existing infrastructure and discourage any investment into development in areas that are not appropriate for new construction, including those in the environmentally sensitive areas. Concentrating development and infrastructure improvements leads to a more efficient use of public funds.

Goal #6 Provide Adequate Housing at a Reasonable Cost

Riverton provides a variety of housing types and a current Housing Element and Fair Share Plan and implementing ordinances.

The Borough already provides a range of housing options, and the proposed housing developments in these areas will only add to the stock of housing options, potentially bringing more rental units in these growth areas. This potential connection, along with what could become a mixed use, transit-oriented development near the rail station, would place needed affordable housing in a location with great accessibility to the broader economic region, while reducing transportation costs and commuting times for families. The Borough is committed to satisfying its affordable housing obligations, and as has removed regulatory barriers to the construction of inclusionary developments in proposed growth areas. This will provide options for new residents to live in the community, while helping to address the needs of existing or future residents who may be cost burdened, to find suitable housing in Riverton.

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

From its Historic District and shoreline extending along its border to interior parks and open space, Riverton consistently preserves and enhances cultural and natural resources for future generations.

Goal #8 Ensure Sound and Integrated Planning and Implementation Statewide

Riverton is pro-active, with a Master Plan and Elements which are implemented in a thoughtful and comprehensive way to preserve quality of life.

Through this Plan Endorsement process, the Borough is seeking integrated planning with state agencies. The proposed center and node 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 Riverton 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 Borough'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 Borough's master plan, housing plan, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to centers and nodes.

RESILIENCY

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

- The Borough is working to update and amend its Flood Hazard Ordinance.

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

STAFF RECOMMENDATION:

From Riverton’s regional MSA, “Over the last 20 years, Burlington County, the municipalities, and State agencies have worked together to implement sound planning principles and the common goals set forth in the State Development and Redevelopment Plan and Route 130/Delaware River Corridor Strategic Plan. The vision set forth in the 1999 Plan remains relevant and the goals are still valid. The municipalities have invested in the success of the Plan and have implemented, many, if not most of the recommendations and strategies. In order to continue this successful partnership, the County, on behalf of the 12 municipalities is again seeking plan endorsement, in order to further advance the transportation, economic and land use goals of the Corridor and extend the existing Town Center designations for another ten years. The regional approach undertaken in the Strategic Plan is unique as compared to other Endorsed Plans. It could be a model for other areas of the State, where several municipalities must cooperate to achieve common goals.”

Riverton has followed and implemented the Endorsed 1998 Route 130/Delaware River Corridor Strategic Plan as the regional and local manifestation of the State Plan. They have completed all of the activities under Land Use, Housing, Economic Development, Transportation, Recreation and Open Space, Historic Preservation, Public Facilities and Services and Intergovernmental Coordination. (Please see the table on Page 4.) This plan was the approximation of a Plan Implementation Agreement (PIA) for Riverton since the municipality was endorsed before PIAs existed.

The Borough of Riverton has diligently and regularly planned and implemented measures to ensure that their centers, 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 PIA, are aligned with the State Plan. It is staff’s recommendation that the Commission adopt the Resolution for Plan Endorsement. Please see the attached PIA for details of their implementation agenda.

PIA Riverton DRAFT 6-14-22							
#	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	
			<ul style="list-style-type: none"> • OPA sends certified resolution to NJ State Register and petitioner with 				
			<ul style="list-style-type: none"> • OPA updates GIS layer 				
			<ul style="list-style-type: none"> • 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, Riverton 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		Register for and 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	Riverton currently is registered but not certified with Sustainable Jersey and has a 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.

#	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	Riverton 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. <u>oDEP strongly advises against new utility development</u>
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	10/30/22	Riverton's Flood Loss ordinance is from 2017 (Chapter 71 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP.
C3	Climate Resilience Planning		Riverton seeks state assistance for maintenance of its Delaware River seawall	Governing Body	OPA, DEP, FEMA, USACE,		Technical support, identify potential funding sources
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. Riverton 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. (Riverton has a Green Team that has not been certified as yet but could be the catalyst for many of the actions herein.)
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.

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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. Riverton 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		Update the 2008 Open Space & Recreation Plan/Element (OSRP) with an emphasis on identifying a strategy for preserving the Pompeston stream 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 Pompeston Creek.	Work with County, neighboring communities, Pompeston Creek Watershed Association, Riverton 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 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 to consider a site plan for approval.

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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 Climate Action Plan if so desired.	DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.	
E4	Sustainability	*	Adopt a recycling Statement of Consistency.				Riverton 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	Riverton has a Shade Tree Board and shade/street tree ordinance (ECode360 Chapter 35) 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

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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	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 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 & 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	*	Update the 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 Riverton 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. Riverton 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.
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	Riverton agrees to work on the Circulation Element.
G3	Transportation & Circulation		Riverton requests assistance in funding ADA sidewalk improvements	Governing body	OPA, DOT, DCA, Rutgers/Vorhees		

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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). Riverton 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 &		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 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 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 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	Riverton still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	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.)	Riverton 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	*	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. Riverton 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, Riverton should participate in it's next iteration and ensure submittal of MS4 reports each May. Riverton updated its stormwater ordinance 4/2021 and would appreciate support for stormwater management improvements.

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J4	Infrastructure		<p>Adopt an Impervious Surface Reduction Ordinance. It is recommended that Riverton incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance</p> <ul style="list-style-type: none"> o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces. 	Governing body	NJDEP		
J5	Infrastructure/ Utilities		Consider initiating conversations with the County and neighboring communities about a long-term plan for a regional wastewater plant, sited out of the flood hazard area and protected from climate change considerations.	Engineer and governing body	DEP and BCBC technical assistance, Ibank etc	Long-term but begin discussions soon	Agencies support to the extent practicable.
K1	Economic Development		Promote Riverton'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.			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 element. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Historic reservation Commission and governing body, Riverton Historical Society, Riverton Steamboat Landing Society	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 : https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf
L2	Historic Resources		Riverton requests assistance in funding local historic presedrvation projects.	Historic reservation Commission and governing body, Riverton Historical Society, Riverton Steamboat Landing Society	OPA, SHPO, BCBC, County, FEMA	Report on progress in biennial review	

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M1	Planning	*	Update the Community Facilities Plan	Planning Board	Technical assistance	3 years	
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.
P1	Housing		Riverton requests assistance for housing rehabilitation	Governing Body	OPA, DCA		