

2022 MASTER PLAN
TOWNSHIP OF FLORENCE
BURLINGTON COUNTY, NEW JERSEY

Adopted June 28, 2022



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Thank you to all the individuals whose time and effort have been instrumental in the development and approval of this 2022 Master Plan.

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APPENDIX A

VISION FOR FLORENCE TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

I. INTRODUCTION

A. Purpose of the Master Plan

This 2022 Master Plan is intended to provide a set of policies for the Township of Florence that will guide municipal officials, the planning and zoning boards, and citizens on decisions and regulations within the Township. The Master Plan is a broad policy document that guides the use of lands and the future physical, economic, and social development of the Township. The Master Plan contains an inventory of the municipality's existing conditions, articulates the community's vision and goals, identifies its needs, and provides long-range policy recommendations for achieving the community's vision and goals for the future. It is the principle document used to formulate the contents of a community's zoning ordinance and subdivision regulations. The Master Plan serves as a reference guide so that future land use decisions are made in a consistent and reasoned manner.

B. Scope of a Master Plan

The *Municipal Land Use Law, (MLUL) N.J.S.A. 40:55 D-28*, states that the planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects the public health and safety and promotes the general welfare. The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements (1) and (2) and, where appropriate, the following elements (3) through (17):

- (1) **A Statement of Objectives, Principles, Assumptions, Policies and Standards** upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- (2) **A Land Use Plan Element**
 - (a) Taking into account and stating its relationship to the statement provided for in (1) hereof, and other master plan elements provided for in paragraphs (3) through (17) and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
 - (b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and
 - (c) Showing the existing and proposed location of any airports and the boundaries of airport safety zones; and

- (d) Including a statement of the standards of population density and development intensity recommended for the municipality.
- (e) Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachments upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;
- (f) Including, for any land use element adopted after the effective date of P.L. 2017, c. 275, a statement of strategy concerning:
 - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
 - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
 - (iii) Environmental sustainability; and
- (g) Showing the existing and proposed location of public electric vehicle charging infrastructure.

Optional Elements of the Master Plan include:

- (3) **A Housing Plan Element**¹ pursuant to section 10 of P.L. 1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;
- (4) **A Circulation Plan Element** showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification systems of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail, and identifying existing and proposed locations for public electric vehicle charging infrastructure;

¹ *A Housing Plan Element is listed as an Optional Element of the Master Plan, however, the MLUL at N.J.S.A. 40:55D-62. Power to Zone, indicates that the land use plan element and the housing plan element form the basis for the zoning ordinance. Since all municipalities have a zoning ordinance, it is reasonable to conclude that a housing plan element is a mandatory part of a master plan, and that its findings and conclusions must serve not only as a basis for zoning, but they must be coordinated with the land use plan element.*

- (5) **A Utility Service Plan Element** analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan.
- (6) **A Community Facilities Plan Element** showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas.
- (7) **A Recreation Plan Element** showing a comprehensive system of areas and public sites for recreation;
- (8) **A Conservation Plan Element** providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.
- (9) **An Economic Plan Element** considering all aspects of economic development and sustained economic vitality, including a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and an analysis of the stability and diversity of the economic development to be promoted.
- (10) **An Historic Preservation Plan Element** indicating the location and significance of historic sites and historic districts, identifying the standards used to assess worthiness for historic site or district identification, and analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.
- (11) **Appendices** or separate reports containing the technical foundation for the master plan and its elements
- (12) **A Recycling Plan Element** which incorporates the state Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

- (13) **A Farmland Preservation Plan Element** which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available by P.L. 1988, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements
- (14) **A Development Transfer Plan Element** which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program based on the provisions of section 5 of P.L. 2004, c.2 (C.40:55D-141);
- (15) **An Educational Facilities Plan Element** which incorporates the purposes and goals of the "Long-Range Facilities Plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P. L. 2000, c.72(C.18A:7G-4).
- (16) **A Green Buildings and Environmental Sustainability Plan Element**, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider, encourage and promote the development of public electric vehicle charging infrastructure in locations appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design; and
- (17) **A Public Access Plan Element** that provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to:

- (1) The master plans of contiguous municipalities;
- (2) The master plan of the county in which the municipality is located;
- (3) The State Development and Redevelopment Plan; and
- (4) The district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act" of the county in which the municipality is located.

C. 2022 Master Plan Elements

The Township of Florence has chosen to prepare the following required and optional elements for the 2022 Master Plan:

- *Statement of Objectives, Principles and Assumptions, Policies and Standards*
- *Land Use Plan Element*
- *Utility Service Plan Element*
- *Circulation Plan Element*
- *Community Facilities Plan Element*
- *Recreation Plan Element*
- *Conservation Plan Element*
- *Economic Plan Element*
- *Historic Preservation Plan Element*
- *Recycling Plan Element*
- *Farmland Preservation Plan Element*
- *Educational Facilities Plan Element*
- *Public Access Plan Element*
- *Interrelationship of the Plan to the Adjacent Municipal, County, and State Plan*

D. Prior Florence Township Master Plans

The original Florence Township Master Plan was adopted in August, 1976 with Amendments dated:

May, June, October, December, 1987
 May, 1989
 February, April, May, June, October, 1990
 September, 1991

April, 1992
 February, March, April, 1994
 May 22, July 24, 1995
 April, August, September, 1999

The 1976 Master Plan contained a number of required and optional elements that were amended in subsequent years. The Table of Contents of the 1976 Master Plan included the following Chapters, some of which were marked as *Reserved* for preparation at a future time. Some of the Chapters shown as *Reserved* in 1976 remained as *Reserved* in 2022.

1976 Master Plan Elements

- I. Introduction
- II. Data & Statistics about Florence
- III. Community Facilities Plan Element
- IV. Recreation Plan Element
- V. Utility Service Plan Element
- VI. Circulation Plan Element
- VII. Housing Element and Fair Share Plan
- VIII. Land Use Plan Element
- IX. Historic Preservation Plan Element

E. Current and Prior Florence Township Housing Elements and Fair Share Plans

The Housing Element and Fair Share Plan has been revised a number of times due to Rounds One, Two and Three of the Council on Affordable Housing (COAH) regulations and the more recent requirement that municipalities obtain approval of their affordable housing obligation from the Court. Housing Elements and Fair Share Plans were prepared, dated, or adopted as follows:

January 5, 1987, Resubmitted June 1, 1987	April 20, 1998
June 27, 1988 Amendment	December 2, 2008
July 25, 1988 Amendment	December 8, 2015
March 31, 1989	April 24, 2018
April 27, 1992	August, 2018
March 1993, Amended February, 1994	

The most recent Housing Plan Element is the 2018 Third Round Housing Element and Fair Share Plan (Plan), April 2018, Amended August 2018. The Plan was prepared by Clarke Caton Hintz and is contained in a separate document from this Master Plan. The Plan was prepared for Florence Township in accordance with the New Jersey Fair Housing Act and the rules of the New Jersey Council on Affordable Housing (COAH) at NJAC 5:93 et seq. and to address the Court-approved Settlement Agreement (FSHC Agreement) between Florence Township and Fair Share Housing Center (FSHC), dated November 22, 2016, amended December 19, 2017. The Plan was submitted to the Superior Court, Burlington County Law Division to obtain a third round Judgment of Compliance and Repose to July 2025.

F. Prior Florence Township Master Plan Reexaminations

The Township's most recent Reexamination Report was adopted on May 22, 2018. Prior to 2018, Reexamination Reports were prepared, dated, or adopted as follows:

May, 1982
July 26, 1982
June 27, 1994

June 19, 2000
February 24, 2003
June 16, 2008

G. Plan Endorsement – Visioning Process for Florence Township

Florence Township participated in the Plan Endorsement process for the regional Route 130/Delaware River Corridor Strategic Plan that the New Jersey State Planning Commission (SPC) endorsed on April 28, 1999. Plan Endorsement is a voluntary review process established by the SPC to provide technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and the State Development and Redevelopment Plan.

In 2021, the Florence Township Council agreed to participate with Burlington County and the eleven other municipalities that comprised the Route 130/Delaware River Corridor (Corridor) to attain a new Plan Endorsement for the Corridor from the SPC. The Plan Endorsement process requires a municipality to prepare a vision statement that is based on public input. Because of the obstacles for holding in-person public visioning sessions caused by the COVID-19 pandemic, Florence Township prepared and posted an online survey to obtain public input to develop a vision statement for the municipality in early 2022. On March 22, 2022, the Florence Township Plan Endorsement Advisory Committee and the Florence Township Planning Board held a public meeting to review the results of the survey, discuss the draft vision statement, and refine the vision statement from public input obtained during the meeting.

The final Vision Statement from the Visioning Process is included in its entirety in Appendix A. Since the final elements of the Master Plan and the Visioning Process were occurring at the same time, the Master Plan considered the Vision and the Vision considered the Master Plan. For this reason, the Vision Statement is included in this 2022 Master Plan.

H. Summary

The Township prepared its first Master Plan in 1976 and prepared Amendments to the Master Plan or Master Plan Reexaminations within the required time periods set by the Municipal Land Use Law. The 2021 Master Plan contains the most comprehensive inventory of existing conditions and goals and objectives to guide the Township well into the future.

II. STATEMENT OF OBJECTIVES, PRINCIPLES, ASSUMPTIONS, POLICIES AND STANDARDS

A. Introduction

The **Statement of Objectives, Principles, Assumptions, Policies and Standards** is the first required element of a Master Plan and it is the base upon which the constituent proposals for the physical, economic and social development of the municipality are built. The following Objectives, Principles, Assumptions, Policies and Standards have been adopted by the Township of Florence Planning Board for this 2022 Master Plan.

1. Managed and balanced economic development and residential growth is encouraged in the Township to achieve land development that is both aesthetically pleasing and economically valuable. Township policies such as zoning and upgrading municipal services should encourage the development of environmentally conscientious commercial, retail and service development providing needed services, jobs and a strengthened tax base.
2. The unique character, existing scale, history and heritage of the Township and in particular, the Roebing Village area and the Town of Florence, should be preserved and protected through the use of appropriate development controls. Individual historic sites throughout the Township should likewise be preserved and all should be promoted.
3. Develop Route 130 in a manner generally consistent with the other goals of the Master plan.
4. Improvements and expansions to the Township's water and sewer systems should be balanced with the existing need and coordinated with the Township's future land use policies.
5. Residential development standards should permit flexibility of design in order to promote the retention of open space and the preservation of critical areas. Growth should be managed and consistent with the availability of municipal services. While complying with affordable house requirements, growth impacts and financial costs should be minimized.
6. The remaining agricultural areas of Township that are situated to the south of the New Jersey Turnpike Extension and east of the Highway Commercial Zoning District represents an important and rapidly diminishing resource that should be protected and preserved from inappropriate development that will be harmful to its long term viability as an agricultural area.
7. Residential development should be generally confined to the area north of the New Jersey Turnpike Extension in the more densely populated urban areas of the Township in order to prevent sprawl, wasteful expenditures on infrastructure, and adverse impacts on

agriculture, wetlands, floodplains, water bodies and other environmentally sensitive areas that are more prevalent in the areas south of the New Jersey Turnpike Extension and east of the Highway Commercial Zoning District. The areas targeted for denser residential development are the older portions of the Township close to the Delaware River where infrastructure and services are available and where additional development is consistent with smart growth and the existing scale and character Township.

8. Future residential development in areas to the south of the New Jersey Turnpike Extension and east of the Highway Commercial Zoning District should be limited to very low density residential development where public sewerage is not and should not be available with the exception of water and sewer service to Florence Township Memorial High School.
9. Gaps in water and sewer infrastructure can be connected but water and sewer should not be extended to areas outside of the sewer service area or water service area.
10. The existence of neighborhood commercial areas serving the needs of neighborhood residents is important to the Township. The Township should look for and support realistic ways to assist these areas in becoming more economically viable.
11. The closing of the Roebling Plant, a site of strategic importance to the Township, still adversely affects the Township's character and economic base. The Township should look for ways to make this site more attractive to redevelopment and accessible to the waterfront and Route 130.
12. Significant changes have occurred to the road networks in Florence Township. The changes have affected the character and rate of development in the Township and the region. The implications on the character and future development of Florence should be actively monitored so that the consequences and impacts of development, specifically on circulation and road networks, can be addressed and mitigated by the Township and where required, the Township in conjunction with County, State and regional authorities.
13. Township objectives, principles, assumptions, policies and standards should be consistent with smart growth and sustainable development.
14. Detailed, refined definitions should be provided of distribution centers and warehouses since there are unique distinctions, each with a different impact on surrounding land uses and infrastructure.
15. Permitted and accessory uses in each zoning district should be reviewed, revised and updated, as needed, to reflect current uses that may not have been previously envisioned and to meet the needs of the citizens of the Township of Florence.

III. LAND USE PLAN ELEMENT

A. Statutory Requirements

The **Land Use Plan Element** is prepared in accordance with N.J.S.A. 40:55D-28(b)(2), which states that the Land Use Plan Element shall be prepared:

- (a) Taking into account and stating its relationship to the statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based, and other master plan elements, including but not necessarily limited to topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands.
- (b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
- (c) Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983,c.260 (C.6:1-80 et al.);
- (d) Including a statement of the standards of population density and development intensity recommended for the municipality.
- (e) Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachments upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;
- (f) Including, for any land use element adopted after the effective date of P.L. 2017, c. 275, a statement of strategy concerning:
 - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
 - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
 - (iii) Environmental sustainability; and

- (g) Showing the existing and proposed location of public electric vehicle charging infrastructure.
- (h) Including, for any land use plan element adopted after the effective date of P.L. 2021, c.6. a climate change-related hazard vulnerability assessment which shall:
 - (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
 - (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in sub-subparagraph (i), above, related to that development;
 - (iii) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
 - (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
 - (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
 - (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
 - (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

B. Purpose

The Land Use Plan Element sets the framework and incorporates the land use implications for all of the other elements of the Master Plan. It establishes policies for the long-term physical development of the municipality and translates the community's vision into a physical pattern that guides the general location of various types of land uses. The Land Use Plan Element also includes goals, policies, and action items that are necessary to achieve the long-term future desired by the community. It is utilized to guide the Township's local decision making and will be implemented through the Zoning Ordinance and Map, as well as other land development regulations.

C. Inventory of Existing Conditions

1. Location

Florence Township is located along the Delaware River in the northwestern portion of Burlington County. The Delaware River borders and forms the northern boundary of the Township. Crafts Creek forms the northeastern Township boundary and Assiscunk Creek forms the southern boundary. Burlington Township is located to the west, Springfield Township is located to the south and Mansfield Township is located to the east of Florence Township. Interstate 295 passes through the southern portion of the Township and has exit and entrance ramps to and from it at Interchange 52. The New Jersey Turnpike runs in a generally north to south direction through the state and the Pennsylvania Extension of the Turnpike passes through the northern and central portion of the Township in a generally east to west direction with Interchange 6A exiting and entering on US Route 130. US Route 130 flows through the Township in a generally east to west direction and NJ Transit River LINE Light Rail with two transit stops in Florence, follows a parallel route to the north. NJ Transit leases the rail line to Conrail which provides freight service during overnight times when passenger service is not operating.

2. Physical Features

Florence Township contains a number of environmental features shown on *Figure III-1. USGS Map*. These include the Delaware River and Assiscunk Creek. While not named on the USGS Map, Crafts Creek is shown on the eastern side of the map and Bustleton Creek is shown on the western side of the Township south of the NJ Turnpike and north of US Route 130. Tributaries of Assiscunk Creek are shown in the southwestern portion of the Township. Topographic contour lines are shown in brown with the majority of the Township relatively flat to gently sloping with the exception of extremely steep slopes, identified as "Bluff" along the Delaware Riverfront in the vicinity of Walnut Street east to an area east of William Avenue. The buildings and rail yard of Roebing Steel are shown on the northeastern side of the Township and Tailings, to the south of Bodine Street, are shown on the R.D. Wood/Griffin Pipe site. Roebing and Florence, Florence Station, Bustleton, cemeteries, a mining pit and other features of interest are shown.

Figure III-2. 1930 Aerial Map provides a view of the Township as it was in historic times which can be compared to *Figure III-3. 2015 Aerial Map* as the Township looks in more recent years.

Figure III-4. NJDEP Freshwater Wetlands Map shows potential wetland areas as mapped by the New Jersey Department of Environmental Protection. As expected, wetlands are located in low lying areas surrounding the Assiscunk Creek and tributaries, Crafts Creek and Bustleton Creek. Comparing the Wetlands Map to the USGS Map shows that much of the wooded areas of the Township to the north and south of the New Jersey Turnpike Extension and Interstate 295 contain wetlands.



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2022 MASTER PLAN
1930 Aerial Map
Florence Township Burlington County, New Jersey

Figure III-2. 1930 Aerial Map



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2022 MASTER PLAN

2015 Aerial Map

Florence Township Burlington
County, New Jersey

Figure III-3. 2015 Aerial Map

The United States Department of Agriculture (USDA) soils types are shown on **Figure III-5. USDA Soils Map**. Looking at the Soils Map in the areas of the Township north of US Route 130 and east of the NJ Turnpike, it might be anticipated that areas shown as Ug-Urban land and Mg-Made land, sanitary fill may have been wetlands prior to filling.

The Flood Emergency Management Agency (FEMA) 100 Year and 500 Year Floodplains and Floodway are shown on **Figure III-6. FEMA Map**. Areas along the Delaware River, Crafts Creek and Bustleton Creek are not only in the 100 Year Floodplain but they are also in the Floodway. Other areas along the Delaware River, Crafts Creek and Bustleton Creek are situated in the 100 Year or 500 Year Floodplains. Assiscunk Creek and its tributaries are situated in either the 100 Year Floodplain or along the stream line.

Other physical features in the Township are discussed and mapped in **Chapter VII. Recreation Plan Element, Chapter VIII. Conservation Plan Element, and Chapter XII. Farmland Preservation Plan Element**.

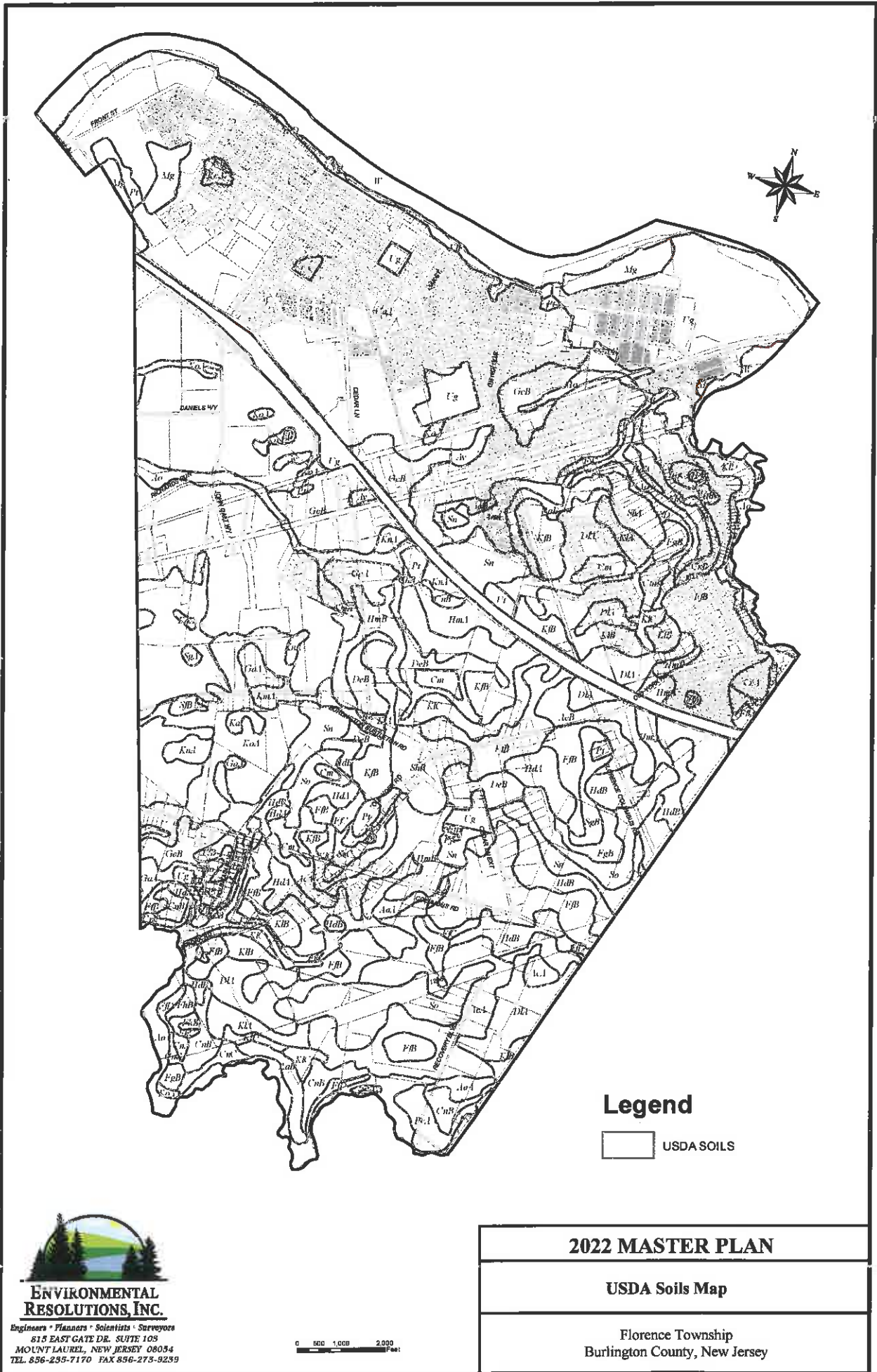
3. Known Contaminated Sites and Environmental Sites and Facilities

NJDEP maintains Known Contaminated Sites Lists (KCSL) that have been identified by the NJDEP or are listed by the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation and Liability System (CERCLIS) and the National Priorities List (NPL) sites. The sites are identified by name and address and are on the Closed List, Active List, or Pending List. The Known Contaminated Sites List includes properties where contamination of soil or water has been confirmed at levels equal to or greater than applicable standards. **Table III-1. Active Known Contaminated Sites List** and **Table III-2. Pending Known Contaminated Sites List**, last updated June 29, 2022, show the various properties in Florence Township.

RCRA gives EPA the authority to control hazardous waste from cradle to grave. This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes.

CERCLIS is the official repository for all Superfund site data compiled in support of the Comprehensive Environmental Response, Compensation and Liability Act. EPA uses CERCLIS data to track Superfund site activities and for annual Superfund reporting to Congress.

The National Priorities List (NPL) is a listing of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. The NPL is intended primarily to guide EPA in determining which sites are so contaminated as to warrant further investigation and significant cleanup.



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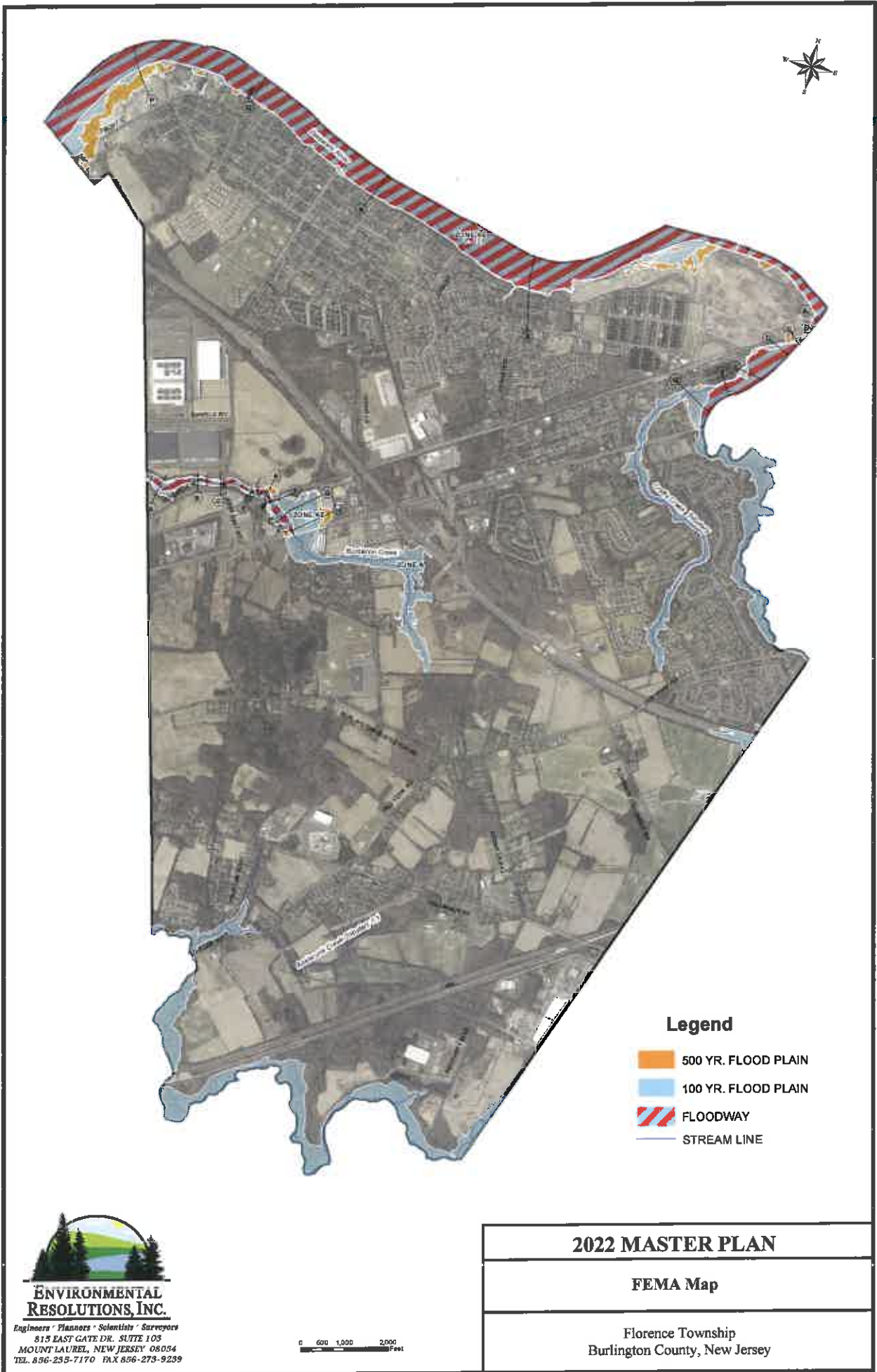
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2022 MASTER PLAN

USDA Soils Map

Florence Township
Burlington County, New Jersey

Figure III-5. USDA Soils Map



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2022 MASTER PLAN
FEMA Map
Florence Township Burlington County, New Jersey

Figure III-6. FEMA Map

**Table III-1. Active Known Contaminated Sites List (KCSL)
Florence Township, New Jersey.**

Site ID	PI Number	PI Name	Address	Home Owner
649177	838542	28 WEST FRONT STREET	28 W FRONT ST	No
14096	G000004498	FLORENCE LAND RECONTOURING (FLR) LANDFILL	CEDAR LN	No
14687	000047	GRIFFIN PIPE PRODUCTS CO	1100 W FRONT ST	No
10858	000613	HAPCO ROEBLING	2141 RT 130	No
52427	019305	LOUIS J KENNEDY TRUCKING CO	1400 FRONT ST	No
65120	569854	NJ TRANSIT RIVER LINE BURLINGTON COUNTY	VARIOUS LOCATIONS	No
70886	569854	NJ TRANSIT RIVER LINE BURLINGTON COUNTY	703 VAN ROSSUM AVE	No
57931	033717	ROEBLING STEEL COMPANY(FORMER)	1495 HORNBERGER AVE	No
10855	014145	TRANSAMERICA DELAVAL CONDENSER (FORMER)	801 W FRONT ST	No
688879	966369	VAN HUFF MOTORS	2128 RT 130	No
10	Site Count			

**Table III-2. Pending Known Contaminated Sites List (KCSL)
Florence Township, New Jersey.**

Site ID	PI Number	PI Name	Address	Home Owner
64214	G000009691	567 DELAWARE AVENUE	567 DELAWARE AVE	No
1	Site Count			

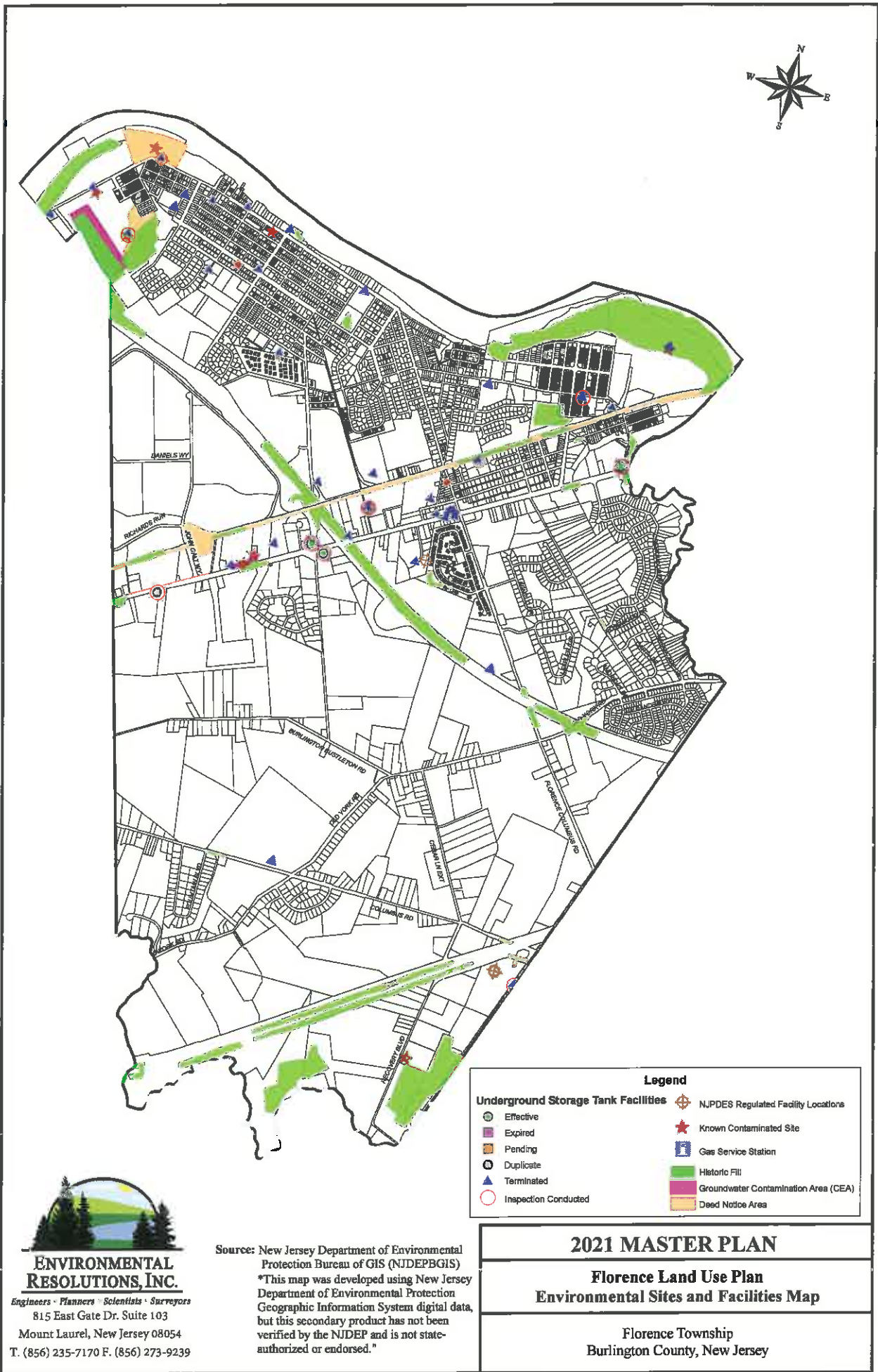
Figure III-7. Environmental Sites and Facilities Map, from the NJ GeoWeb website, shows the location of various environmental sites including those with Deed Notice Areas, Gas Stations, Groundwater Contamination Areas, Historic Fill, Known Contaminated Sites List, NJPDES Regulated Facility Locations and Underground Storage Tank Facilities (Inspections Conducted and Terminated).

4. Historic District

The Florence Township *Historic District* and is discussed in Chapter X. Historic Plan Element.

D. Population

Florence Township had a 1990 population of 10,266, a 2000 population of 10,746 and a 2010 population of 12,109 according to the U. S. Census of Population. The Delaware Valley Regional Planning Commission's (DVRPC) Analytical Data Report, July 2016 County and



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Source: New Jersey Department of Environmental Protection Bureau of GIS (NJDEPBGIS)
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized or endorsed.

Legend	
Effective	NJPDES Regulated Facility Locations
Expired	Known Contaminated Site
Pending	Gas Service Station
Duplicate	Historic Fill
Terminated	Groundwater Contamination Area (CEA)
Inspection Conducted	Dead Notice Area

2021 MASTER PLAN

Florence Land Use Plan
Environmental Sites and Facilities Map

Florence Township
 Burlington County, New Jersey

Figure III-7. Environmental Sites and Facilities Map

Municipal-Level Population Forecasts, 2015-2045 projected a 2015 Census estimate of 12,688 for Florence and the following population forecasts shown in *Table III-3*.

Table III-3. DVRPC Population Forecasts, Absolute Change and Percentage Change, Florence Township, New Jersey.

2020 Forecast	12,864
2025 Forecast	13,038
2030 Forecast	13,216
2035 Forecast	13,369
2040 Forecast	13,495
2045 Forecast	13,602
Absolute Change	914
Percentage Change	7.2%

The Absolute Change during the same time period for Burlington County is 42,483 or 9.4%.

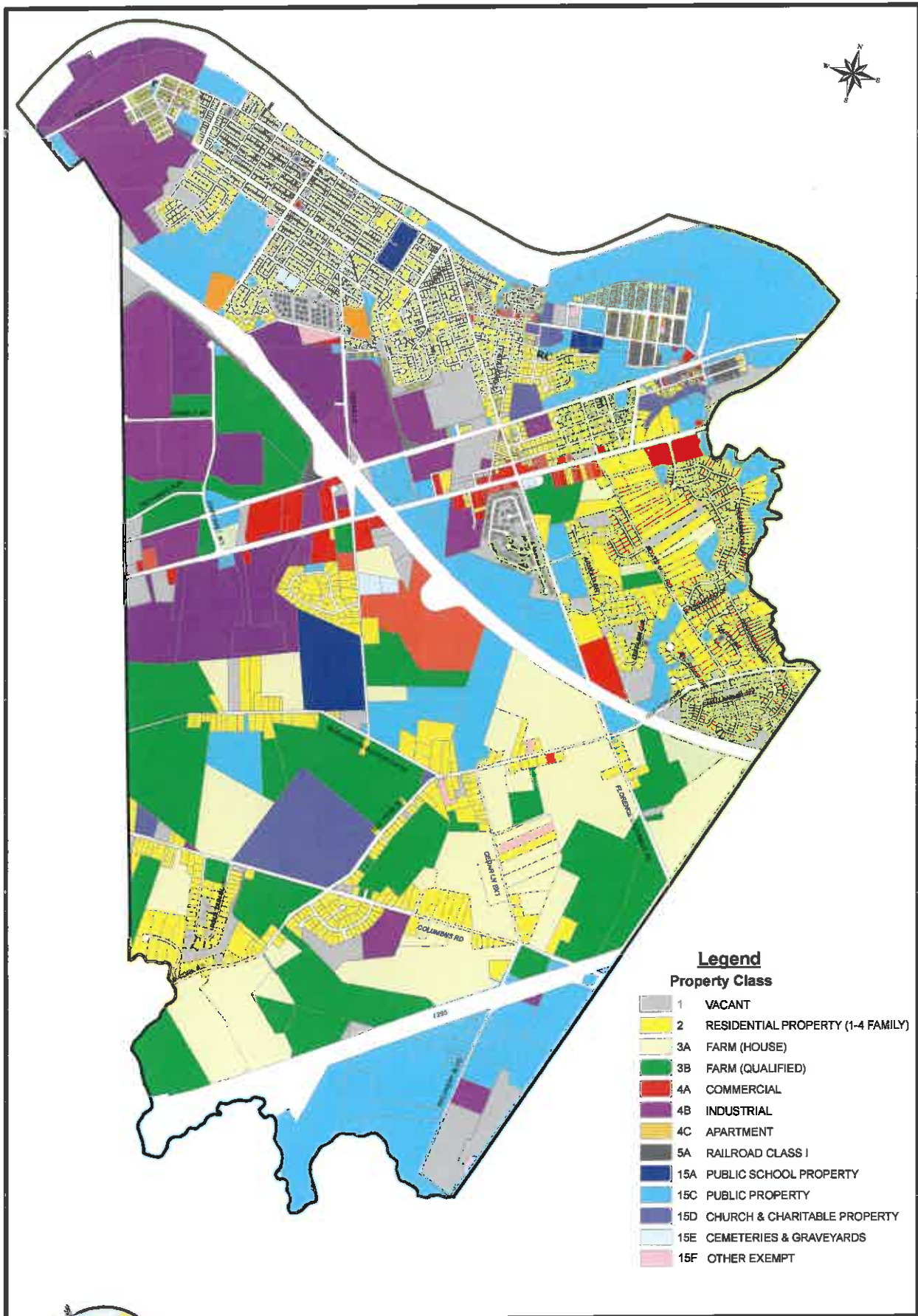
E. Land Use

Figure III-8. Land Use Map shows the following land uses in the Township for 2018. In addition, *Table III-4. Existing Land Uses/Property Classes* shows the total acreage in each category.

Table III-4. Existing Land Uses/Property Classes and Acreage.

<i>Property Class</i>	<i>Description of Land Use</i>	<i>Acreage</i>
1	Vacant	634.20
2	Residential (1-4 Family)	1,595.26
3A	Farm (House)	34.24
3B	Farm (Qualified)	1,693.74
4A	Commercial	174.11
4B	Industrial	498.55
4C	Apartment	69.37
5A	Railroad Class 1	N.A.
15A	Public School Property	77.38
15C	Public Property	1,035.40
15D	Church & Charitable Property	129.60
15E	Cemeteries & Graveyards	13.08
15F	Other Exempt	21.62

Figure III-8. Land Use Map also shows Public Property. This Land Use/Property Class can be utilized to evaluate if Township owned properties should be sold or used for an alternative use than the current use. The location of publicly owned parcels can also be used to determine whether properties going to tax sale or foreclosure provide a municipality with an opportunity to acquire parcels adjacent to public properties to assemble larger parcels for public use, for instance, for parking lots, parks, or redevelopment.



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2022 MASTER PLAN
Land Use Map
Florence Township Burlington County, New Jersey

Figure III-8. Land Use Map

F. Property Tax Assessments, Taxable Properties and Exempt Properties

The State of New Jersey Local Government Services Year 2021 Municipal User Friendly Budget provides Property Tax Assessment for Taxable Properties and Exempt Properties (October 1, 2020 Value). *Table III-5. Assessed Property Valuations Taxable Properties (October 1, 2020 Value)* and *Table III-6. Assessed Property Valuations Non-Taxable Properties (October 1, 2020 Value)* provides information on the number of parcels, the assessed value, and the percent of the total parcels in the Township in each Property Class. This information does not provide the total acreage of the properties so it does not account for the size of parcels, only the number of each type, the assessed value and the percent of the total. As shown, residential properties account for 80.63% of the total taxable parcels in the Township. Other exempt parcels account for 55.31% of the total exempt parcels with public parcels accounting for 22.78% of the total.

**Table III-5. Assessed Property Valuations Taxable Properties
(October 1, 2020 Value).**

Property Class	Description	# of Parcels	Assessed Value	% of Total
1 ¹	Vacant Land ¹	159	\$35,168,400.00	2.78%
2	Residential	4,648	\$1,019,102,800.00	80.63%
3A/3B	Farm	86	\$11,036,500.00	0.87%
4A	Commercial	113	\$51,331,000.00	4.06%
4B	Industrial	27	\$135,842,700.00	10.75%
4C	Apartments	5	\$11,394,600.00	0.90%
5A/5B	Railroad	0	\$0.00	0.00%
6A/6B ²	Business Personal Property	1	\$100.00	0.00%
Total		5,039	\$1,263,876,100.00	100.00%

¹ Vacant Land includes open space, undeveloped land and stormwater management areas in developments.

² Verizon Telephone Wires.

**Table III-6. Assessed Property Valuations Non-Taxable Properties
(October 1, 2020 Value).**

Property Class	Description	# of Parcels	Assessed Value	% of Total
15A	Public Schools	4	\$45,041,800.00	11.69%
15B	Other Schools	0	\$0.00	0.00%
15C	Public Property	147	\$87,756,600.00	22.78%
15D	Churches & Charities	45	\$38,381,500.00	9.96%
15E	Cemeteries & Graveyards	4	\$1,015,000.00	0.26%
15F	Other Exempt	98	\$213,075,700.00	55.31%
Total		298	\$385,270,600.00	100.00%

G. Existing Zoning Districts

Table III-7. Florence Township Existing Zoning Districts and *Figure III-9. Existing Zoning Map, Last Revised 01/16/15* show the Existing Zoning Districts in the Township and their locations in the Township. The Township contains sixteen zoning districts. The Historic District is not a Zoning District but is an overlay District where additional design, rehabilitation and approvals are required.

Table III-7. Florence Township Existing Zoning Districts.

R	Low-Density Residential District
RA	Low-Density Residential District
RB	Medium-to-High Density Residential District
RC	High-Density Residential District
RD	High-Density Residential, Municipal Affordable Housing District
RD-1	High-Density Residential-Age-Restricted Affordable Housing District
AGR	Agricultural District
HC	Highway Commercial District
NC	Neighborhood Commercial District
OP	Office Park District
GM	General Manufacturing District
SM	Special Manufacturing District
P	Park
H	Historic District
SMO	Special Manufacturing Overlay District
S	School District
RAA	Active Adult Residential (Senior Housing) District

A summary of purposes and uses permitted in the various districts is provided below.

R - Low-Density Residential District

The purpose of this district is to provide a moderate growth area for single-family residential dwellings and accessory uses incidental thereto with provisions for clustering and the use of bonus densities.

RA - Low-Density Residential District

The purpose of the Low-Density Residential District is to provide for single-family residential dwellings and accessory uses incidental thereto.

RB - Medium-to-High Density Residential District

The purpose of the Medium-to-High Residential District is to comply with the substantive rules and regulations of the New Jersey Council on Affordable Housing promulgated pursuant to the Fair

ZONING LEGEND

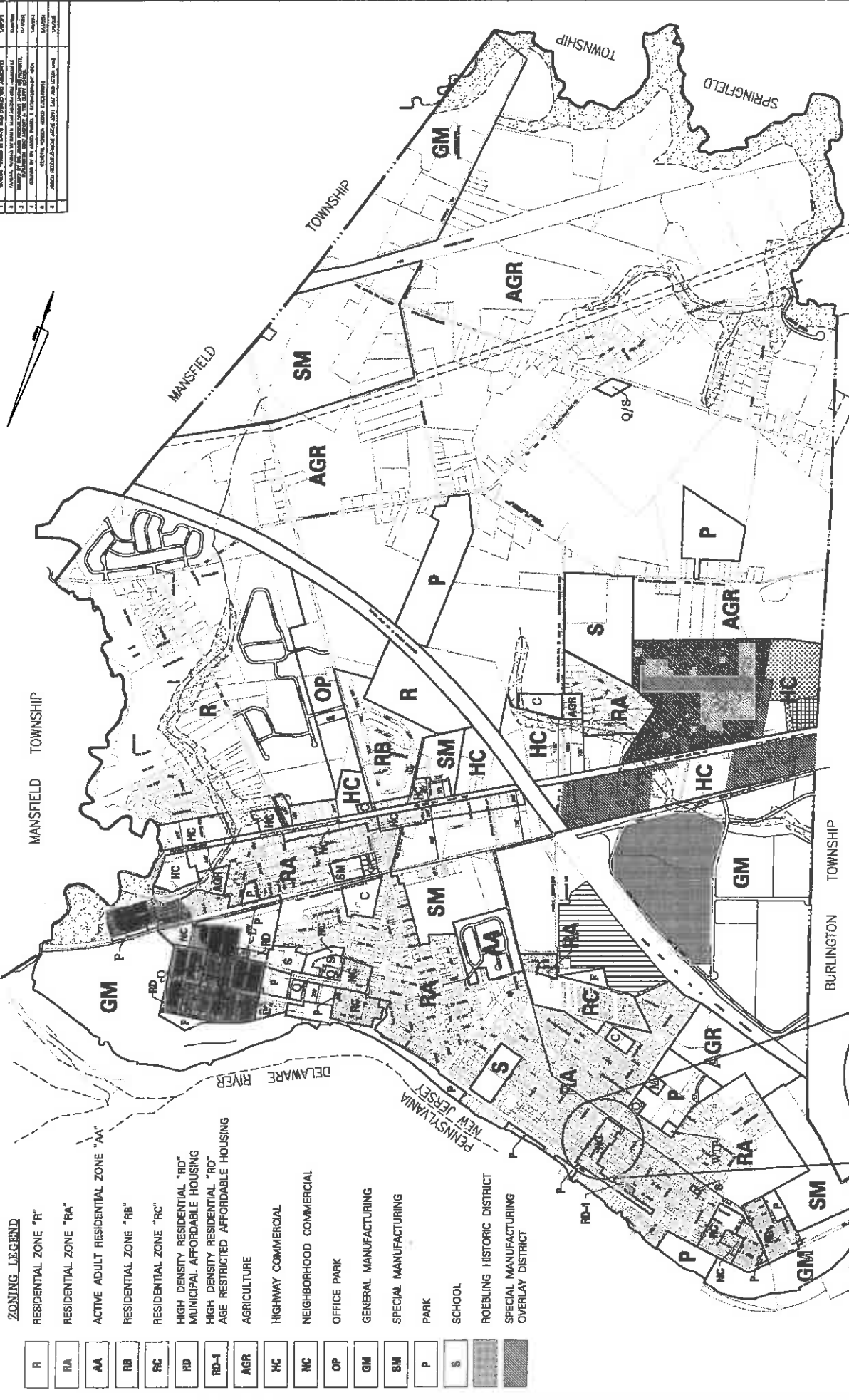
R	RESIDENTIAL ZONE "R"
RA	RESIDENTIAL ZONE "RA"
AA	ACTIVE ADULT RESIDENTIAL ZONE "AA"
RB	RESIDENTIAL ZONE "RB"
RC	RESIDENTIAL ZONE "RC"
RD	HIGH DENSITY RESIDENTIAL "RD"
RD-1	MUNICIPAL AFFORDABLE HOUSING
RD-1	HIGH DENSITY RESIDENTIAL "RD"
RD-1	AGE RESTRICTED AFFORDABLE HOUSING
AGR	AGRICULTURE
HC	HIGHWAY COMMERCIAL
HC	NEIGHBORHOOD COMMERCIAL
OP	OFFICE PARK
GM	GENERAL MANUFACTURING
SM	SPECIAL MANUFACTURING
P	PARK
S	SCHOOL
[Hatched Box]	REBLING HISTORIC DISTRICT
[Dotted Box]	SPECIAL MANUFACTURING OVERLAY DISTRICT

INSTITUTIONAL USES

CR	COUNTY ROAD
C	COUNTRY CLUB
L	LIBRARY
M	MUSEUM
X	UNIVERSITY
W	WATER TREATMENT PLANT
Q	QUARTERS
Q	QUARTERS
Q	QUARTERS

NOTE: 1. VERIFY ZONE INDICATIONS ON CONTACT WITH TOWNSHIP ZONING DEPARTMENT

NO.	REVISION	DATE
1	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
2	ADDITIONAL ZONING ZONES AND DISTRICTS	10/27/15
3	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
4	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
5	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
6	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
7	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
8	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
9	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15
10	REVISION NUMBER BY ENGINEER/PLANNING/ARCHITECT	10/27/15



AREAS WITH APPROVED REDEVELOPMENT PLANS
 Development on the following properties shall be in accordance with the approved Redevelopment Plan:
 [Hatched Box] NY Properties-Block 10001 Lots 2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222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Housing Act. The requirements of the zone reflect the requirements established by the Council on Affordable Housing in the substantive rules.

RC - High-Density Residential District

The purpose of this district is to provide for multiple-dwelling units such as apartments, townhouses and age-restricted multifamily dwellings. It is intended and declared that apartments or other multiple-dwelling units be planned and controlled to provide proper aesthetic and design considerations, including optimum recreation, open areas and parking facilities at a low cost to users.

RD - High-Density Residential, Municipal Affordable Housing District

The purpose of this district is to provide affordable multifamily dwelling units and related facilities so as to comply with the substantive rules and regulations of the New Jersey Council on Affordable Housing and the Fair Housing Act. All residential development in the RD Residential District shall be restricted to occupancy by low- and moderate-income families in accordance with the substantive and procedural rules and regulations of the New Jersey Council on Affordable Housing.

RD-1 - High-Density Residential-Age-Restricted Affordable Housing District

The purpose of this district is to provide a suitable location(s) for the construction of housing exclusively for age-restricted low- and moderate-income households consistent with the Township's Housing Element and Fair Share Plan. "Age-restriction" for the purpose of this article and zoning district is defined as provided in N.J.A.C. 5:97-1.4.

AGR - Agricultural District

The purpose of this district is to provide for farming and agricultural uses and compatible single-family residential uses.

HC - Highway Commercial District

The purpose of the Highway Commercial District is to provide commercial uses along several major highways or major arteries in the Township which provide services to the general traveling public and which have a service radius generally wider than the immediate neighborhood. The provisions are designed to curtail the further evolution of strip commercial patterns while permitting controlled commercial growth.

NC - Neighborhood Commercial District

The purpose of the Neighborhood Commercial District is to allow for small areas throughout the Township where retail and service businesses may be located primarily for the convenience of the residents of the immediate neighborhood. Each designated zone is large enough to permit expansion of these convenience centers in anticipation of continued population growth and increased demand for the goods and services. It is intended that development in these areas be designed to enhance and improve the centers by ensuring that an adequate traffic circulation plan evolves so that each building does not have its own access point(s) to the highway(s), that the building appearances and signs are compatible and that parking facilities are interrelated and capable of common usage where advisable.

OP - Office Park District

The purpose of this district is to provide for attractive, low-intensity commercial development.

GM - General Manufacturing District

The purpose of the General Manufacturing District is to provide a location in the Township where heavy manufacturing and warehousing operations are permitted. It is intended that the use of buffers, conservation techniques, aesthetic considerations and other visual and ecological considerations be an integral part of this district, whether explicit or implied.

SM - Special Manufacturing District

The purpose of this district is to provide areas for industrial uses which are of lesser magnitude and intensity than uses permitted in industrial districts.

P - Park District

The purpose of this district is to provide the residents of the Township of Florence with open space areas for recreational activities and purposes specified by the Recreation Committee of the Township, subject to the provisions of Chapter 110 of the Township Code, Parks and Recreation, and its amendments and supplements, and to provide for such other areas for public purposes as shall be necessary or advisable from time to time.

H - Historic District

The purposes of the Historic District are as follows:

- To safeguard the heritage of the Township of Florence by preserving that portion which reflects elements of its cultural, social, economic and architectural history.
- To maintain and develop an appropriate and harmonious setting for the architecturally significant historic buildings, structures and places within the affected portion of the Township.
- To stabilize and improve upon property values.
- To foster civic beauty and continuity with the historic area.
- To promote the uses of the Historic District for the pleasure, education and welfare of the inhabitants of and visitors to the district.

Permitted uses in the Historic District shall be the same uses as are allowed in those districts which comprise the Historic District; provided, however, that no building or structure shall be erected, reconstructed, substantially altered, changed or restored until the Planning Board approves Site Plans therefore.

SMO - Special Manufacturing Overlay District

The purpose of the SMO Special Manufacturing Overlay District is to permit SM Special Manufacturing uses in addition to the standard uses permitted in the HC Highway Commercial District in accordance with the bulk, parking, sign, and other standards of the Highway Commercial and Special Manufacturing Districts.

S - School District

The school properties have been designated on the zone map as institutional uses, and this zoning will establish them as a separate zone.

RAA - Active Adult Residential (Senior Housing)

The following provisions are intended to provide for the development of housing for an older adult population. Such development shall be located close to the existing residential developments of Florence Township and shall be able to be served by public sewer and water. Flexibility in site layout, including where appropriate a combination of detached (single-family) and/or attached or semi-attached (e.g., townhome) housing units, is encouraged to promote design efficiency and the preservation of open space within the tract on which the development occurs.

H. Existing Redevelopment Areas

Existing Redevelopment Areas are shown on *Figure III-10. Areas In Need of Redevelopment Map* and *Figure III-11. 2009 and 2013 Areas in Need of Redevelopment Map. Figure III-9. Zoning Map, Last Revised 01/16/15* includes a portion of those areas for which Redevelopment Plans have been prepared and approved for development proposals. Redevelopment Plans that have been prepared and approved since 2012 are listed in *Table III-8. Areas With Approved Redevelopment Plans Since 2012. Figure III-12. 2022 Zoning Map* shows zoning and all the parcels for which Redevelopment Plans have been prepared since 2012.

Table III-8. Areas With Approved Redevelopment Plans Since 2012.

1	NFI Property, Block 160.01, Lots 2.01, 8, 9, 10.01, 10.02, 20, 21, 22. Redevelopment Plan dated May, 2012.
2	Burlington Coat Factory, Parcel A, Block 160.01, Part of Lot 1.01. Redevelopment Plan dated September 27, 2012.
3	Duffy School Area, Block 45, Lots 8, 9, 10, 13, 14, 15. Redevelopment Plan dated October 16, 2012.
4	Burlington Coat Factory, Parcel B, Block 160.01, Lots 1.03, 14, 15. Redevelopment Plan dated May, 2013.
5	1000 and 1200 John Galt Way, The Haines Center, Block 158, Lots 7, 8. Redevelopment Plan dated November 14, 2013, Revised January 21, 2014.
6	Cedar Lane South Industrial Park, Block 155.47, Lot 12.02. Redevelopment Plan dated November 14, 2014, Revised January 16, 2015.
7	Cedar Lane First Industrial, Block 148.06, Lot 2. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
8	Railroad Avenue, Covington, Block 148.06, Lot 1. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
9	Florence-Griffin Pipe Properties, West Front Street, Block 179, Lots 1.02, 1.03, 1.04, 1.05, Block 156.01, Lot 90. Redevelopment Plan dated October 5, 2016
10	Lennar-Tri State, Block 165.04, Lot 63, Florence-Columbus Road. Redevelopment Plan dated June 19, 2017, Revised July 12, 2017.



Legend
Areas in Need of Redevelopment



ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
815 East Gate Dr. Suite 103
Mount Laurel, New Jersey 08054
T. (856) 235-7170 F. (856) 273-9239

Source: New Jersey Department of Environmental Protection Bureau of GIS (NJDEPBGIS)
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized or endorsed.

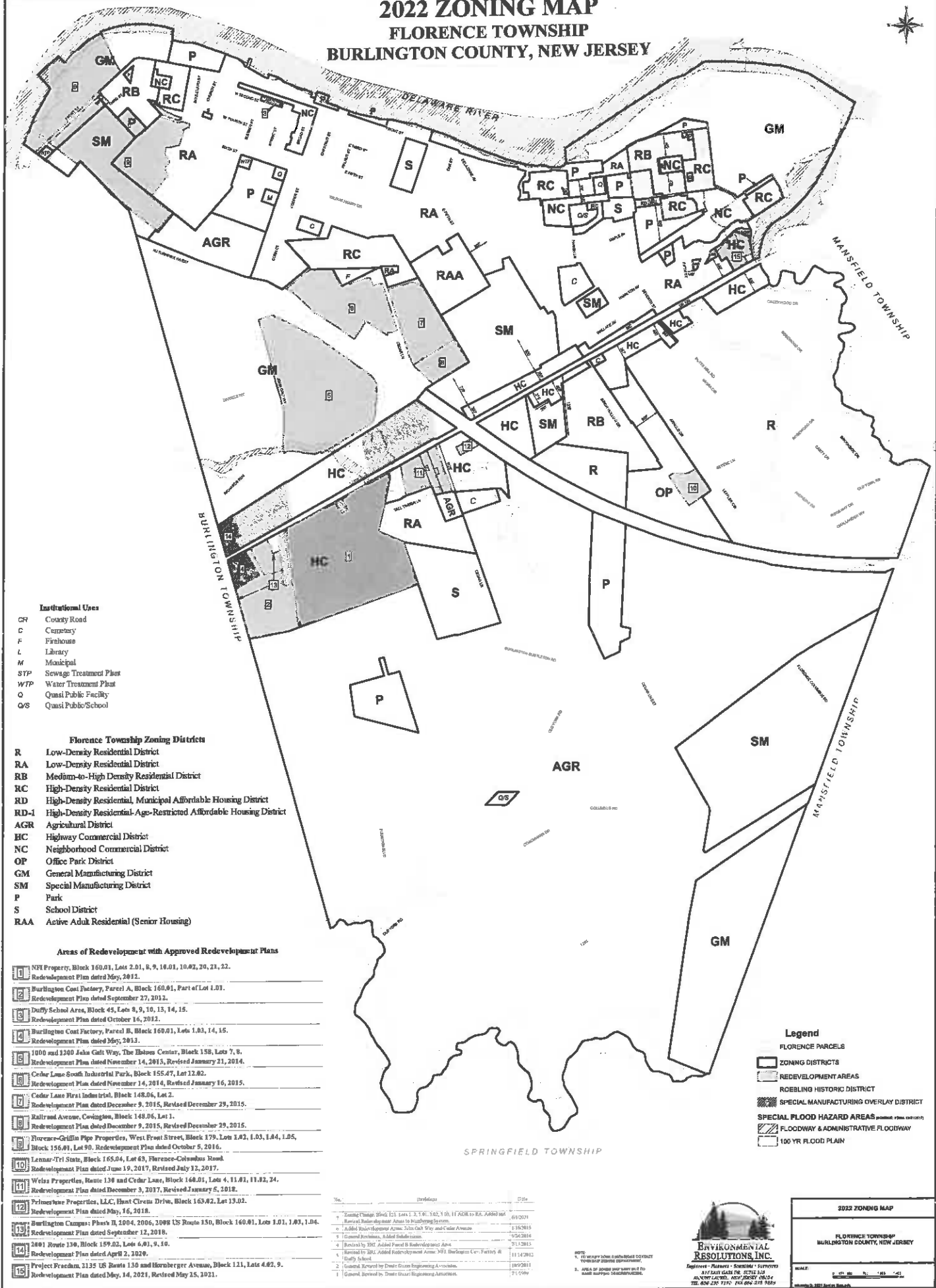
2022 MASTER PLAN
Florence Land Use Plan
Areas in Need of Redevelopment Map
Florence Township
Burlington County, New Jersey

Figure III-10. Areas in Need of Redevelopment Map



Figure III-11. 2009 and 2013 Areas in Need of Redevelopment Map

2022 ZONING MAP FLORENCE TOWNSHIP BURLINGTON COUNTY, NEW JERSEY



- Institutional Uses**
- CR County Road
 - C Cemetery
 - F Firehouse
 - L Library
 - M Municipal
 - STP Sewage Treatment Plant
 - WTP Water Treatment Plant
 - O Quasi Public Facility
 - QS Quasi Public/School

- Florence Township Zoning Districts**
- R Low-Density Residential District
 - RA Low-Density Residential District
 - RB Medium-to-High Density Residential District
 - RC High-Density Residential District
 - RD High-Density Residential, Municipal Affordable Housing District
 - RD-1 High-Density Residential-Age-Restricted Affordable Housing District
 - AGR Agricultural District
 - HC Highway Commercial District
 - NC Neighborhood Commercial District
 - OP Office Park District
 - GM General Manufacturing District
 - SM Special Manufacturing District
 - P Park
 - S School District
 - RAA Active Adult Residential (Senior Housing)

- Areas of Redevelopment with Approved Redevelopment Plans**
- 1. NFI Property, Block 160.01, Lots 2.01, 9, 9, 10.01, 10.02, 20, 21, 22. Redevelopment Plan dated May, 2012.
 - 2. Burlington Coat Factory, Parcel A, Block 160.01, Part of Lot 1.01. Redevelopment Plan dated September 27, 2012.
 - 3. Duffy School Area, Block 45, Lots 9, 9, 10, 13, 14, 15. Redevelopment Plan dated October 16, 2012.
 - 4. Burlington Coat Factory, Parcel B, Block 160.01, Lots 1.03, 14, 15. Redevelopment Plan dated May, 2013.
 - 5. 1000 and 1240 John Galt Way, The Helms Center, Block 158, Lots 7, 8. Redevelopment Plan dated November 14, 2013, Revised January 21, 2014.
 - 6. Cedar Lane South Industrial Park, Block 155.47, Lot 12.02. Redevelopment Plan dated November 14, 2014, Revised January 16, 2015.
 - 7. Cedar Lane First Industrial, Block 148.04, Lot 2. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
 - 8. Railroad Avenue, Covington, Block 148.06, Lot 1. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
 - 9. Florence-Griffin Pipe Properties, West Front Street, Block 179, Lots 1.02, 1.03, 1.04, 1.05, Block 156.01, Lot 9.0. Redevelopment Plan dated October 5, 2016.
 - 10. Lennar-Tri State, Block 165.04, Lot 63, Florence-Columbus Road. Redevelopment Plan dated June 19, 2017, Revised July 12, 2017.
 - 11. Weiss Properties, Route 136 and Cedar Lane, Block 168.01, Lots 4, 11.01, 11.02, 24. Redevelopment Plan dated December 3, 2017, Revised January 5, 2018.
 - 12. Pineshore Properties, LLC, Hunt Circus Drive, Block 163.02, Lot 13.02. Redevelopment Plan dated May, 16, 2018.
 - 13. Burlington Campus: Phase II, 2004, 2006, 2009 US Route 150, Block 160.01, Lots 1.01, 1.02, 1.04. Redevelopment Plan dated September 12, 2018.
 - 14. 2481 Route 136, Block 159.02, Lots 6.01, 9, 10. Redevelopment Plan dated April 2, 2020.
 - 15. Project Pegasus, 2135 US Route 136 and Hornberger Avenue, Block 121, Lots 4.02, 9. Redevelopment Plan dated May, 14, 2021, Revised May 25, 2021.

No.	Description	Date
1	Zoning Change: Block 121, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	6/12/2011
2	Added Industrial Area: School Way and Cedar Avenue	1/18/2013
3	General Revisions, Added Subdivision	5/24/2014
4	Revised by 2017 Added Parcel B Redevelopment Area	7/12/2017
5	Revised by 2017 Added Industrial Area: NFI Burlington Conv. Facility & Duffy School	11/14/2017
6	General, Amended by Draft Erosion Engineering Associates	10/29/2018
7	General, Revised by Draft Erosion Engineering Associates	7/11/2019

- Legend**
- FLORENCE PARCELS
 - ZONING DISTRICTS
 - REDEVELOPMENT AREAS
 - ROEBLING HISTORIC DISTRICT
 - SPECIAL MANUFACTURING OVERLAY DISTRICT
 - SPECIAL FLOOD HAZARD AREAS (shown on other documents)
 - FLOODWAY & ADMINISTRATIVE FLOODWAY
 - 100 YR. FLOOD PLAIN



2022 ZONING MAP

FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SCALE: 1" = 100' (SEE NOTE 1)

DATE: 5/20/2022

Figure III-12. 2022 Zoning Map

11	Weiss Properties, Route 130 and Cedar Lane, Block 160.01, Lots 4, 11.01, 11.02, 24. Redevelopment Plan dated December 3, 2017, Revised January 5, 2018.
12	Primestone Properties, LLC, Hunt Circus Drive, Block 163.02, Lot 13.02. Redevelopment Plan dated May, 16, 2018.
13	Burlington Campus: Phase II, 2004, 2006, 2008 US Route 130, Block 160.01, Lots 1.01, 1.03, 1.04. Redevelopment Plan dated September 12, 2018.
14	2001 Route 130, Block 159.02, Lots 6.01, 9, 10. Redevelopment Plan dated April 2, 2020.
15	Project Freedom, 2135 US Route 130 and Hornberger Avenue, Block 121, Lots 4.02, 9. Redevelopment Plan dated May, 14, 2021, Revised May 25, 2021.

I. State, County and Regional Approaches to Land Use

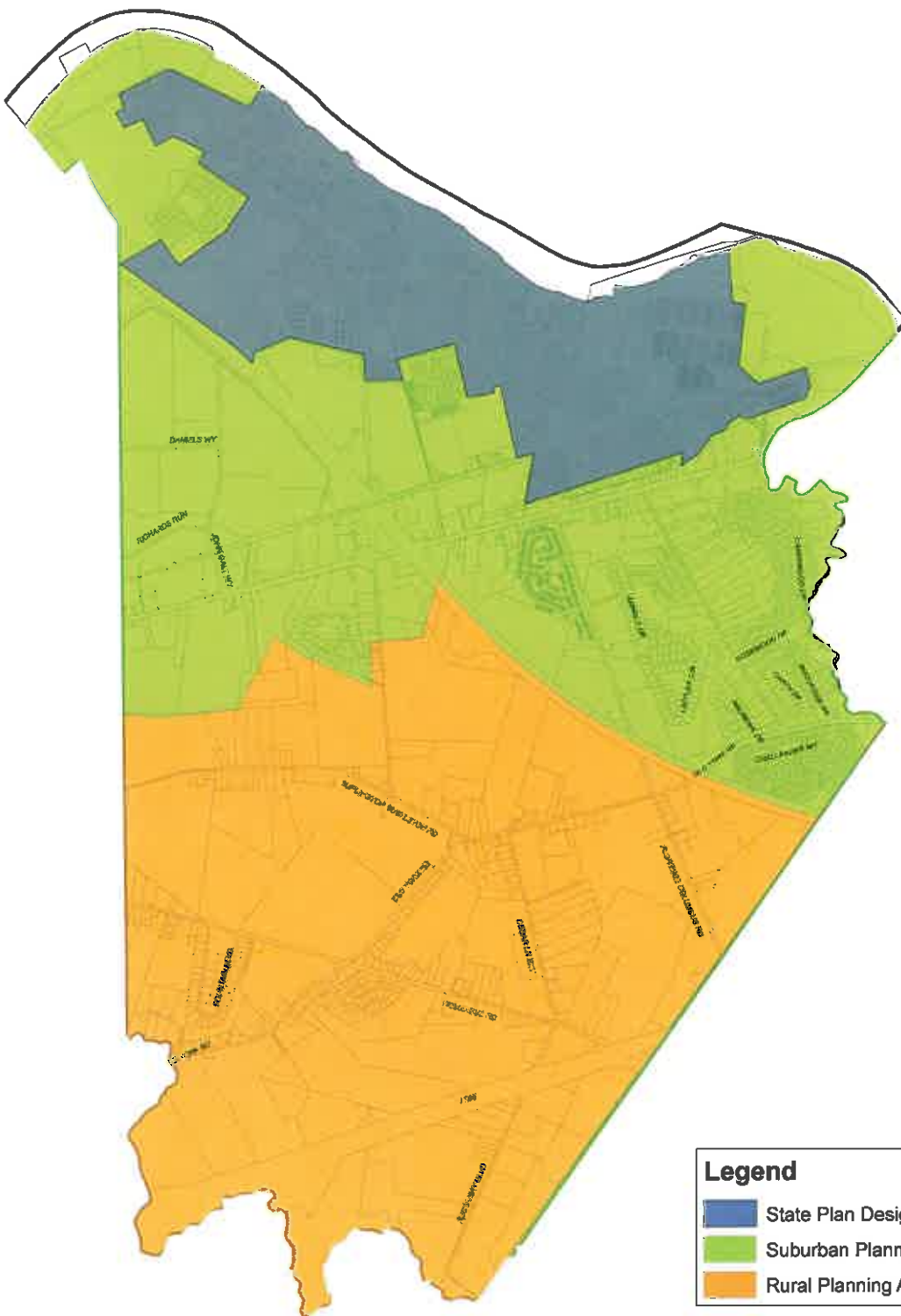
It is important to understand the State’s and Region’s approaches to land use planning, which set the context for land use planning in the Township of Florence. The following sets forth State and Regional Planning policies.

1. State Strategic Plan and State Development and Redevelopment Plan

The 2012 State Strategic Plan (the Plan) is New Jersey’s revised State Development and Redevelopment Plan (SDRP) designed to meet the statutory charges of the State Planning Act. The overall goal of the Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey. The goals of the Plan include:

- Goal 1: Targeted Economic Growth:** Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- Goal 2: Effective Regional Planning:** Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.
- Goal 3: Preservation, Protection and Enhancement of Critical State Resources:** Ensure that strategies for growth include preservation, protection and enhancement of our State’s critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role their role in economic growth and the quality of life for New Jersey residents.
- Goal 4: Tactical Alignment of Government:** Prioritize effective resource allocation, coordination, cooperation and communication among entities that plan a role in meeting the Plan’s mission.

The State Planning Act includes a statutory requirement to “identify areas for growth, agriculture, open space conservation and other appropriate designations.” *Figure III-13 State Planning Area Boundaries* and *Figure III-14. Florence Township State Development and Redevelopment Plan Map* are still utilized to designate areas for growth or preservation, centers



Legend

- State Plan Designated Centers
- Suburban Planning Area (PA2)
- Rural Planning Area (PA4)

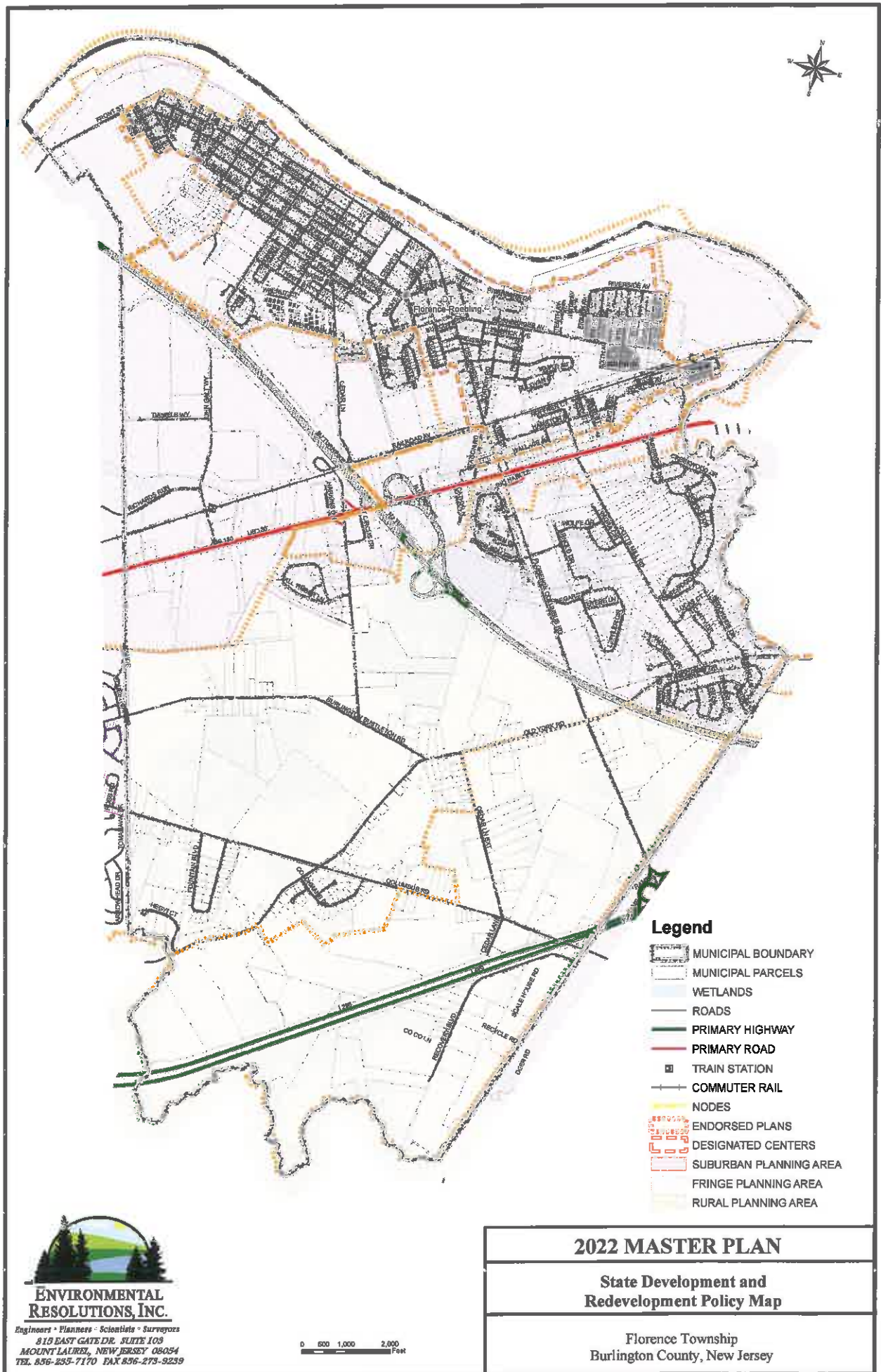


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Source: New Jersey Department of Environmental Protection Bureau of GIS (NJDEPBGIS)
 *This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state authorized or endorsed."

2022 MASTER PLAN
Florence Land Use Plan State Planning Area Boundaries Map
Florence Township Burlington County, New Jersey

Figure III-13. State Planning Area Boundaries Map



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 Feet

2022 MASTER PLAN

**State Development and
 Redevelopment Policy Map**

Florence Township
 Burlington County, New Jersey

Figure III-14. Florence Township Policy Map of the State Development and Redevelopment Plan

designation, endorsed plans and other designations throughout the State. As shown on *Figures III-13* and *III-14*, the northern half of Florence Township is situated in the Suburban Planning Area (PA2) with a portion of the north central area, as a Designated Town and Center Boundary. The southern half of the Township is situated in the Rural Planning Area (PA4). Growth, redevelopment, and development are encouraged in centers and in Metropolitan Planning Area (PA1) and the Suburban Planning Area (PA2). The intent of the PA1 and PA2 is to provide for much of the State's future redevelopment; to revitalize existing cities and towns; to promote growth in compact forms, to stabilize older suburbs, to redesign areas of sprawl, and to protect the character of existing stable communities.

The PA2 Planning Area and State Plan Designated Center are considered Smart Growth Areas.

2. Smart Growth

To achieve Smart Growth, ten objectives should be incorporated into community planning:

- **Mix Land Uses.** New, clustered development works best if it includes a mix of stores, jobs and homes.
- **Take Advantage of Existing Community Assets.** From local parks to neighborhood schools to transit systems, public investments should focus on getting the most out of what we have.
- **Create a Range of Housing Opportunities and Choices.** Not everyone wants the same thing. Communities should offer houses, condominiums, homes for low income families, and "granny flats" for empty nesters.
- **Foster Walkable Neighborhoods.** These places offer not just the opportunity to walk, but something to walk to, whether it's the corner store, the transit stop or school.
- **Promote Distinctive, Attractive Communities with a Strong Sense of Place.** In every community, there are things that make each place special, from train stations to local businesses. These should be protected and celebrated.
- **Preserve Open Space, Farmland, and Critical Environmental Areas.** People want to stay connected to nature and protect farms, waterways, ecosystems and wildlife.
- **Strengthen and Encourage Growth in Existing Communities.** We should look for opportunities to grow in already built-up areas before we pave new areas.
- **Provide a Variety of Transportation Choices.** More communities need safe and reliable public transportation, sidewalks and bike paths.
- **Make Development Decisions Predictable, Fair, and Cost-Effective.** Builders wishing to implement smart growth should face no more obstacles than those contributing to sprawl.
- **Encourage Citizen and Stakeholder Participation in Development Decisions.** Plans developed without strong citizen involvement don't have staying power. When people feel left out of important decisions, they won't be there to help out when tough choices have to be made.

The Township should continue to be mindful of the ten objectives to further create and maintain a "Smart Growth" community. Included in Smart Growth is an awareness of alternative vehicles and accommodation for them including electrical charging stations, bike racks at destinations and other modes of travel.

3. County Land Use Planning

Burlington County does not have a county master plan. Therefore, this requirement is not applicable.

4. Regional Land Use Planning

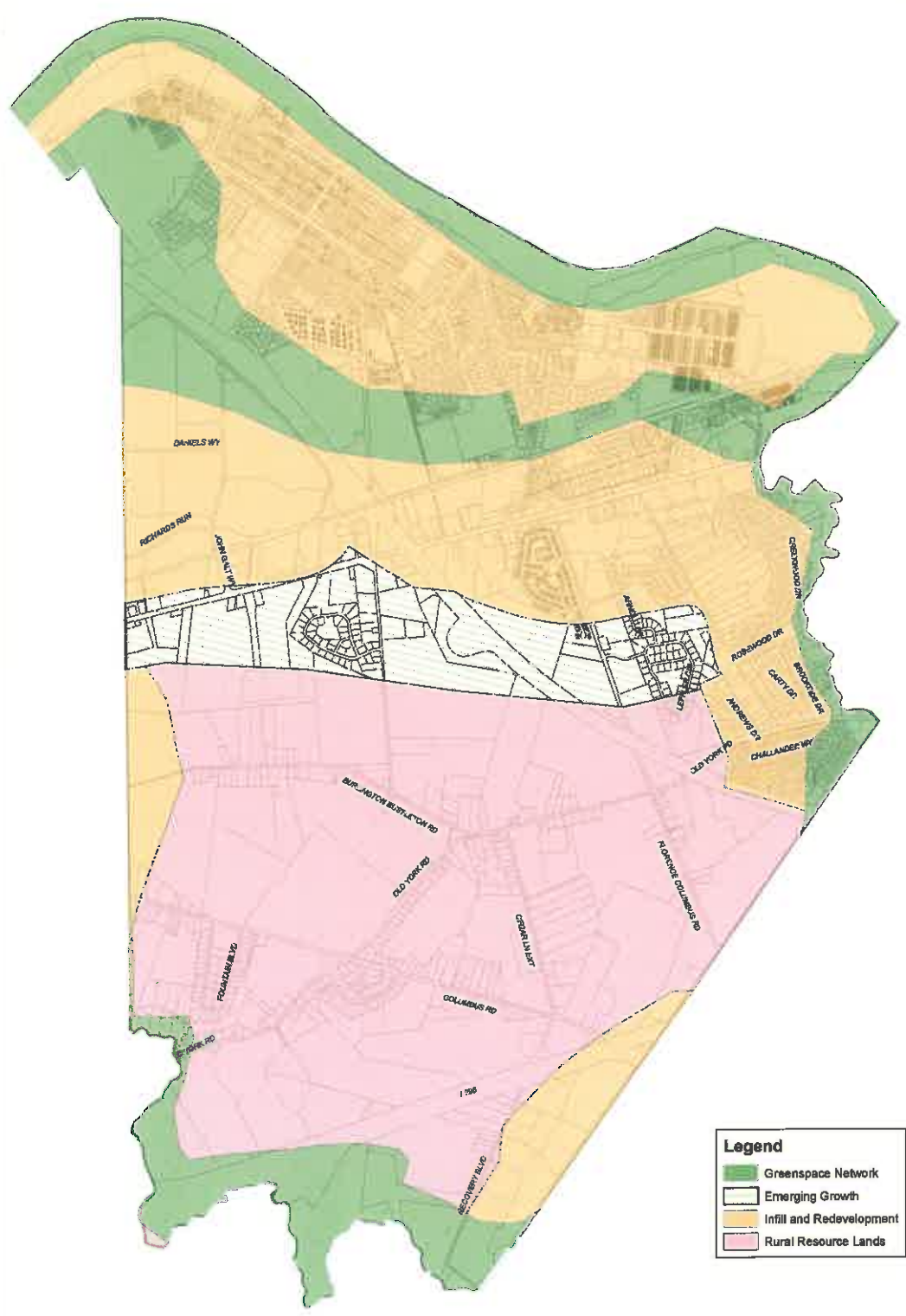
The Delaware Valley Regional Planning Commission (DVRPC) is the regional planning agency for the southeastern portion of Pennsylvania and the Tri-County area of New Jersey including Camden, Gloucester and Burlington Counties. *Figure III-15. DVRPC Vision Map* was prepared from the December, 2017 Connections 2045 Plan for Greater Philadelphia. The map shows three Greenspace Networks in the Township: one along the Delaware River, one along the Assiscunk Creek, and one along a portion of Crafts Creek on the eastern side of the Township, westward to Veterans Park and open space to a portion of the former Griffin Pipe property.

Figure III-15 also shows areas of Infill and Redevelopment, Rural Resource Lands, and a band of Emerging Growth in the central portion of the Township.

J. Vision Statement Strategies and Actions

Florence Township participated in the Plan Endorsement process for the regional Route 130/Delaware River Corridor Strategic Plan that the New Jersey State Planning Commission (SPC) endorsed on April 28, 1999. Plan Endorsement is a voluntary review process established by the SPC to provide technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and the State Development and Redevelopment Plan.

In 2021, the Florence Township Council agreed to participate with Burlington County and the eleven other municipalities that comprised the Route 130/Delaware River Corridor (Corridor) to attain a new Plan Endorsement for the Corridor from the SPC. The Plan Endorsement process requires a municipality to prepare a vision statement that is based on public input. Because of the obstacles for holding in-person public visioning sessions caused by the COVID-19 pandemic, Florence Township prepared and posted an online survey to obtain public input to develop a vision statement for the municipality in early 2022. On March 22, 2022, the Florence Township Plan Endorsement Advisory Committee and the Florence Township Planning Board held a public meeting to review the results of the survey, discuss the draft vision statement, and refine the vision statement from public input obtained during the meeting.



Legend

- Greenspace Network
- Emerging Growth
- Infill and Redevelopment
- Rural Resource Lands



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Source: New Jersey Department of Environmental Protection Bureau of GIS (NJDEPBGIS)
 *This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized or endorsed."

2022 MASTER PLAN
Florence Land Use Plan DVRPC Vision Map
Florence Township Burlington County, New Jersey

Figure III-15 DVRPC Vision Map

The revised vision statement has six overarching strategies that are summarized below:

1. Protecting the environment and critical natural resources;
2. Achieving aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural disasters;
3. Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services;
4. Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes;
5. Improving and expanding the municipality's infrastructure, services and amenities that meet current and future needs; and
6. Preserving important historic resources, agricultural lands and open space.

The complete vision statement, prepared by Mark Remsa is provided in Appendix A.

K. Airport Safety, Military Installations and Alternate Vehicle Fueling Stations

As shown on *Figure III-16. Airports, Railroads and Stations, and Alternate Vehicle Fueling Stations Map*, there are no Airport Safety zones within or in the vicinity of Florence Township and there are no known registered helicopter landing pads or helistops in the Township. The nearest airport is Redwing Airport-2N6, 46 Airport Road, Jobstown, in Springfield Township.

Figure III-16 shows the location of two facilities that contain Electric Fueling Stations. The Wawa at 2060 US Route 130 is a Tesla Supercharger facility and Burlington Stores at 1830 US Route 130 is a ChargePoint Charging Station. There are currently no ordinance requirements for Electric Vehicle Charging Stations (EVCS), however, the Legislature's adoption of PL 2021 c.171 now requires the installation of public Electric Vehicle Supply Equipment (EVSE) and Make-Ready parking spaces for new multi-family development and most non-residential development. The location of such infrastructure shall be determined as part of future site plan approvals.

There are no existing or proposed military facilities, strategies, or encroachment issues that would affect Florence Township.

L. Storm Resiliency, Environmental Sustainability and Hazard Mitigation

To respond to the requirements of the Disaster Mitigation Act of 2000 (DMA 2000), Burlington County prepared a 2019 Hazard Mitigation Plan Update to its 2014 Burlington County New Jersey Multi-Jurisdictional All Hazards Mitigation Plan. For Florence Township, three natural hazard events occurred between April 30-May 1, 2014 and January 22-24, 2016. The three events were heavy rain and flooding, a severe storm, and a severe winter storm.

In Burlington County, a total of eight hazards of concern were identified as significant that affected the entire planning area, to be addressed at the county level in the 2019 plan:

- Coastal Erosion
- Drought

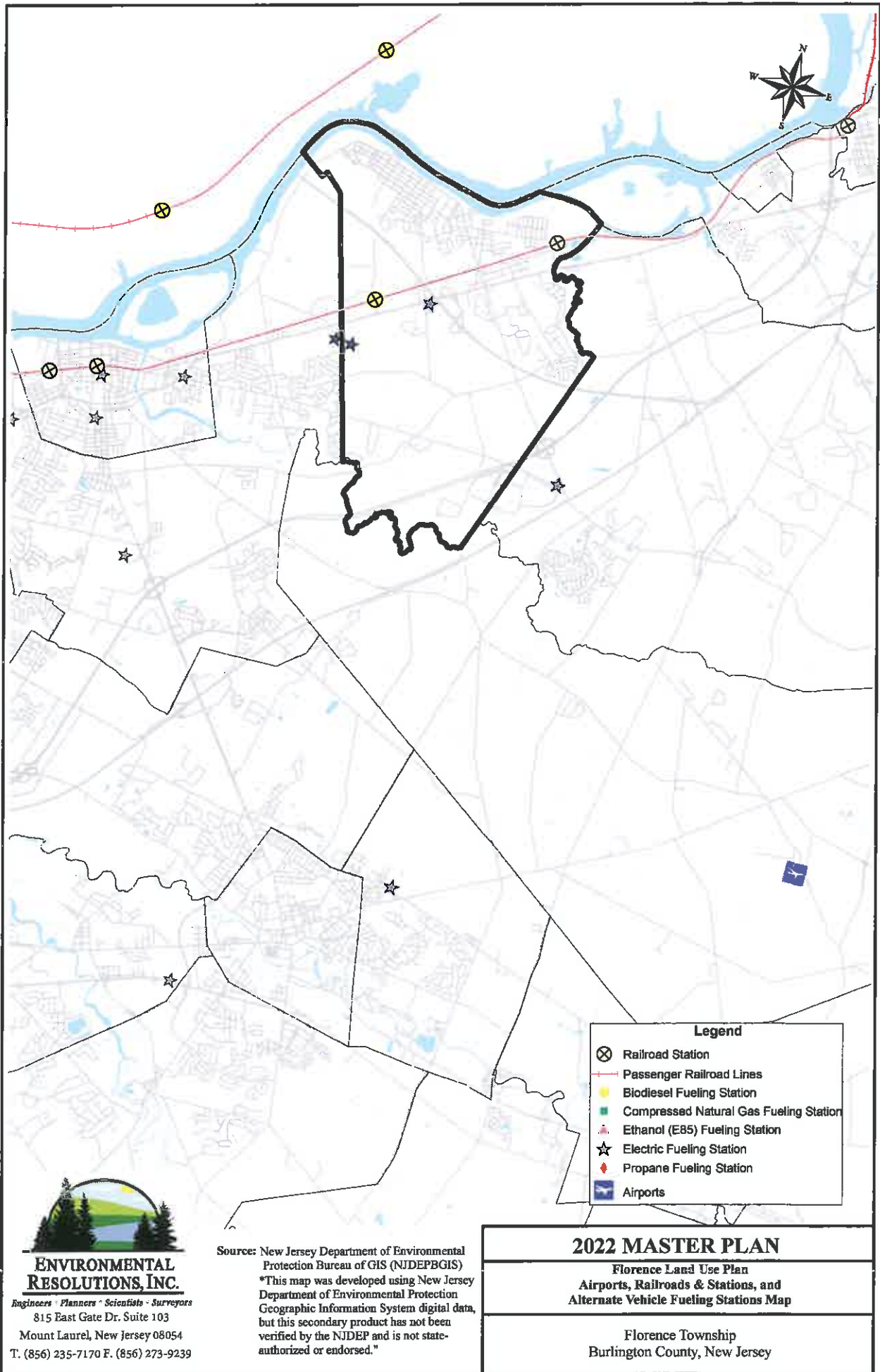


Figure III-16. Airports, Railroads & Stations, and Alternate Vehicle Fueling Stations Map

- Earthquake
- Flooding (including dam failure and ice jams)
- Landslides (including subsidence/sinkholes)
- Severe Weather (Tropical Cyclones, Nor'easters, High Winds, Tornadoes, Thunderstorms, Hail, Extreme Temperature)
- Severe Winter Weather (Heavy Snow, Blizzards, Ice Storms)
- Wildfire

The Township has actively participated in the 5-year update of the Burlington County Hazard Mitigation Plan and continues to support the implementation, monitoring, maintenance and update of the plan. Many of the Action Items identified in the 2013 plan have been completed or are in progress.

The Township participated in a mitigation action workshop in 2018 and was provided FEMA publications to use as a resource as part of their review of all possible activities and mitigation measures to address their hazards. The Township prepared a comprehensive range of specific mitigation initiatives to pursue to reduce the effects of hazards.

In addition to Burlington County efforts, on April 22, 2021 the State of New Jersey released, "Climate Change Resiliency Strategy" The Draft document contains strategies for six priorities:

- Priority 1: Build Resilient and Healthy Communities
- Priority 2: Strengthen the Resilience of New Jersey's Ecosystem
- Priority 3: Promote Coordinated Governance
- Priority 4: Invest in Information and Increase Public Understanding
- Priority 5: Promote Climate-Informed Investments and Innovative Financing
- Priority 6: Coastal Resilience Plan

While an entire Master Plan could be written on strategies, resilience, actions and decisions to become resilient, the Township, its professionals, consultants and advisors should stay informed about climate change and resilience strategies regarding land use and other decisions that could affect climate change.

M. Climate Change-Related Hazard Vulnerability Assessment

Pursuant to PL 2021, c.6., a climate change-related hazard vulnerability assessment shall be included in the Land Use Element of a Master Plan. This section provides required information to address that legislation Legislature's 2017 amendments to the Municipal Land Use Law (P.L. 2017 c.275 amending NJSA 40:55D-28.b.2(h)), which requires municipal land use plan elements to include a "hazard vulnerability assessment."

- (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;

Most municipalities are just beginning to prepare hazard vulnerability assessments for their land use plan elements. The following assessment is based on current data and the most recent natural hazard projections and best available science and technical advice provided by the New Jersey Department of Environmental Protection (NJDEP) Climate and Flood Resilience Program and Water Resource Management Program, the Delaware Valley Regional Planning Commission (DVRPC) Climate Adaptation Forum, and Rutgers: the State University of New Jersey's NJ Climate Change Resource Center. Other resources used included:

- Burlington County's *2017 Wastewater Management Plan*.
- Burlington County's *2019 Hazard Mitigation Plan Update*. (www.co.burlington.nj.us/462/All-Hazards-Mitigation-Plan)

The 2019 Burlington County Hazard Mitigation Plan (HMP) states that it is, "a living document that communities use to reduce their vulnerability to hazards. It forms the foundation for a community's long-term strategy to reduce disaster losses and creates a framework for decision making to reduce damages to lives, property, and the economy from future disasters. Examples of mitigation projects include home acquisitions or elevations to remove structures from high risk areas, upgrades to critical public facilities, and infrastructure improvements. Ultimately, these actions reduce vulnerability, and communities are able to recover more quickly from disasters."

Burlington County's planning process required participation from all 40 municipalities and other stakeholders to prepare the regional plan and municipal "annexes" and included the following:

1. Researching a full range of natural hazard events, including climate change;
2. Identifying the subset of significant hazards; these will be the focus of the plan;
3. Identifying the location and extent of hazard areas;
4. Identifying assets located within hazard areas;
5. Characterizing existing and potential future assets at risk by analyzing land uses and development trends;
6. Assessing vulnerabilities to the identified hazards;
7. Identifying local, state, and federal capabilities that support hazard mitigation; and
8. Developing a mitigation strategy by evaluating and prioritizing goals, objectives, and hazard mitigation actions.

Each municipal-specific annex contains: an identification and assessment of the municipality's "hazards of concern;" hazard risk ranking; capability assessments; new/updated mitigation actions; action prioritization specific only to that municipality; status progress on prior 2014 mitigation actions; and an overview of plan integration into the municipality's local planning processes. In so doing, Florence Township's annex to the 2019 HMPU incorporates all the elements required for hazard vulnerability assessments, which are:

1. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;

2. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified above related to that development;
3. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
4. Analyze the potential impact of natural hazards on relevant components and elements of the master plan.
5. Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards.

The 2019 Burlington County Hazard Mitigation Plan: Florence Township Annex, is incorporated as part of the Land Use Plan Element of this Master Plan. Incorporation of the Township's annex and its continued implementation ensures that hazard vulnerability issues, including resiliency and response, will remain consistent, coordinated, and integrated in Florence Township's Master Plan.

Future Threats and Vulnerabilities - Temperature

Similar to the rest of New Jersey, Florence Township experiences variable of weather conditions throughout the year ranging from hot and dry summers to cold winters to rain in the spring. The State is affected by the North Atlantic hurricane season, which runs between June and November as well as Nor'easters in the winter. The New Jersey State Climatologist at Rutgers University organizes the State into five distinct Climate Zones, of which Florence Township is situated in a portion of three of the zones. The Delaware River waterfront is located in the Central Climate Zone. The western side of the Township is located in the Southwest Zone and the southern and eastern portions of the Township are located in the Pine Barrens Climate Zone.

Central Zone

The Central Zone has a northeast to southwest orientation, running from New York Harbor and the Lower Hudson River to the great bend of the Delaware River in the vicinity of Trenton. This region has many urban locations with large amounts of pollutants produced by the high volume of automobile traffic and industrial processes. The concentration of buildings and paved surfaces serve to retain more heat, thereby affecting the local temperatures. Because of the asphalt, brick, and concrete, the observed nighttime temperatures in heavily developed parts of the zone are regularly warmer than surrounding suburban and rural areas. This phenomenon is often referred to as a "heat island".

The northern edge of the Central Zone is often the boundary between freezing and non-freezing precipitation during wintertime. In summer, the northern reaches often mark the boundary between comfortable and uncomfortable sleeping conditions. Areas to the south of the Central Zone tend to have nearly twice as many days with temperatures above 90 degrees F than the 15-20 days commonly observed in the central portion of the state.

Southwest Zone

The Southwest Zone lies between sea level and approximately 100 feet above sea level. The close proximity to Delaware Bay adds a maritime influence to the climate of this region. The Southwest has the highest average daily temperatures in the state and without sandy soils, tends to have higher nighttime minimum temperatures than in the neighboring Pine Barrens.

This region receives less precipitation than the Northern and Central regions of the state as there are no orographic features and, it is farther away from the Great Lakes-St. Lawrence storm track. It is also far enough inland to be away from the heavier rains from some coastal storms, thus it receives less precipitation than the Coastal Zone.

Prevailing winds are from the southwest, except in winter when west to northwest winds dominate. High humidity and moderate temperatures prevail when winds flow from the south or east. The moderating effect of the water also allows for a longer growing season. Autumn frosts usually occur about four weeks later here than in the North and the last spring frosts are about four weeks earlier, giving this region the longest growing season in New Jersey.

Pine Barrens Zone

Scrub pine and oak forests dominate the interior southern portion of New Jersey, hence the name, Pine Barrens. Sandy soils, which are porous and not very fertile, have a major effect on the climate of this region. On clear nights, solar radiation absorbed during the day is quickly radiated back into space, resulting in surprisingly low minimum temperatures. Atlantic City Airport, which is surrounded by sandy soil, can be 15-20 degrees cooler than the Atlantic City Marina on the bay, which is only about thirteen miles away.

The porous soil permits any precipitation to rapidly infiltrate and leave surfaces quite dry. Drier conditions allow for a wider range between the daily maximum and minimum temperatures, and makes the area vulnerable to forest fires.

Consistent with worldwide trends, temperatures in New Jersey are increasing overtime. According to the New Jersey State Climatologist, Monthly Climate Tables, record high temperatures have been occurring more frequently.

To assist municipalities with understanding the effects of climate change and summarize existing conditions and future trends, the Department of Environmental Protection prepared the 2020 New Jersey Scientific Report on Climate Change. According to the document, the phenomenon of increased temperatures is occurring throughout the State. **Table III-9, Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019** shows the increase in temperature by degrees for each season both Statewide and by three subsections. Florence Township is located in Division 2 South.

Table III-9. Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019.

	°C	°F				
	Annual	Annual	Winter	Spring	Summer	Fall
Statewide	1.9	3.5	4.8	3.0	3.1	3.0
Division 1 North	2.0	3.6	5.1	3.1	3.0	3.1
Division 2 South	1.9	3.4	4.6	2.9	3.1	2.8
Division 3 Coast	2.2	4.0	5.0	3.6	3.6	3.5

Source: 2020 New Jersey Scientific Report on Climate Change, Table 4.1. Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019. Office of the New Jersey State Climatologist 2020.

Future Threats and Vulnerabilities - Rainfall, Severe Storms and Drought

According to the New Jersey Climatologist, the annual 30-year normal amount of precipitation per year in Burlington County is 45.20 inches. In 2018, Burlington County received a total of 65.42 inches of rainfall, which is the wettest year on record (1895-2020). The DMA 2000 Hazard Mitigation Plan Update for Burlington County contains a long list of Flash Floods, Coastal Storms and Floods that affected the County since 2012. Fortunately for Florence Township, there were three events, none of which caused significant loss or damage in the Township. **Table III-10. Hazard Event History, Florence Township** shows the recent major storm events and the associated disaster declarations that affected Burlington County since 2012. As storm events become more frequent as a consequence of climate change, communities may expect more declarations of disaster and the Township may not be as fortunate as in the past.

Table III-10. Hazard Event History, Florence Township.

Event Type and Disaster Declaration (as applicable)	Dates of Event
Heavy Rain and Flooding	April 30 to May 1, 2014
Severe Storm (DR-4231)	June 23, 2015
Severe Winter Storm (DR-4264)	January 22-24, 2016

Source: Table 9.16-2. Hazard Event History, Florence Township, DMA 2000 Hazard Mitigation Plan Update – Burlington County.

According to the NJDEP New Jersey Water Supply Plan 2017-2022, portions of Florence Township are located within Critical Water Supply Area 2, which includes parts of Ocean, Burlington, Atlantic, Camden, Gloucester, Salem and Cumberland Counties as shown on **Figure III-17. Water Supply Critical Areas of New Jersey.**

To ensure sustainability of all water diversions and prevent impacts to groundwater, the NJDEP Division of Water Supply and Geoscience (DWSG) sets controls on allocations, which include:

- limits on the volume of water that may be withdrawn on a monthly and annual basis;
- precise identification of sources from which water may be diverted;
- defined uses of the diversion and effective term limit;
- specific monitoring and reporting requirements;
- passing flow requirements, if appropriate;
- contingency plans and/or mitigation requirements for adverse impacts, if appropriate; and
- review of any contracts a water supplier has entered in for sale or purchase of water on a non-emergency basis to ensure all water demands can be met.

Future Threats and Vulnerabilities - Natural Disasters

Of the various types of natural disasters that affect New Jersey, landslides, severe winter weather and severe storms have the most significant impact (probability x impact) on the Township. **Table III-11. Hazard Risk and Vulnerability Risk Rankings, Florence Township**, shows the probability of occurrence and hazard ranking for natural disasters affecting the Township. Further descriptions of these events can be found in the Hazard Mitigation Plan Update for Burlington County.

III-17. Water Supply Critical Areas of New Jersey.



Source: NJDEP, New Jersey Water Supply Plan 2017-2022, Appendix B. Water Supply Options, Confined Aquifers of the New Jersey Coastal Plain.

Table III-11. Hazard Risk and Vulnerability Risk Ranking, Florence Township.

Hazard Type	Probability of Occurrence	Hazard Ranking	Risk Ranking Score ¹
Coastal Erosion	Occasional	Low	12
Drought	Frequent	Medium	30
Earthquake	Occasional	Medium	28
Flood	Frequent	Medium	18
Landslide	Frequent	High	54
Severe Storm	Frequent	High	48
Severe Winter Weather	Frequent	High	51
Wildfire	Occasional	Low	12

Source: Table 9.16-3. Hazard Risk/Vulnerability Risk Ranking, DMA 2000 Hazard Mitigation Plan Update – Burlington County.

¹ The valuation of general building stock and loss estimates was based on custom inventory for the municipality.

High = Total hazard priority risk ranking score of 31 and above.

Future Threats and Vulnerabilities - Flooding and Sea Level Rise

To see how sea level rise and high tide flooding is predicted to affect Florence Township, **Figures III-18. Sea Level Rise, Figure III-19. Flood Frequency and Figure III-20. Vulnerability** are included in this section.

Table III-12. National Flood Insurance Program Summary 2017-2018 shows the number of National Flood Insurance Program policies and claims in Florence Township.

Table III-12. National Flood Insurance Program Summary 2017-2018.

Municipality	Florence Township
# of Policies	70
# of Claims	4
Total Loss Payments	\$16,325.03
# of Repetitive Loss Properties	0
# of Severe Repetitive Loss Properties	0
# of Policies in 100-year Boundary	1

Source: Table 9.16-4 NFIP Summary, DMA 2000 Hazard Mitigation Plan Update – Burlington County

- (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in sub-subparagraph (i), above, related to that development;

The Delaware Riverfront Florence and Roebling portions of the Township are almost fully developed while the area south of the NJ Turnpike have significant areas of open space. However, much of this area is either preserved farmlands, designated for preserved farmlands, or parks and open space.

As part of the development of the 2017 Burlington County Wastewater Management Plan, the Burlington County Bridge Commission’s GIS staff conducted a parcel-level build-out analysis for the entire County. The number of residential units and the amount of non-residential square footage was calculated for each municipality by taking into consideration whether each parcel was

Florence Twp, NJ, USA

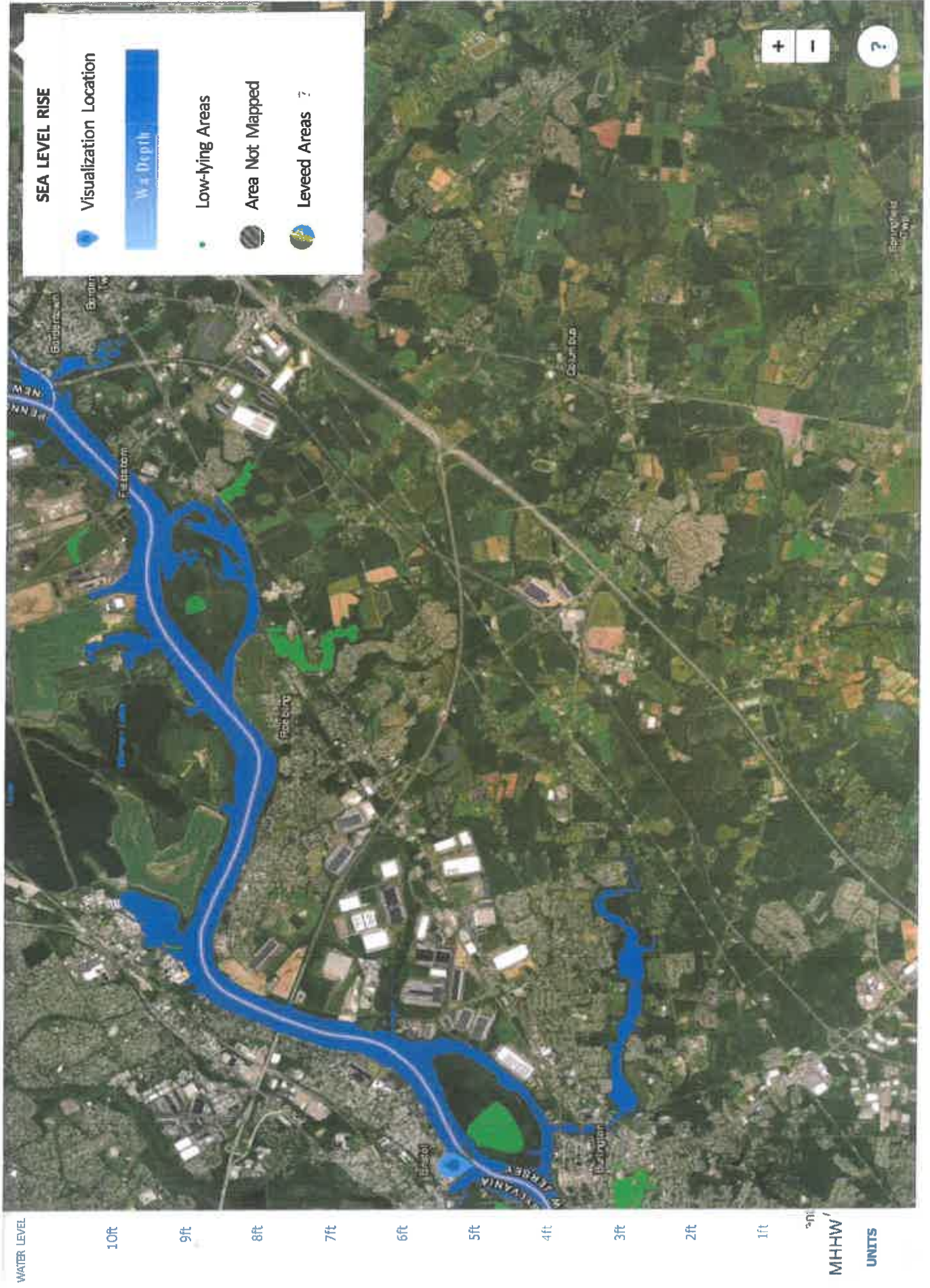


Figure III-18. Sea Level Rise

Florence Twp, NJ, USA

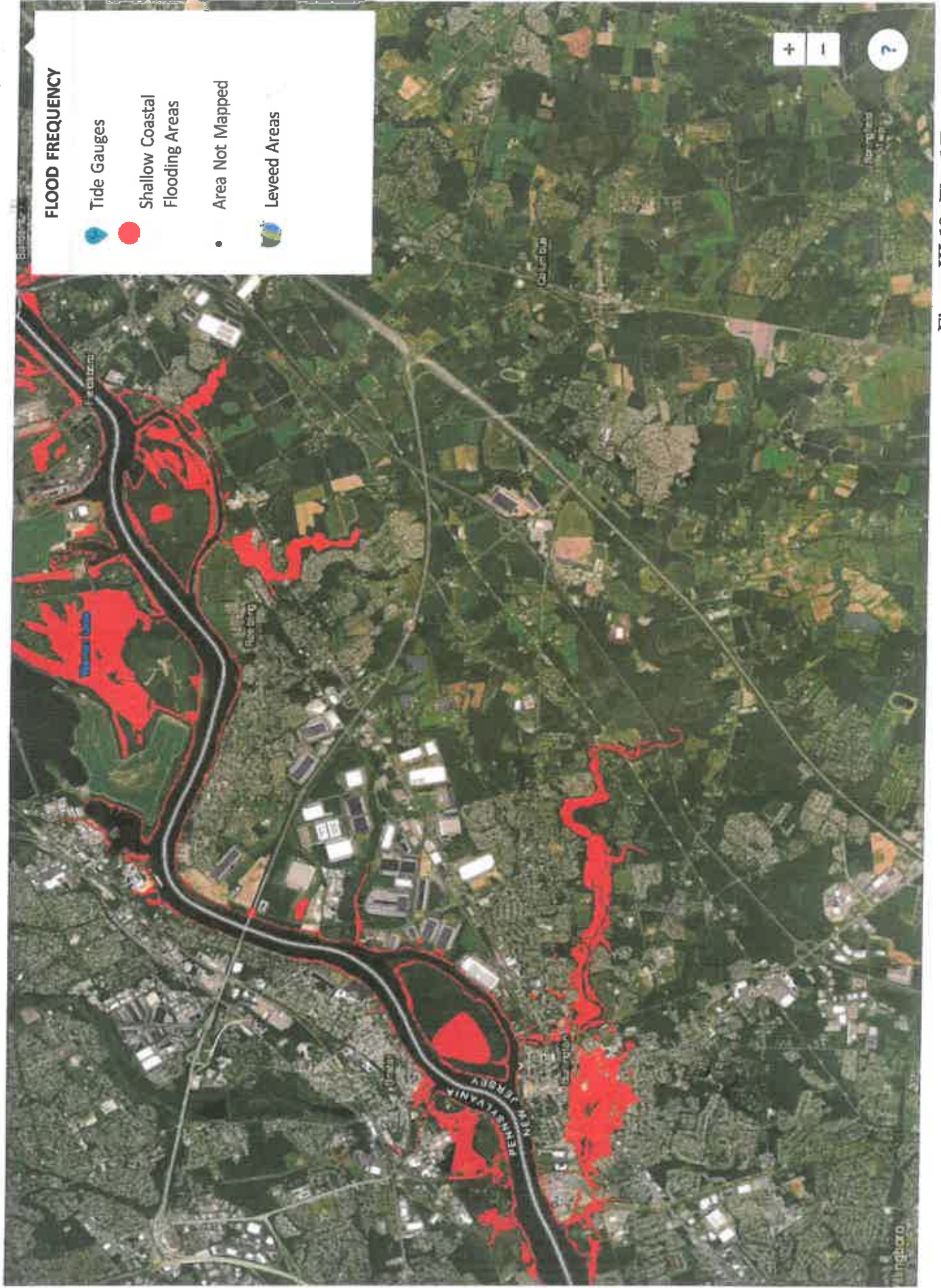


Figure III-19. Flood Frequency

Florence Twp, NJ, USA

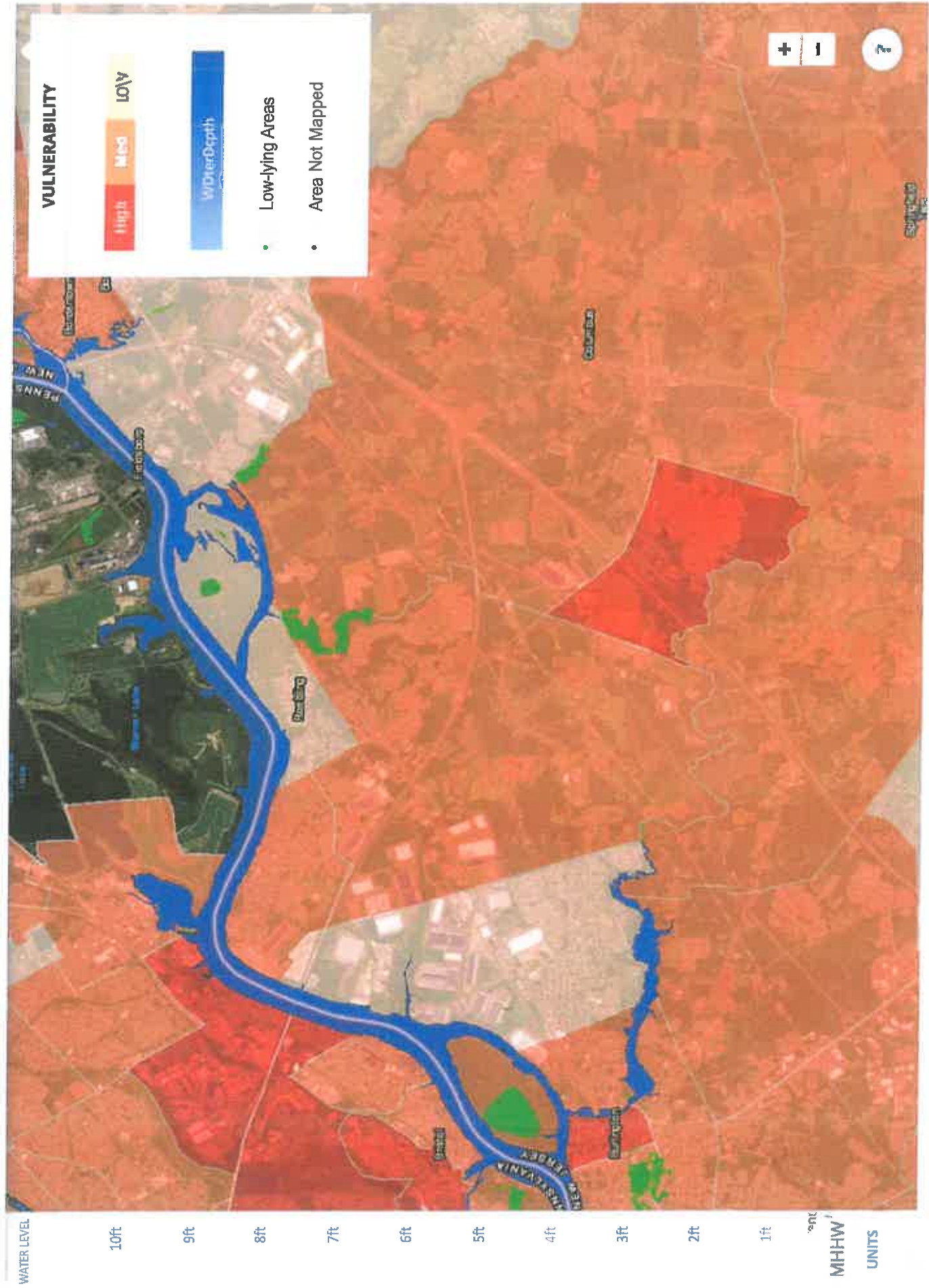


Figure 111-20 Vulnerability

in a sewer service area, the amount of constrained land, current land use and zoning capacity. As a result, the build-out for Florence Township, based on existing Zoning, was determined to be 470 residential units and 16,679,828 square feet of non-residential development.

Additional information on the build-out analysis and carrying capacity of the non-sewered areas by zoning district, is contained in section IV. Utility Service Plan Element.

The various Figures provided throughout this Master Plan, particularly those dealing with environmental sensitivity should be consulted prior to development approval in order to minimize threats and vulnerabilities to the Township and its resources.

- (iii) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;

Figure III-21. Coastal Vulnerability Index, Florence Township, Burlington County, New Jersey shows the locations of the following critical facilities located in Florence Township: Schools, Rail Stations, Fire Station, and Law Enforcement. The map shows that the majority of these facilities are situated in areas with a lower vulnerability index. Pockets of locations have moderate vulnerability and areas bordering streams on the southern and eastern sides of the Township have a higher Coastal Vulnerability Index as shown in **Figure III-21**.

Figure III-21. Coastal Vulnerability Index, Florence Township, Burlington County, New Jersey

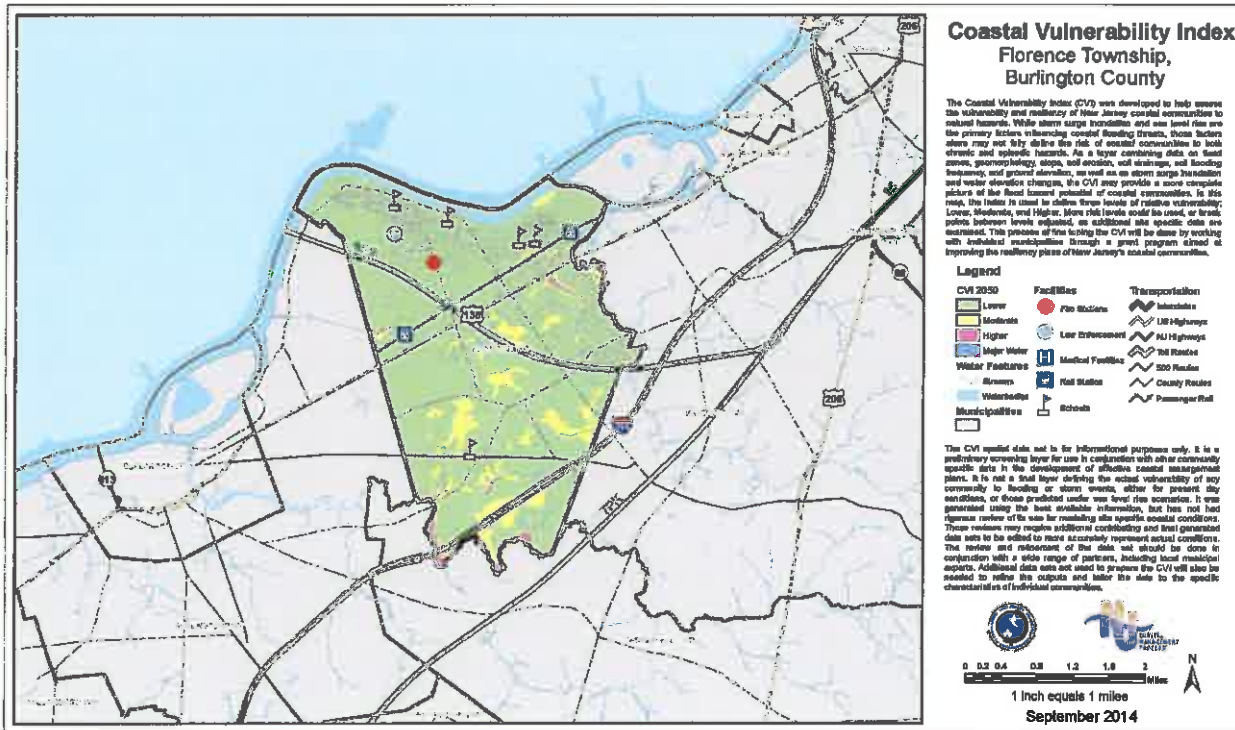


Table III-13. Township Assets and Exposures shows the number of assets the Township has and the Number Exposed at 2 Feet Total Water Level and at 7 Feet Total Water Level.

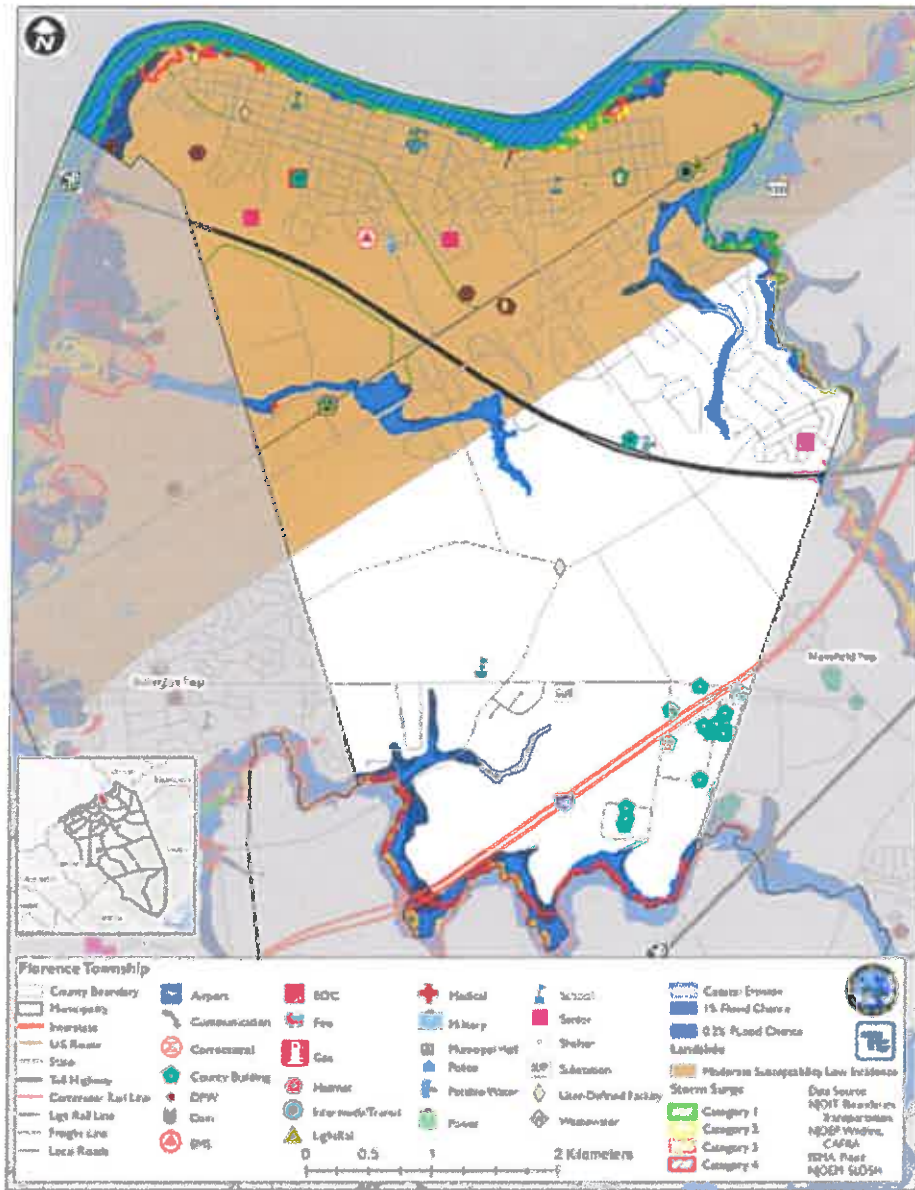
Table III-13. Township Assets and Exposures.

Assets Florence Township	Total Assets	Number Exposed at 2 Feet Total Water Level	Number Exposed at 7 Feet Total Water Level
Schools	4	0	0
Fire Stations	1	0	0
Hospitals	0	0	0
Law Enforcement	1	0	0
Nursing Homes / Assisted Care	1	0	0
Child Care Facilities	3	0	0
Evacuation Shelters	1	0	0
Wastewater	0	0	0
Energy Generation/Power Plants	2	0	0
NJ Bridges	14	2	2
Gas Stations	4	0	0

Source: NJFloodmapper [https://www.njfloodmapper.org/municipal-snapshots/0312/criticalAssets/Florence Township](https://www.njfloodmapper.org/municipal-snapshots/0312/criticalAssets/Florence%20Township).

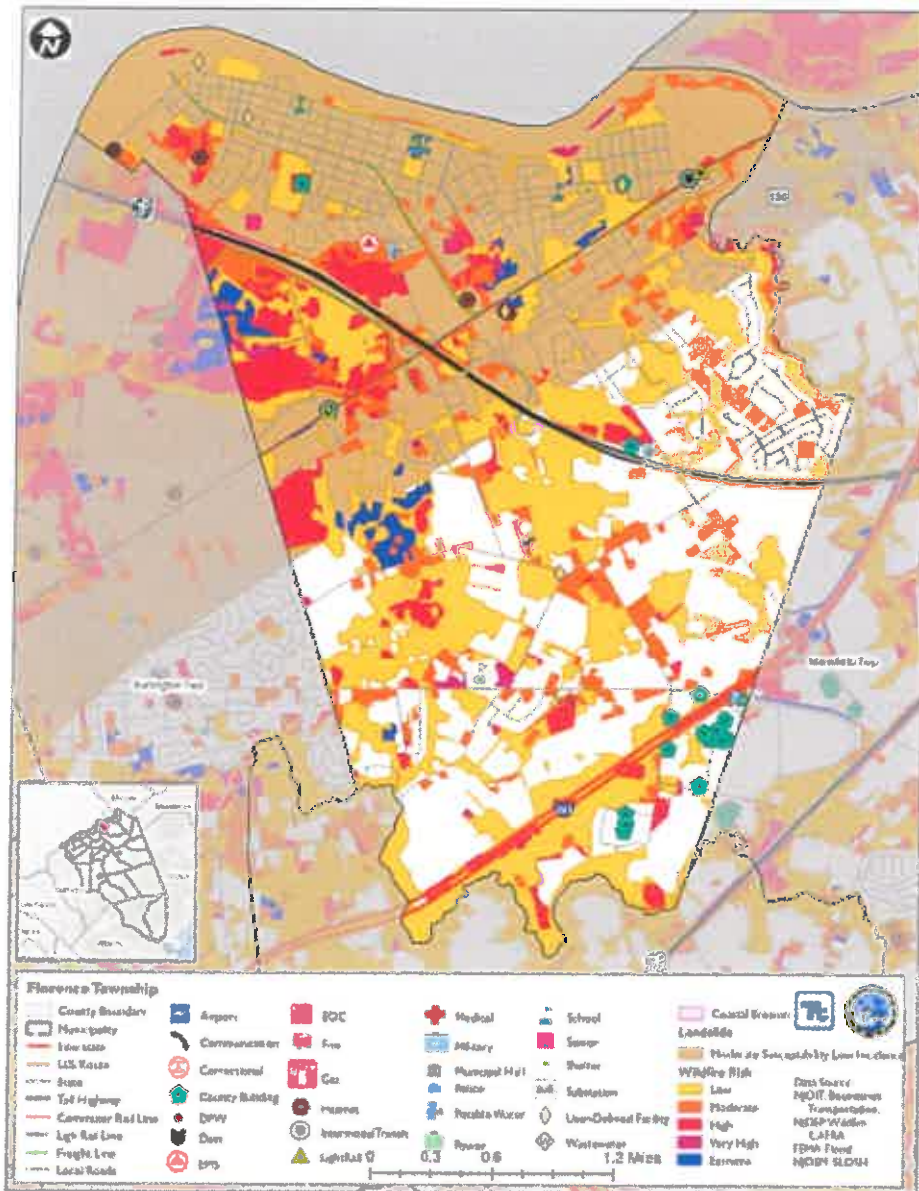
Figures III-22 and III-23. Township of Florence Hazard Area Extent and Location Maps 1 and 2 are provided to further map the Township's various facilities and their vulnerability during flooding, storm surge and wildfires.

Figure III-22. Township of Florence Hazard Area Extent and Location Map 1



Source: DMA 2000 Hazard Mitigation Plan Update – Burlington County, New Jersey September 2019, page 9.16-26.

Figure III-23. Township of Florence Hazard Area Extent and Location Map 2



Source: DMA 2000 Hazard Mitigation Plan Update – Burlington County, New Jersey September 2019, page 9.16-27.

- (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;

This climate change-hazard vulnerability assessment is consistent with all parts of this 2022 Land Use Plan Element, which attempts to address the effects of climate change by encouraging smart growth principles. The Land Use Plan promotes redevelopment, compact development in areas of the Township that are currently developed, and open space and farmland preservation.

The Housing Plan Element and Fair Share Plan dated April 2018 and Amended August 2018, addresses the affordable housing obligation through compact, multi-family construction. As the Township approaches build-out, it will need to explore alternative options to new construction to address future needs such as market-to-affordable units and reuse of existing buildings.

The Burlington County Hazard Mitigation Plan summarizes the regulatory tools that are available to the Township of Florence in *Table III-14. Planning and Regulatory Capability*.

Table III-14. Planning and Regulatory Capability.

Title / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. (Agency Responsible)	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc)
Planning Capability				
Master Plan	Yes	Local	Zonng	Chapter 91, Article IX
Capital Improvements Plan	Yes	Local	Adm	91-38
Floodplain Management / Basin Plan	Yes	Local	Twp Eng	140 91
Stormwater Management Plan	Yes	Local	Twp. Eng.	91-75 140
Open Space Plan	Yes	Local	Adm	91-59
Stream Corridor Management Plan	No	-	-	-
Watershed Management or Protection Plan	No	-	-	-
Economic Development Plan	Yes	Local	Council	Chapter 5
Comprehensive Emergency Management Plan	Yes	Local	OEM	-
Emergency Operation Plan	Yes	Local	OEM	-
Post-Disaster Recovery Plan	No	-	-	-
Transportation Plan	Yes	Local	Adm	-
Strategic Recovery Planning Report	No	-	-	-
Other Plans:	No	-	-	-
Regulatory Capability				
Building Code	Yes	State & Local	Code Off	State Uniform Construction Code Act (N.J.S. 52:27D-119 et seq.)
Zoning Ordinance	Yes	State/Local	Adm	Chapter 91, Part 3
Subdivision Ordinance	Yes	State/Local	Land Use	Chapter 91, Part 2
NFIP Flood Damage Prevention Ordinance	Yes	Federal, State, Local	Adm	Chapter 79, Ordinance 2017-28
NFIP Cumulative Substantial Damages	No	-	-	-
NFIP Freeboard	Yes	Local	Adm	Ordinance 2017-28
Growth Management Ordinances	Yes	Local	Planning Bd	Chapter 56
Site Plan Review Requirements	Yes	Local	Twp Eng	91-40
Stormwater Management Ordinance	Yes	State/Local	Twp Eng	Chapter 91-75 140
Municipal Separate Storm Sewer System (MS4)	Yes	State/Local	Twp Eng	Chapter 123

Stormwater Program Ordinances <ul style="list-style-type: none"> • Pet waste • Litter Control • Improper Disposal of Waste • Wildlife Feeding • Yard Waste Collection • Illicit Connection • Private Storm Drain Retrofitting • Refuse Container / Dumpster (optional) 	Yes	Local	-	Chapter 123-4 Littering, Chapter 123-15 Yard Waste Collection, Chapter 123-17 Pet Waste, Chapter 123-18 Wildlife Feeding, Chapter 123-19 Illicit Connections, Chapter 123-20 Improper Disposal of Waste, Chapter 123-21 Refuse Containers and Dumpsters, Chapter 123-22 Private Storm Drain Retrofitting
Natural Hazard Ordinance	No	-	-	-
Post-Disaster Recovery Ordinance	No	-	-	-
Real Estate Disclosure Requirement	No	-	-	-
Other (Special Purpose Ordinances [i.e., sensitive areas, steep slope])	No	-	-	-

Source: Table 9.16-7 Planning and Regulatory Tools, DMA 2000 Hazard Mitigation Plan Update Burlington County, September, 2019, pages 9.16-5 and 6.

- (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;

Florence Township is in the process of Plan Endorsement. The guidelines for Plan Endorsement include consistency standards, which cover sustainability, conservation, hazard planning and climate resiliency planning, among other topics. To achieve plan endorsement, municipalities must “demonstrate consistency” with State agency plans and programs “that further smart growth principles.” The Climate Resiliency recommends municipalities complete a three-step process:

- Step 1: Assess Vulnerable Areas, Critical Assets and Infrastructure (this should be coordinated with hazard mitigation assessment).
- Step 2: Develop a Local Resiliency Strategy.
- Step 3: Periodically Demonstrate Action to Address Vulnerabilities.

The municipal plan endorsement guidelines also require municipalities to adopt the following ordinances:

- Water Conservation Ordinance
- Wellhead Protection Ordinance
- Stream Corridor Protection Ordinance
- Floodplain Ordinance
- Municipal Stormwater Management Plan and Ordinance
- Electric Vehicle Ordinance

- (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan;

Florence Township is committed to addressing climate change through the plan endorsement process by implementing the required tasks outlined in the Municipal Plan Endorsement Guidelines, as feasible.

- (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

Florence Township will continue to monitor natural hazard projections and best available science provided by the NJDEP.

N. Land Use Plan Recommendations

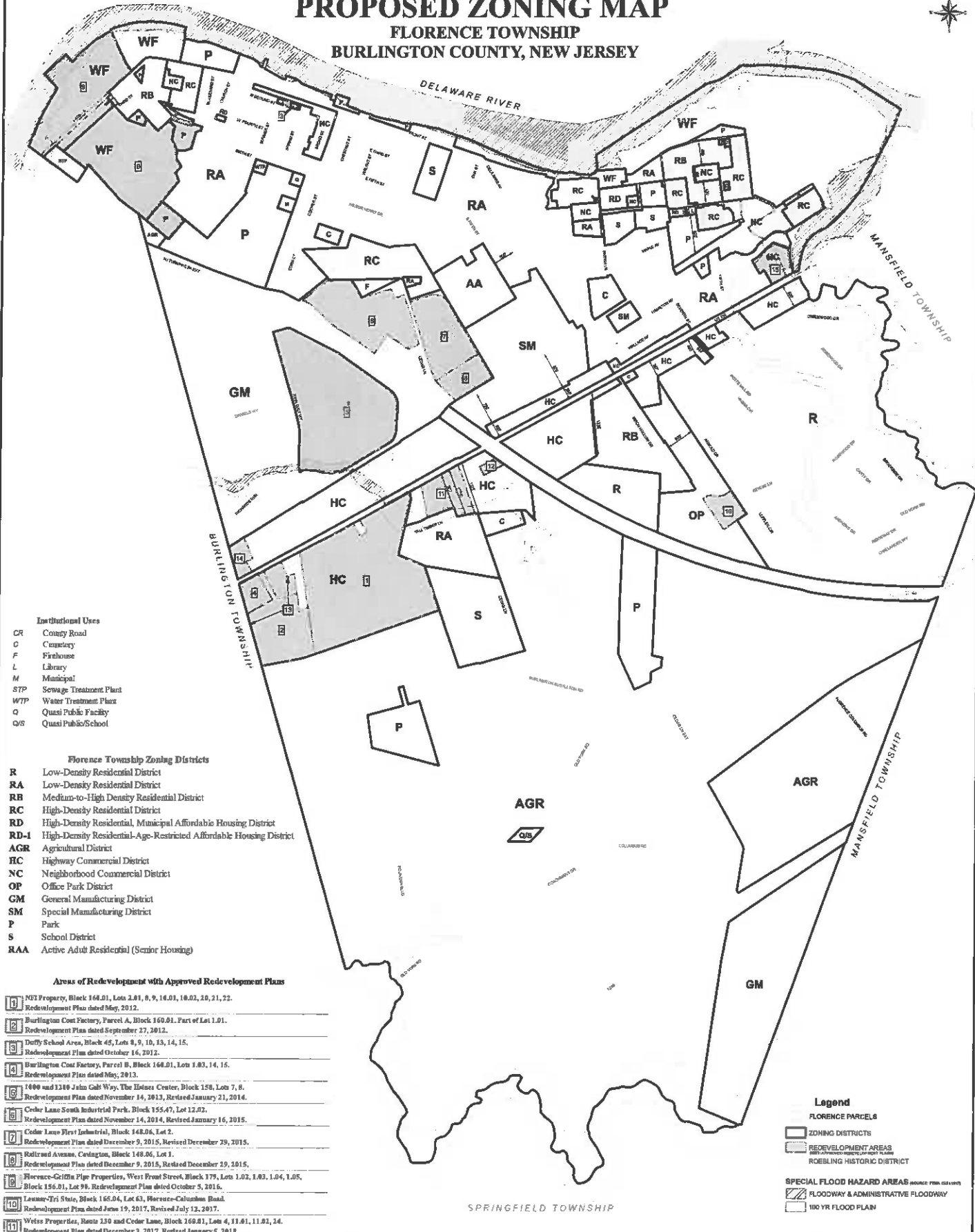
The Land Use Plan evaluates the major land use issues facing the Township of Florence, it articulates design guidelines for new and infill development in the community, and makes recommendations for future changes to the Township's development regulations and maps relating to land use. Following are the Land Use Plan and Zoning Ordinance Recommendations made during and subsequent to the preparation of all the Master Plan Elements contained in this 2022 Master Plan. The 2022 Zoning Map is provided in *Figure III-12. 2022 Zoning Map* and the *Proposed Zoning Map* is provided in *Figure III-24*.

1. Consider truck weight restrictions on Delaware Avenue, East Front Street and West Front Street, from Route 130 to Burlington/Florence Township line. Local deliveries only would be permitted.
2. Revise the Zoning Map to include all of the Redevelopment Areas with approved Redevelopment Plans in the Township.
3. Revise the Zoning Map to reflect a zone change recommended in the 2018 Master Plan Reexamination Report that was subsequently changed for Block 121, Lots 1, 2, 3.01, 3.02, 3.03 and 11. The zoning was AGR-Agricultural District and it was changed to RA-Low Density Residential, consistent with zoning to the west of the properties. Portions of Block 121, Lots 7 and 8 should also be changed from AGR to RA. Portions of Block 121, Lots 4.06, 4.07, 13, 14 and 15 remain in a split zone of AGR and RA. The entirety of these lots should be changed to RA, consistent with surrounding zoning revisions.
4. In general, the Zoning Ordinance should be updated to reflect definitions in the Municipal Land Use Law (MLUL) and all of the purposes of the MLUL. The most efficient manner in which to keep the Ordinance up to date with frequent MLUL revisions and avoid potentially yearly Ordinance reviews and revisions as the MLUL continues to evolve, is to update outdated sections and add a sentence that states, "or as updated, revised or deleted in the most current version of the MLUL." This will alert the user that the MLUL should be consulted, particularly if there is a significant change.

PROPOSED ZONING MAP

FLORENCE TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY



- Institutional Uses**
- CR County Road
 - C Cemetery
 - F Firehouse
 - L Library
 - M Municipal
 - STP Sewage Treatment Plant
 - WTP Water Treatment Plant
 - Q Quasi Public Facility
 - Q/S Quasi Public/School

- Florence Township Zoning Districts**
- R Low-Density Residential District
 - RA Low-Density Residential District
 - RB Medium-to-High Density Residential District
 - RC High-Density Residential District
 - RD High-Density Residential, Municipal Affordable Housing District
 - RD-1 High-Density Residential-Age-Restricted Affordable Housing District
 - AGR Agricultural District
 - HC Highway Commercial District
 - NC Neighborhood Commercial District
 - OP Office Park District
 - GM General Manufacturing District
 - SM Special Manufacturing District
 - P Park
 - S School District
 - RAA Active Adult Residential (Senior Housing)

Areas of Redevelopment with Approved Redevelopment Plans

Map Symbol	Description
[D]	N7 Property, Block 168.01, Lots 1.01, 8, 9, 14.01, 14.02, 20, 21, 22. Redevelopment Plan dated May, 2012.
[E]	Burlington Coat Factory, Parcel A, Block 169.01, Part of Lot 1.01. Redevelopment Plan dated September 27, 2012.
[F]	Duffy School Area, Block 45, Lots 9, 9, 10, 13, 14, 15. Redevelopment Plan dated October 16, 2012.
[G]	Burlington Coat Factory, Parcel B, Block 168.01, Lot 1.03, 14, 15. Redevelopment Plan dated May, 2013.
[H]	1499 and 1319 John Galt Way, The Edison Center, Block 158, Lots 7, 8. Redevelopment Plan dated November 14, 2013, Revised January 21, 2014.
[I]	Cedar Lane South Industrial Park, Block 155.47, Lot 12.02. Redevelopment Plan dated November 14, 2014, Revised January 16, 2015.
[J]	Cedar Lane First Industrial, Block 148.06, Lot 2. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
[K]	Retired Avenue, Covington, Block 149.06, Lot 1. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
[L]	Roewe-Gelbin Pipe Properties, West Front Street, Block 179, Lots 1.02, 1.03, 1.04, 1.05, Block 156.01, Lot 98. Redevelopment Plan dated October 5, 2016.
[M]	Leanan-Tri State, Block 165.04, Lot 63, Worcester-Columbus Road. Redevelopment Plan dated June 19, 2017, Revised July 12, 2017.
[N]	Weiss Properties, Route 130 and Cedar Lane, Block 169.01, Lots 4, 11.01, 11.02, 14. Redevelopment Plan dated December 3, 2017, Revised January 5, 2018.
[O]	Frimstone Properties, LLC, Hest Circus Drive, Block 743.02, Lot 13.02. Redevelopment Plan dated May, 14, 2018.
[P]	Burlington Campus: Phase II, 2004, 2006, 2008 US Route 130, Block 160.01, Lots 1.01, 1.03, 1.04. Redevelopment Plan dated September 12, 2018.
[Q]	2001 Route 130, Block 159.07, Lots 6.01, 9, 10. Redevelopment Plan dated April 7, 2020.
[R]	Project Freedom, 2335 US Route 130 and Horabarger Avenue, Block 121, Lots 4.02, 9. Redevelopment Plan dated May, 14, 2021, Revised May 25, 2021.

No.	Revisions	Date
1	Zoning Change Block 121, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	

- Legend**
- FLORENCE PARCELS
 - ZONING DISTRICTS
 - REDEVELOPMENT AREAS
 - ROEBLING HISTORIC DISTRICT
 - SPECIAL FLOOD HAZARD AREAS (SOURCE: FEMA, 03/07/05)
 - FLOODWAY & ADMINISTRATIVE FLOODWAY
 - 100 YR FLOOD PLAIN



PROPOSED 2023 ZONING MAP

FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

DATE: 1 11 2023

Scale: 1" = 100'

Figure III-24. Proposed Zoning Map

5. Burlington County sent a Memorandum to Municipal Construction Code Officials on March, 2021 regarding Plan Reviews for Retail Food Establishments. The Memorandum stated that the Burlington County Health Department is responsible for reviewing submitted plans for retail food establishments in accordance with NJAC 8:24-Chapter XII of the State Sanitary Code prior to the issuance of a local construction permit and certificate of occupancy. This includes newly constructed or renovated retail food establishments. By definition, restaurants, supermarkets, convenience stores, retail department stores, coffee shops, schools, recreational facilities, churches, fire halls, bars, etc. are considered retail food establishments by the definition in the regulation. The Zoning Ordinance or Checklist should be revised to assist in alerting applicants of the need for this approval early in the approval process.
6. Require Make-Ready parking spaces as required by recent legislation. The Township should also consider spaces for all types of vehicle manufacturers and not just one manufacturer.
7. Distribution Centers and Warehouses should be deleted from the list of permitted uses in the SM-Special Manufacturing District.
8. Add a section or statement to the Zoning Ordinance indicating that parking lots and trailer lots are not a permitted primary use in any zoning district.
9. Discussions should continue on revising the GM-General Manufacturing District on portions of Blocks 139, 126.01 and 179 to WF-Waterfront District. The purpose of the Waterfront District would be to provide for the combination of residential uses, retail and service uses, public parks/recreation areas, marinas and other river-oriented activities within a planned development or district. The development is intended to be designed to provide for an internally oriented group of activities which are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures. The new Waterfront District should promote flexibility in the design and planned diversification in relationships among the locations of and types of uses and structures; to promote the advantages of modern site planning for community development through the efficient use of land, and:
 - To enhance and strengthen the economic viability of the area;
 - To facilitate an economic arrangement of buildings, circulation systems, land uses, and utilities; to preserve to the greatest extent possible the existing landscape features and amenities;
 - To encourage innovative mixed-use development to serve the Township as a community focal point;
 - To promote the creation of places which are oriented to the pedestrian and promotes social interaction;
 - To encourage an atmosphere to support healthy businesses;
 - To recognize and plan for environmental constraints;
 - To utilize existing historical, architectural and urban design elements as guidelines in the overall design of new or repurposed buildings or structures using the physical, visual

and spatial characteristics of immediate and nearby buildings and structures to carry that theme into the Waterfront District, enhancing the architectural character of the area;

- To utilize existing park and waterfront walkway features and to incorporate waterfront access and water-oriented development in undeveloped areas in an harmonious and connected manner that develop a street and pathway providing a network of safe physical pedestrian and bicycle connections between neighborhoods and promotes the efficient movement of vehicles, and;
- To provide additional usable and suitably located open space facilities and common facilities than would otherwise be provided while enhancing the public health, safety, and welfare.

It should be noted that the inclusion of Block 179 in the Waterfront District is to permit DCA Fabricators to be grandfathered for their current use, however, should a change in use or sale of the property be proposed, the property would be subject to the Waterfront District uses and regulations.

10. The Zoning Ordinance is a lengthy document that would benefit from consolidating certain items into charts for ease in finding the information relevant to each zone and how that information may compare to other zones. Zoning Schedules for Area, Yard, and Bulk Standards, Parking and Loading Standards, and Sign Standards are recommended.
11. Maximum impervious coverage is not presented in all of the zoning districts, particularly the more intensive, non-residential districts including NC-Neighborhood Commercial, SM-Special Manufacturing, and GM-General Manufacturing Districts. It is recommended that the ordinance provide maximum coverage.
12. The Sidewalk Trust Fund (Ordinance §91-74) should be reviewed and revised to clarify that contributions to the fund can only be used to construct sidewalks in the vicinity of the project that provided an in lieu of contribution for the sidewalk that was not constructed and that the fund cannot be used in areas outside of the project area.
13. Review Article XX Recreation and Open Space Standards, §91-140 Contribution in lieu of construction to the Recreation Trust Fund, Required Minimum Facilities, etc. for consistency with past legislation.
14. Review the Zoning Ordinance to insure references that are contained in the Residential Site Improvement Standards (RSIS) are consistent with RSIS or there is a reference to refer to RSIS for design standards.
15. Review the Zoning Ordinance language regarding the size of accessory structures and provide language clarifying when a bulk variance is required and when a use variance is required. Accessory structures, in particular, pole barn variances are becoming more frequent applications to the Zoning Board. Height, overall size of the structures, and impervious coverage variances are increasing.

16. Review impervious lot coverage for in ground pools, paved walkways, sheds, pool equipment, etc. This type of application has been more prevalent with the Zoning Board so increasing coverage and clarifying impervious coverage (decks, pavers) may be warranted.
17. Review the off-street parking and loading standards found in a number of places in the Ordinance and make them consistent. The Ordinance contains a general off-street parking requirement and in various zoning districts, there are different requirements.
18. Block 31, Lot 1 is the former Elementary School shown as “S” School. The lot is now vacant and should be rezoned RD.
19. Rezoning recommendations for Block 126.01 include:
 - a. Block 126.01, Lot 5 along Hornberger Avenue is zoned NC-Neighborhood Commercial. Behind the NC zone, the lot is zoned RA-Low Density Residential. The lot is 3.05 acres in size and is recommended to be entirely within the RD-High Density Residential, Municipal Affordable Housing District.
 - b. Block 126.01, Lots 5, 6, 7 are split zoned. Along Hornberger Avenue the zoning is NC and to the rear, the lots are zoned RA. The lots in their entirety should be rezoned RD.
 - c. Block 126.01, Lots 4 and 4.01 are shown as “P.” The two lots should be rezoned RA.
20. Block 126.02, Lot 1.01 and the rear two-thirds of Lot 1.02 are shown as “Q” Quasi-Public Facility. The front one-third of Lot 1.02 along Hornberger Avenue is shown in the NC-Neighborhood Commercial District. It is recommended that Block 126.02, Lot 1.02 be rezoned entirely in the NC District and Lot 1.01 be rezoned RD-High Density Residential, Municipal Affordable Housing District.
21. Block 144, Lots 1 through 21 are zoned NC. It is recommended that they be rezoned RA.
22. Block 145, Lots 1, 2, 3, 4.01, 4.02, 5, 6 and 7 are zoned NC. Lots that front on Hornberger Avenue (part of Lot 1 and Lots 2, 3, 4.01 and 5) should remain NC and Lots to the south of Hornberger Avenue (part of Lot 1, 4.02, 6 and 7) should be rezoned RA.
23. The triangular shaped Block 156.01, Lot 1 adjacent to park land along the Burlington Township boundary line should be rezoned from SM to AGR.
24. Ordinances referencing the posting of performance and maintenance guarantees under the Municipal Land Use Law should be revised to reflect the new law limiting the scope of performance guarantees, municipal authority to adopt two additional types of guarantees (a temporary certificate of occupancy guarantee and a safety and stabilization guarantee), changes to maintenance guarantee requirements, and changes to the posting of escrows for inspections.

25. Continue to establish strong pedestrian, bus and bicycle linkages between destinations, public transportation, employment and residential areas.
26. Review monument sign dimensions and overall sign and message with a view to increase the size of the sign and/or size and address of the occupant(s). Delivery vehicles have reported that signage is difficult to read causing trucks to miss entrances, travel around blocks into residential areas or backup to find businesses.
27. Additional parking is needed at Morris Court. Alternatives to provide additional parking should be investigated.
28. Delete the SMO-Special Manufacturing Overlay Zoning District.
29. Change the AGR-Agricultural District on Cedar Lane (Florence-Columbus Road) on Block 160.01, Lots 12.01, 12.02, part of 12.03 and 16 to RA-Low Density Residential, consistent with adjacent zoning.
30. Block 142, Lots 1, 2, 3, 4, 5, 6.01, 6.02, 8, 9, 10 are split zoning. Along Hornbegerr Avenue the zone is NC and lots to the rear are RC. It is recommended that all lots be zoned NC.
31. Block 163.01, Lots 3.01, 3.05, 3.06, 3.07 and part of 5 are in the SM District. It is recommended that they be rezoned HC-Highway Commercial.
32. The following Blocks and Lots are located in the SM District in the vicinity of Interchange 52 of I-295 and it is recommended that these lots be rezoned AGR.
 - Block 167.01, Lots 2.05 and part of Lots 3.01, 9;
 - Block 168, part of Lots 1 and 6 and Lots 2.11, 2.12, 3.01, 3.02, 4, 5.01, 5.02, 8, 10, 11, 12, 13; and
 - Block 173.01, Lots 7.01, 7.02, 7.03, 8.05, 9.
33. Rezone Block 155.49, Lots 54.02 and 54.05 from AGR to P.
34. Increase the minimum lot size for the AGR-Agricultural District to 10 acres from 3 acres to comport with the septic density determined by the nitrate dilution analysis for non-sewer service areas, which are provided in the *Burlington County Wastewater Management Plan* dated May 17, 2017.
35. Consider and require Green Infrastructure measures in developments and for homeowners and businesses. Additional information on Green Infrastructure is available at www.nj.gov/dep/gi.
36. Review the Zoning Board of Adjustment's Annual Reports to track zoning issues and consider future amendments.

IV. UTILITY SERVICE PLAN ELEMENT

A. Introduction

The Municipal Land Use Law provides for the preparation of a **Utility Service Plan Element** analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of P.L. 1981, c.32 (C.40:55D-93 et seq.)

This Utility Service Plan Element provides a 2021 review of Utility Services in the Township of Florence.

B. Township of Florence Water and Sewer Development History

Historically, the Township of Florence traditionally had two major population centers: the downtown Florence area and Roebling Village. Roebling Village was the site of the former John A. Roebling Steel Company which, in the 1900's installed water mains and sewer lines to service the community of plant employees required for its manufacturing operations. During the 1930's water and sewer lines were constructed throughout the Township, wells were drilled, and a sewage treatment plant was constructed at its present location at 1500 Front Street.

Two new wells for potable water supply and additional treatment units at the sewage treatment plant were added in the 1950's and in the late 1960's, a one million gallon elevated water storage tank was constructed on Cedar Lane. A partial upgrade of the existing water distribution system began in 1983 to relieve pressure deficiencies in existing service areas. The sewage treatment plant was expanded to a capacity of 1.5 MGD in 1979 and in 2000, the plant was upgraded, increasing the plant to its present capacity of 2.5 MGD. The water plant was upgraded in 1988 with a lime treatment process designed to eliminate corrosive conditions. In 1994, instrumentation to automate certain plant functions was added and a fifth well was constructed. Water tower #2 was constructed in 2000 and well #6 was drilled in 2008. An upgrade to the Water Treatment Plant began with Phase 1 in 2018 and Phase 2 will be completed in 2021.

C. Water Supply and Distribution Facilities

1. Water Supply and Water Service Area

Florence Township benefits from its close proximity to the Delaware River which supplies potable water from wells that are located within 2,000 feet from the river and the water treatment plant located at Sixth and Summer Streets. The Sewer and Water Department maintain six wells that are drilled into the Potomac-Raritan-Magothy (PRM) aquifer. Since the PRM aquifer is recharged from the Delaware River, an abundant quantity of good quality water is available from relatively shallow wells.

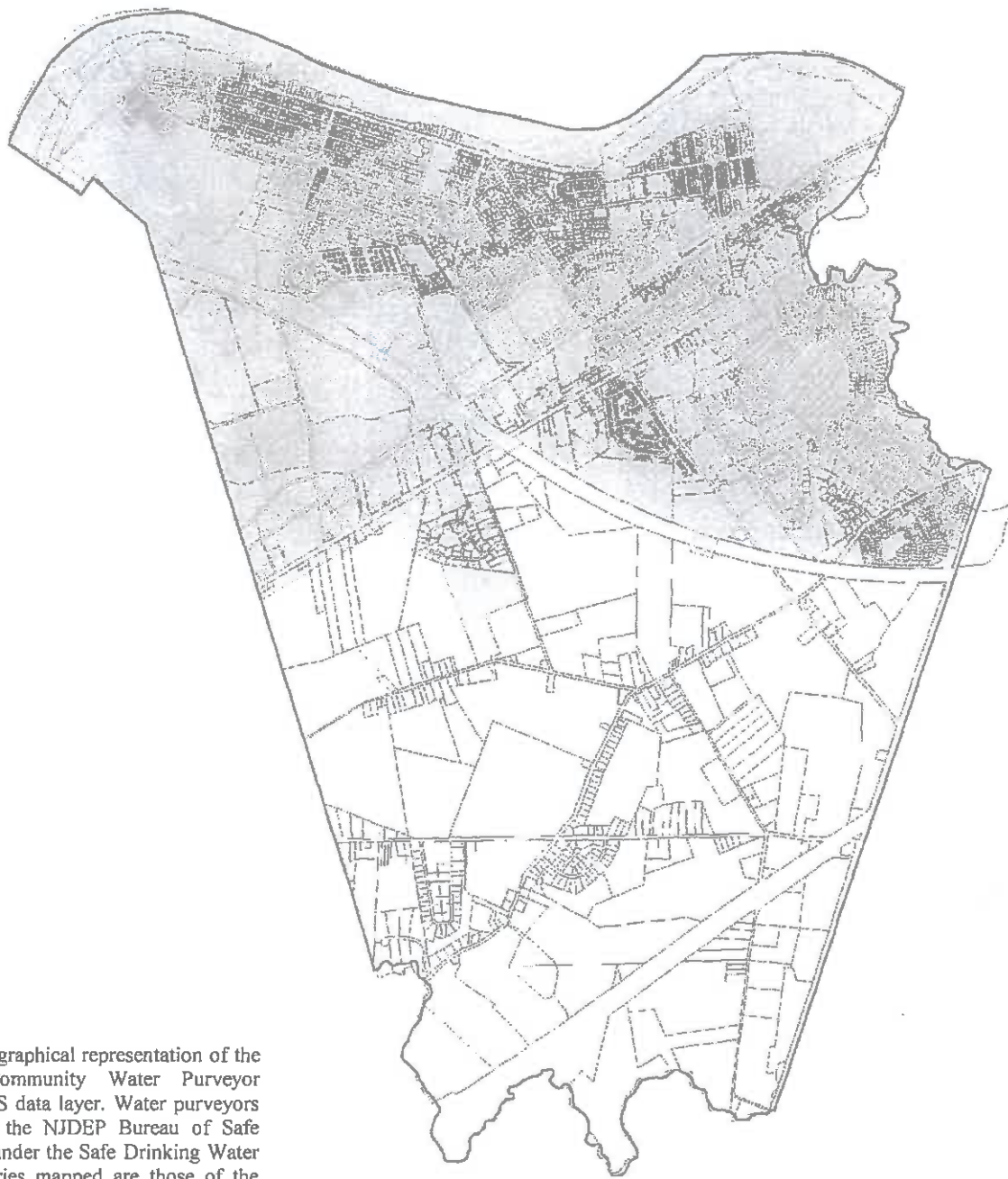
The current water service area is shown on **Figure IV-1. Existing Water Service Area Map**. As shown, areas of the Township north of the Pennsylvania Extension of the New Jersey Turnpike are within the water service area. On the western side of the Township, west of the Pennsylvania Extension of the New Jersey Turnpike, all parcels north of US Route 130 are within the water service area as are the frontages of US Route 130 lots south of US Route 130, eastward to a 30' water and sewer easement to service Tall Pines. At this point, the entirety of the lots eastward to Burlington-Florence Road, the Tall Timbers development, and the Board of Education High School property on Burlington and Bustleton Road.

Florence Township Water and Sewer Director David Lebak, indicated that potable water service is provided for the entirety of the lots fronting on US Route 130. The properties are situated within Block 160.01 and include Subaru Distribution and Training Center, Express Scripts, QPSI Quality Packaging Specialists International and Burlington Stores Headquarters, the water mains reach the rear of the property. So for the Route 130 properties on the western side of the Township, the water service area is greater than shown on **Figure IV-1**.

Figure IV-2. Future Water Service Area Map dated February 15, 2007 shows the entire Township with the exception of the southeastern end of the township, south of I-295 within a Future Water Service Area. **Figure IV-3. Future Water Distribution System Improvements**, dated March 5, 2007 shows proposed distribution lines through the proposed water service area. Finally, **Figure IV-4. Water Distribution System Map, October 1993, Last Revised March 2018** shows the NFI Subaru warehouse, Phase I connected to the public water distribution system. Phase 2 of that building appears to also be connected to public water but the building is noted as "Private System." A NFI Building to the east is noted as To be Constructed but it is connected to the water main from US Route 130 that services the southern portion of Tall Timbers. The NFI Express Scripts building south of the NFI building to be constructed shows a connection to that water line, however, the building is also noted as "Private System." The Township indicated that the buildings are so noted because the Township has always considered any piping that feeds large warehouse/industrial sites to be private. That means, the owner is responsible for maintenance and repairs for on-site mains, piping, valves, and hydrants from the point at the valve on the Township main and the point of the sewer connection, all the way in to the building. The Burlington Coat headquarters does have their own supplemental well on site for irrigation purposes only.

2. Existing Flow Estimates

Existing flow rates were estimated based on measurements at the Florence Township Water Treatment Plant. An average peak daily demand of 2.04 MGD was measured over the course of 2019. The committed peak daily demand, which incorporates the demand of presently approved connections to the system for new development, was recorded as 2.39 MGD. The water allocation permit for the Florence Water Treatment Plant limits daily potable water flows to 2.64 MGD. Therefore, present peak daily demand consumes 77% of the allocation limit. However, the committed peak



Note:

The map is a geographical representation of the 2017 Public Community Water Purveyor Service Areas GIS data layer. Water purveyors are regulated by the NJDEP Bureau of Safe Drinking Water, under the Safe Drinking Water Act. The boundaries mapped are those of the actual water delivery or service area. Franchise areas are not depicted (areas with legal rights for future service once developed).

Source.: NJGIN Open Data ([njgis-newjersey](http://njgis-newjersey.com)) Purveyor Service Areas of New Jersey.

Figure IV-1. Existing Water Service Area Map

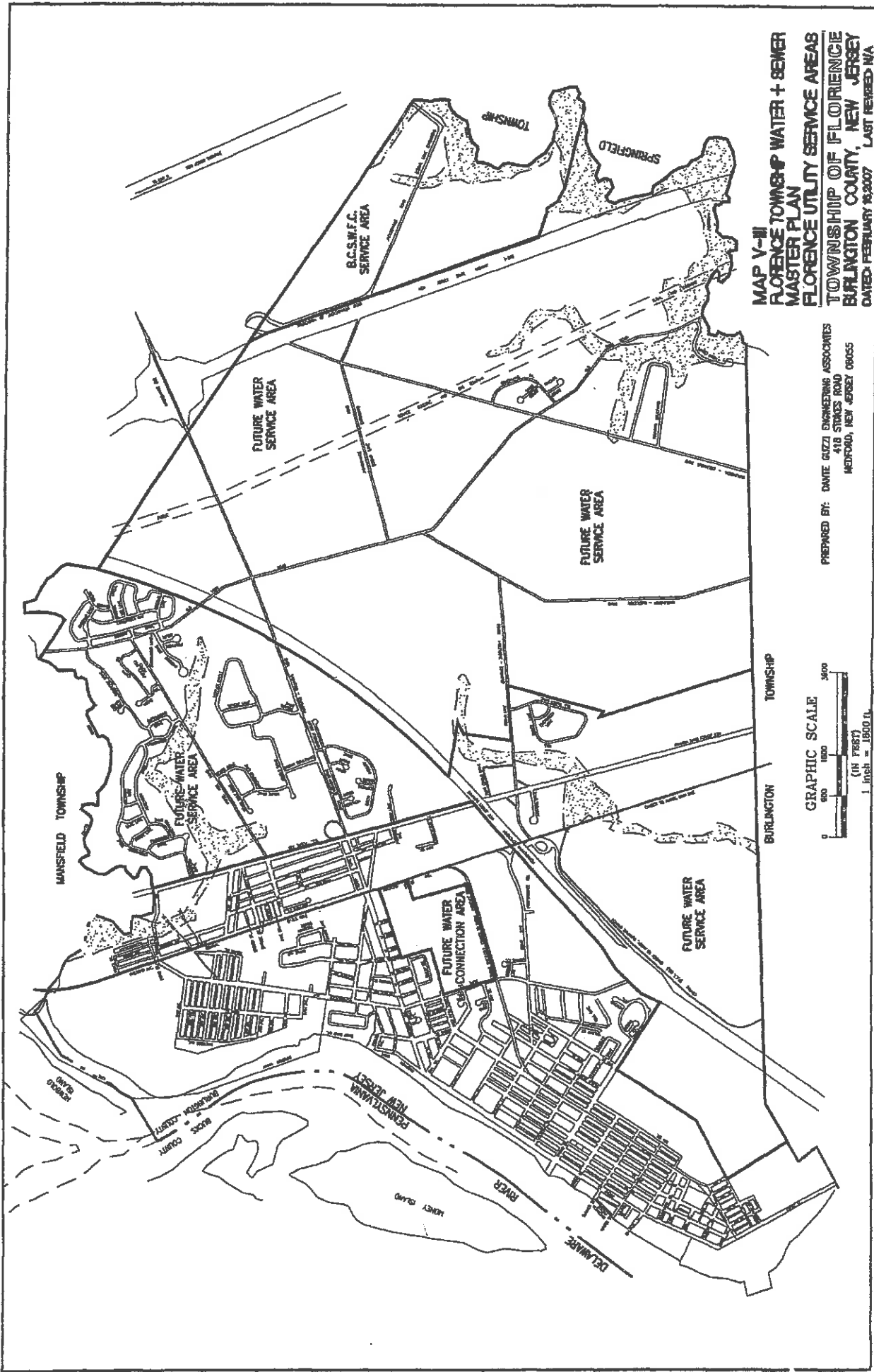


Existing Water Service Area



EXISTING WATER SERVICE AREA

UTILITY SERVICE PLAN ELEMENT
 FLORENCE TOWNSHIP, BURLINGTON COUNTY
 NJ SOURCE: BURLINGTON COUNTY
 WASTEWATER MANAGEMENT PLAN



MAP V-III
FLORENCE TOWNSHIP WATER + SEWER
MASTER PLAN
FLORENCE UTILITY SERVICE AREAS
TOWNSHIP OF FLORENCE
BURLINGTON COUNTY, NEW JERSEY
DATED: FEBRUARY 19, 2007, LAST REVISED: N/A

PREPARED BY: DANIE GIZZI ENGINEERING ASSOCIATES
 416 STANES ROAD
 MEDFORD, NEW JERSEY 08055

GRAPHIC SCALE
 0 500 1000 1500
 (IN FEET)
 1 inch = 1500 ft.

Figure IV-2. Future Water Service Area Map

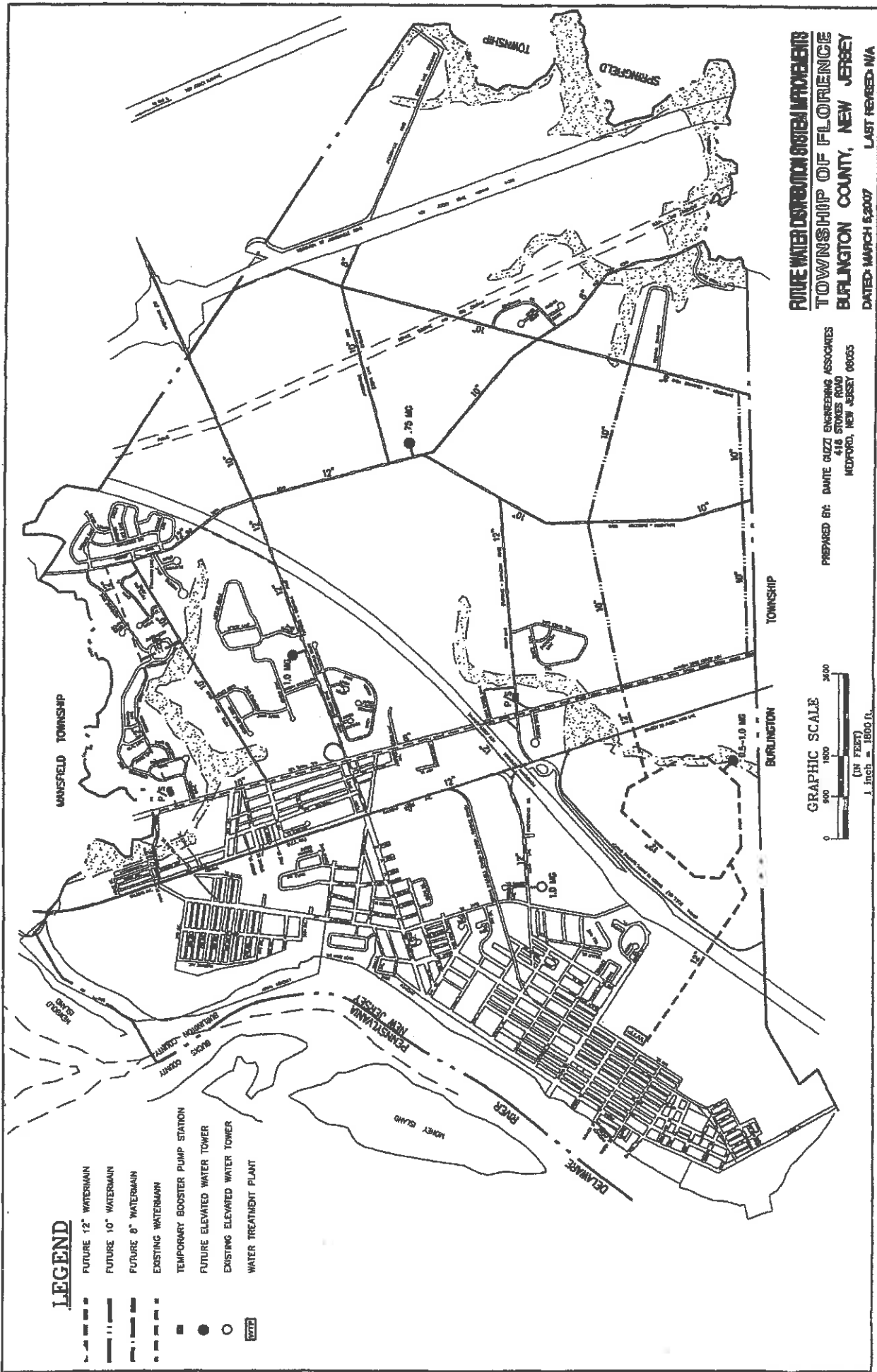


Figure IV-3. Future Water Distribution System Improvements

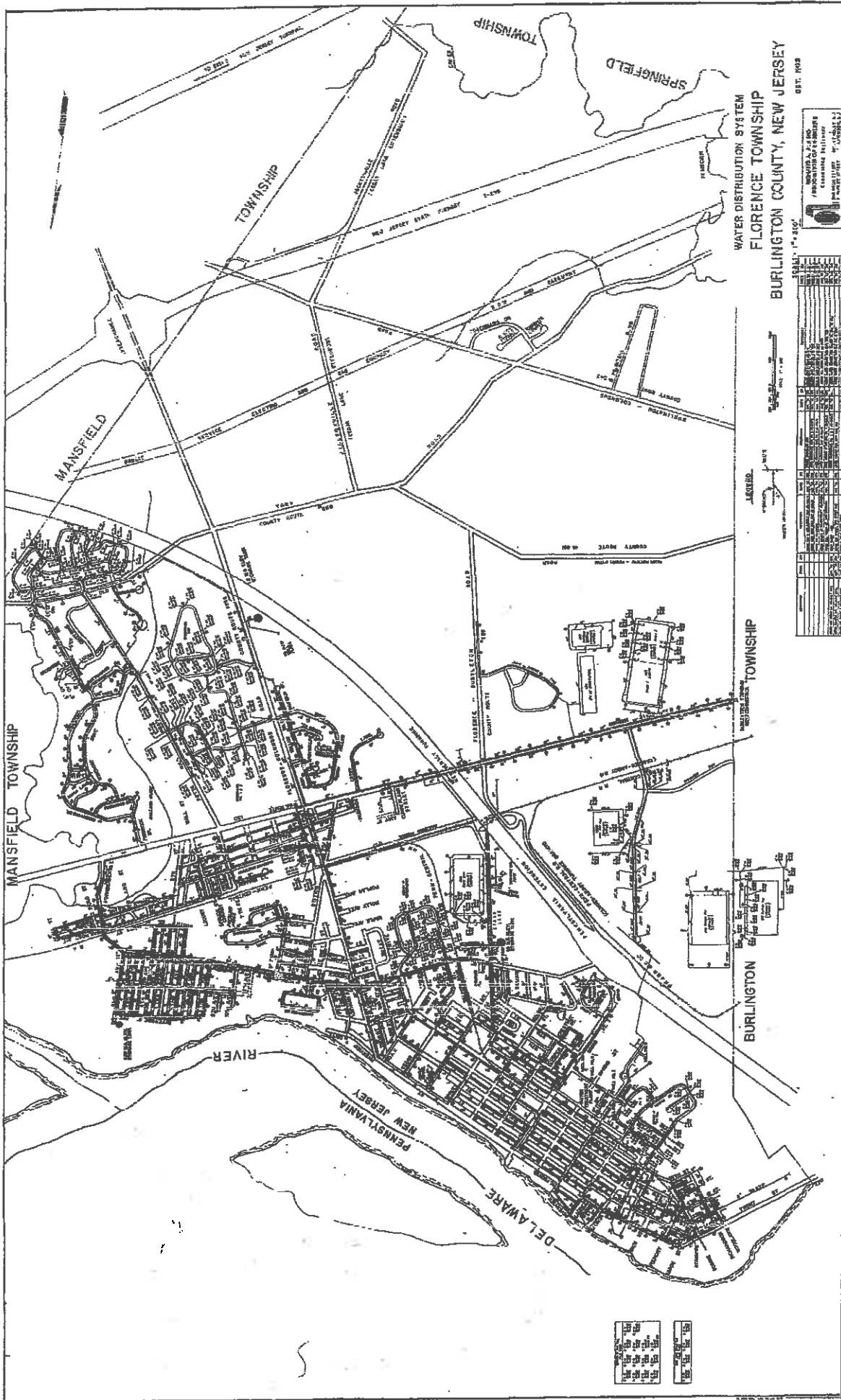


Figure IV-4. Water Distribution System Map, October 1993, Last Revised March 2018

daily demand represents 90.5% of the limit. This suggests that while potable water demand remains within legal limits, continued development may necessitate an increase in the allocation limits and production capacity of the Township.

Table IV-1. Average Potable Water Demand by Period.

Demand Period	Current Peak	Date	Committed Peak	Allocation Limits
Daily	2.04 MGD	July 2019	2.39 MGD	2.64 MGD
Monthly	63.20 MGM	July 2019	68.58 MGM	79.30 MGM
Yearly	617.25 MGY	2018	659.47 MGY	716.80 MGY

Source: Thomas Koslowski, Alaimo Group, March 24, 2020.

The Township of Florence currently has diversion allocation rights from the DEP for a total of 79.3 million gallons per month (MGM). A peak monthly flow of approximately 68.6 MGM was reported in 2019, which constitutes 86.5% of total allowable water withdrawal. As a result, continued growth in the Township may require investment in additional potable water capacity.

3. Future Flow Projections

Future flow projections were prepared and provided by Alaimo Group Consulting Engineers. Projections of the average daily, monthly, and annual demand as well as the peak demand were prepared for the existing condition and as 5, 10, and 15-year projections. The projected flows are listed in **Table IV-2. Potable Water Demand Projection** below:

Table IV-2. Potable Water Demand Projections.

Year	Average Demand (MG)			Peak Demand (MGD)	
	Daily	Monthly	Annual	Daily	Monthly
2020	1.69	51.44	617.25	2.04	63.20
2025	1.83	55.59	667.06	2.74	84.98
2030	1.85	56.18	674.21	2.77	85.89
2035	1.87	56.79	681.48	2.80	86.82

Source: Thomas Koslowski, Alaimo Group, March 24, 2020.

4. Existing Facilities

a. Wells

The Township is currently served by six (6) wells which are all located within on thousand feet (1,000') of the Township's water treatment plant at Sixth Street and Summer Street. Two of these wells were drilled in 1931, two were drilled in 1953, one in 1994, and one in 2008. **Table IV-3. Inventory of Municipal Wells** lists the characteristics

and yields of these wells. All six (6) wells draw from the Potomac-Raritan-Magothy (PRM) Aquifer at depths of 120-150 feet.

Table IV-3. Inventory of Municipal Wells.

Well #	Block	Lot	Location	Year Drilled	Depth	Screen Diameter	Current Yield (GPM)
1	156.02	13	238 6th Street West at Summer Street (Water Plant)	1931	117'	18"	475
2	156.02	19	650 Summer Street (By Township Garage)	1933	119'	18"	500
3	156.02	17.01	Behind Municipal Building (Near Ball Field)	1949	134'	16"	513
4	156.02	17.01	Broad Street by Municipal Building	1949	138'	16"	528
5	155.49	54.04	End of Summer Street	1994	136'	16"	500
6	155.49	54.01	Behind Police Building Across from Broad Street Pump Station at Ninth Street	2008			

Source: David Lebak, Florence Township Water and Sewer Director, March 11, 2020 and May 22, 1995 Master Plan, Utility Service Plan Element.

b. Florence Water Treatment Plant

The water delivered from the Florence Township wells is of good quality. It is low in iron and manganese and requires little treatment. The treatment which was provided in the original Township treatment works consisted of aeration for carbon dioxide stripping and chlorination for disinfection. A partial upgrading of the existing distribution system was started in 1983 to relieve pressure deficiencies in existing service areas. The water plant was upgraded in 1988 by the addition of a lime treatment process designed to eliminate corrosive conditions; instrumentation was added to automate certain plant functions and a fifth well was constructed in 1994. However, persistent problems with rusty water throughout the town led to the addition of a lime treatment facility in 1988. The lime treatment process raises both water pH and mineral content to prevent oxidation of iron in the distribution system and provide a thin protective coating on the pipes. The Township is currently in the process of upgrading the water treatment plant to provide, among other things, caustic soda addition for pH control and conversion of gaseous chlorine to sodium hypochlorite.

The water treatment plant also houses the high-pressure pumps which are required to boost the treated water pressure prior to distribution. Each of the four pumps have a capacity of 600 GPM. Two of the pumps have auxiliary gasoline powered engines to run the pumps in the event of a power failure. The two (2) pumps with auxiliary gasoline powered engines to run the pumps in the event of a power failure. The two (2) pumps with auxiliary engines were installed in 1931. The other two (2) pumps were installed in 1948.

In 2018, the Township completed a Phase 1 upgrade at the water treatment plant that included two new aerators for pH control, a new clear well and building, four new high service pumps to supply the potable system, and electrical and control systems. The improvements solidified treatment and delivery capacities.

In 2020, the Township commenced work on Phase 2 which included a new building housing an operator's office, maintenance shop, chemical storage and chemical feed pumps, new electrical feed equipment, a new generator and new control systems for the water plant and water towers. This upgrade will provide service and treatment upgrades 15-20 years into the future.

c. Storage Tanks

The Township utilizes two elevated water storage tanks, each of which provide 1.0 MG of storage. The original storage tank was constructed in 1969. An additional storage tank (Water Tower #2) was constructed in 2000 to supplement the storage capacity of the original tank and to provide redundancy and allow maintenance of the old storage tank. *Table IV-4. Inventory of Water Storage Tanks* below lists the characteristics and location of the storage tanks.

Table IV-4. Inventory of Water Storage Tanks.

Name	Location	Block	Lot	Year Built	Capacity
Cedar Lane Water Tower	265 Cedar Lane (Across from Morris Court), 40.111563, - 74.799225	155.47	22	1969	1.0 MG
Florence- Columbus Road Water Tower	Florence-Columbus Road and Turnpike Service Driveway, 40.096830, - 74.774659	164.02	5.03	2000	1.0 MG

Source: Thomas Kosłowski, Alaimo Group, March 24, 2020.

D. Wastewater Management Plan

1. Introduction

The February 24, 2003 Master Plan Reexamination Report indicated the Utility Plan Element of the Master Plan was proposed to be amended by the Wastewater Plan (WMP) Amendment of February 2003. David Lebak, Florence Township Water and Sewer Director indicated that the latest Wastewater Management Plan prepared by the Township was prepared on March 11, 2003 and was revised on December 31, 2003. The Wastewater Management Plan was revised again on March 3, 2004 to include the new Florence Township High School on Florence-Bustleton Road which was not in the sewer service area. The WMP Amendments proposed an expansion of the sewer service area to include the parcels in the HC-Highway Commercial Zoning District on the eastern side of Route 130. While the HC properties had public sewer available, only several hundred feet of the Route 130 frontage of the properties were in the sewer service area and not the entire properties which were over 2,000 feet in depth.

A Public Notice issued by NJDEP Division of Watershed Management indicated that on February 5, 2007 an Amendment to the Tri-County Water Quality Management Plan and the Florence Township Wastewater Management was adopted by the NJDEP. The amendment updated the Florence Wastewater Management Plan to add 69.59 acres of additional sewer service area (SSA) to the SSA of the Florence Township Sewer Treatment Plant (STP) SSA. The area is in the western portion of the Township along the Route 130 corridor and is adjacent to Florence Township's border with Burlington Township. The lots and blocks included in the SSA are:

Block 160.01, Lot 1.01 (23.26 acres additional SSA)
Block 160.01, Lot 7 (0.16 acres additional SSA)
Block 160.01, Lot 8 (4.37 acres additional SSA)
Block 160.01, Lot 9 (7.79 acres additional SSA)
Block 160.01, Lot 10.01 (3.66 acres additional SSA)
Block 160.01, Lot 2.01 (29.33 acres additional SSA)
Block 160.01, Lot 10.02 (1.02 acres additional SSA)

The Public Notice indicates the expansion will generate a maximum of 107,000 gallons per day (gpd) based on the potential to support 1.07 million square feet of commercial development calculated at 0.1 gpd per square foot of commercial space. This addition to the SSA would not require an expansion to the Florence Township Sewer Treatment Plant.

In 2008, the New Jersey Department of Environmental Protection (NJDEP) adopted major amendments to the Water Quality Management Planning rules (NJAC 7:15 et seq.) The amended rules stated that each county board of chosen freeholders were responsible for the preparation of wastewater management plans for all of their municipalities. Prior to this, the agency responsible for constructing and operating wastewater treatment plans were responsible for preparation of the Wastewater Management Plan (WMP). While the deadline for preparation of these plans was April 7, 2009, by April 2011, few, if any counties had submitted a county-wide plan.

Further legislation provided for subsequent deadlines and in November 2016, the NJDEP revised and readopted water quality management plan rules (WQMP) that required the development of a wastewater management plan. The Burlington County Wastewater Management Plan was developed with the readopted rules. Upon adoption, the plan will be valid for a period of eleven years.

The most recent Wastewater Management Plan (WMP) for Florence Township and other municipalities in Burlington County is the May 1, 2017 Draft Burlington County Wastewater Management Plan prepared by Burlington County Department of Resource Conservation. The Burlington County Board of Chosen Freeholders designated the Department of Resource Conservation as the agency to prepare and maintain the WMP. The contact person for the plan is Mary Pat Robbie who on May 20, 2020 indicated that the Draft is the most current document except for some minor changes and the addition of a Septic Management Plan component. Ms. Robbie indicated that the

County is still waiting for NJDEP approval of the plan and that no deadline for approval has been conveyed. The WQMP rules provide that any WMP previously approved by NJDEP will remain in force until superseded by a subsequent WMP. For at least a portion of Florence Township, the approved WMP does not expire until November 20, 2024.

The Burlington County Wastewater Management Plan contains a number of maps that are provided in this Florence Township 2020 Master Plan for information and reference purposes. In order to show the Township features clearly, the maps which showed the entire County have been enlarged to show just Florence Township with the exception of Map 3M-15 which only shows Florence Township on the original WMP map. The maps include the following:

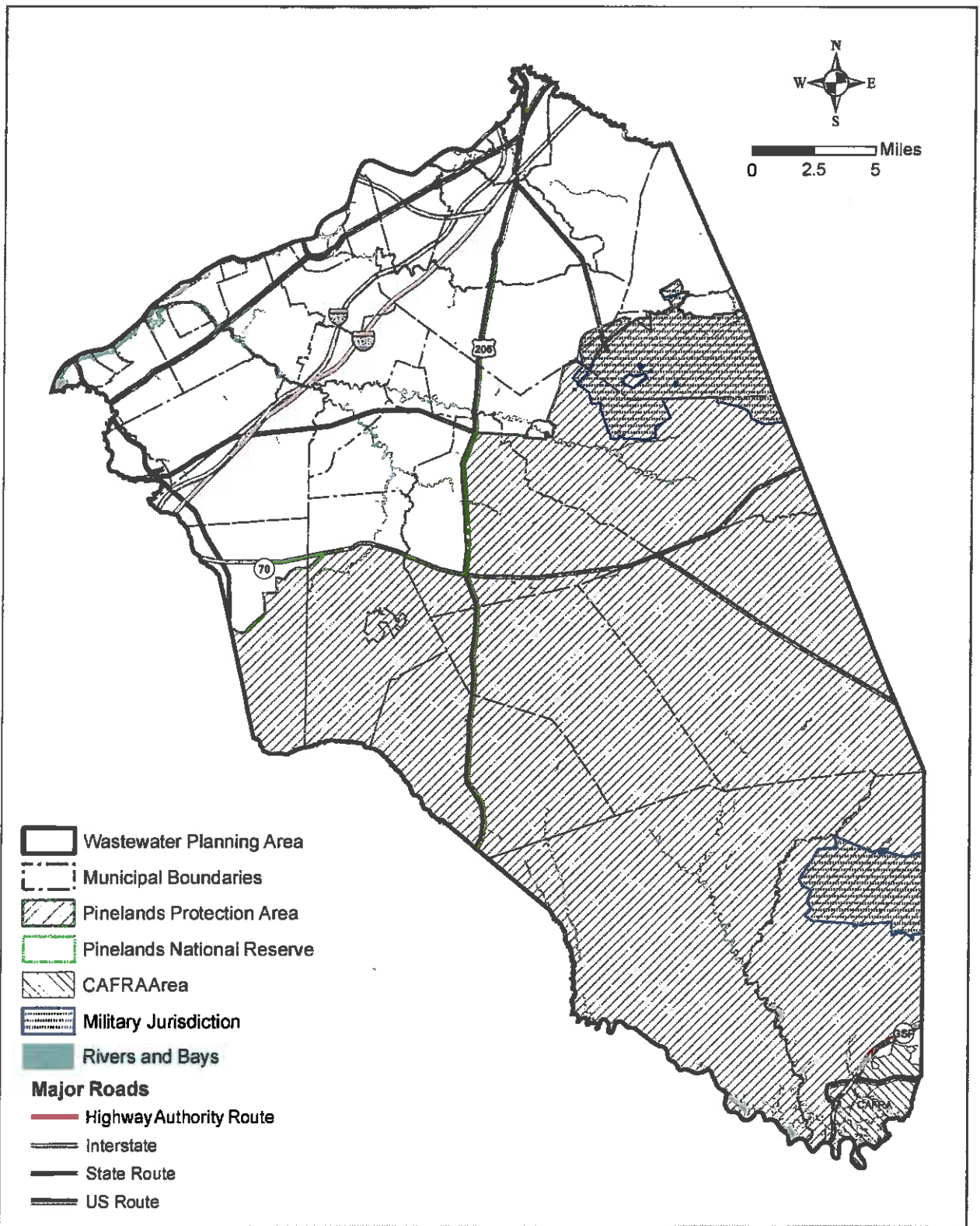
***Figure IV-5. Burlington County Wastewater Management Plan
Enlarged Florence Township Maps.***

<i>Figure IV-5.</i>	<i>Map 1:</i>	<i>Wastewater Management Planning Area</i>
<i>Figure IV-6.</i>	<i>Map 2:</i>	<i>Environmentally Sensitive Features</i>
<i>Figure IV-7.</i>	<i>Map 3:</i>	<i>Wastewater Service Areas</i>
<i>Figure IV-8.</i>	<i>Map 3M-15:</i>	<i>Florence Township Wastewater Service Areas</i>
<i>Figure IV-9.</i>	<i>Map 4:</i>	<i>Adopted and Proposed Sewer Service Areas</i>
<i>Figure IV-10.</i>	<i>Map 5:</i>	<i>Preserved Lands & Other Constraints</i>
<i>Figure IV-11.</i>	<i>Map 6:</i>	<i>Sewer Service in Environmentally Sensitive Areas</i>
<i>Figure IV-12.</i>	<i>Map 7:</i>	<i>Major Interceptors & Pump Stations</i>

The WQMP rules permitted approved site-specific water quality management plan and wastewater management plan amendments from the Department to be included in the WMP. Where a development has secured approval under the Municipal Land Use Law and possesses a valid wastewater approval, the site may be included in the sewer service area if consistent with that valid wastewater approval. Sites included under these conditions are shown on Map 6: Sewer Service in Environmentally Sensitive Areas of the County WMP. In Florence Township there are two sites: #50-NFI and #51-Florence Township. Also, where a project has an approved site specific WMP amendment from NJDEP, the project may be included in the wastewater management plan consistent with that approved site specific amendment for a period of six years from the date the amendment was adopted, unless the site is connected to public sanitary sewer. In those cases, the site remains in the sewer service area. In Florence, there were two projects in this category. The first project is NFI Real Estate listed as a WQMP Revision Approved on 2/25/2010, on Block 160.01, Lot 6.01. The second project is listed as Florence Township, TWA Approval on 2/6/2006, Block 165.01, Lot 2.01, Approval Number 05-0739.

2. Summary of Significant Actions

The Burlington County WMP provides a Summary of Significant Actions and map changes that necessitated a modification to certain sewer service areas. There were no Significant Actions listed that affected Florence Township.



**Burlington County Wastewater Management Plan
Amending the Tri-County Water Quality Management Plan**

Map 1: Wastewater Management Planning Area



Prepared by: Burlington County
Department of Resource Conservation
16 June 2020

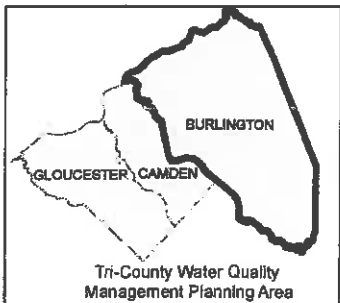
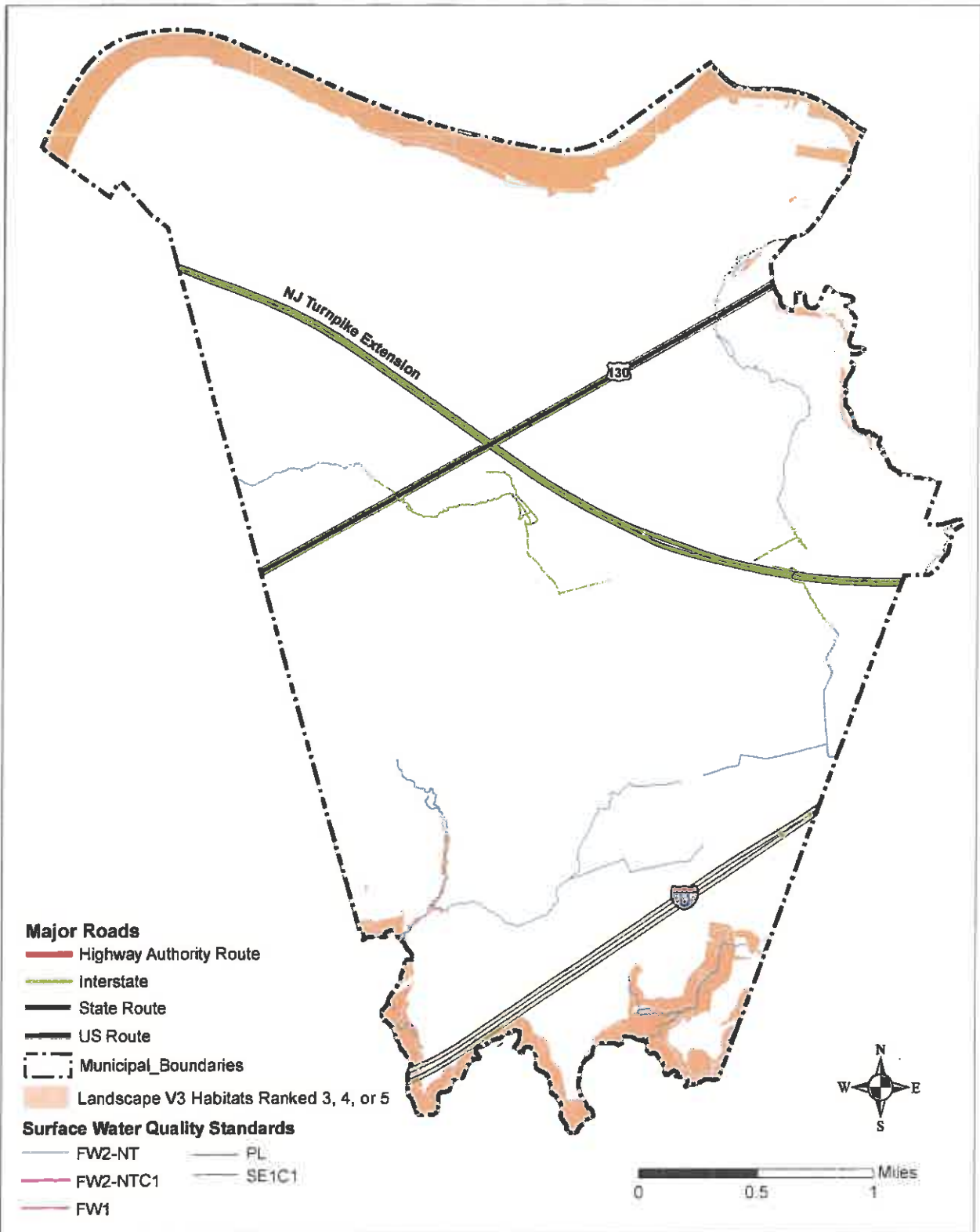


Figure IV-5.



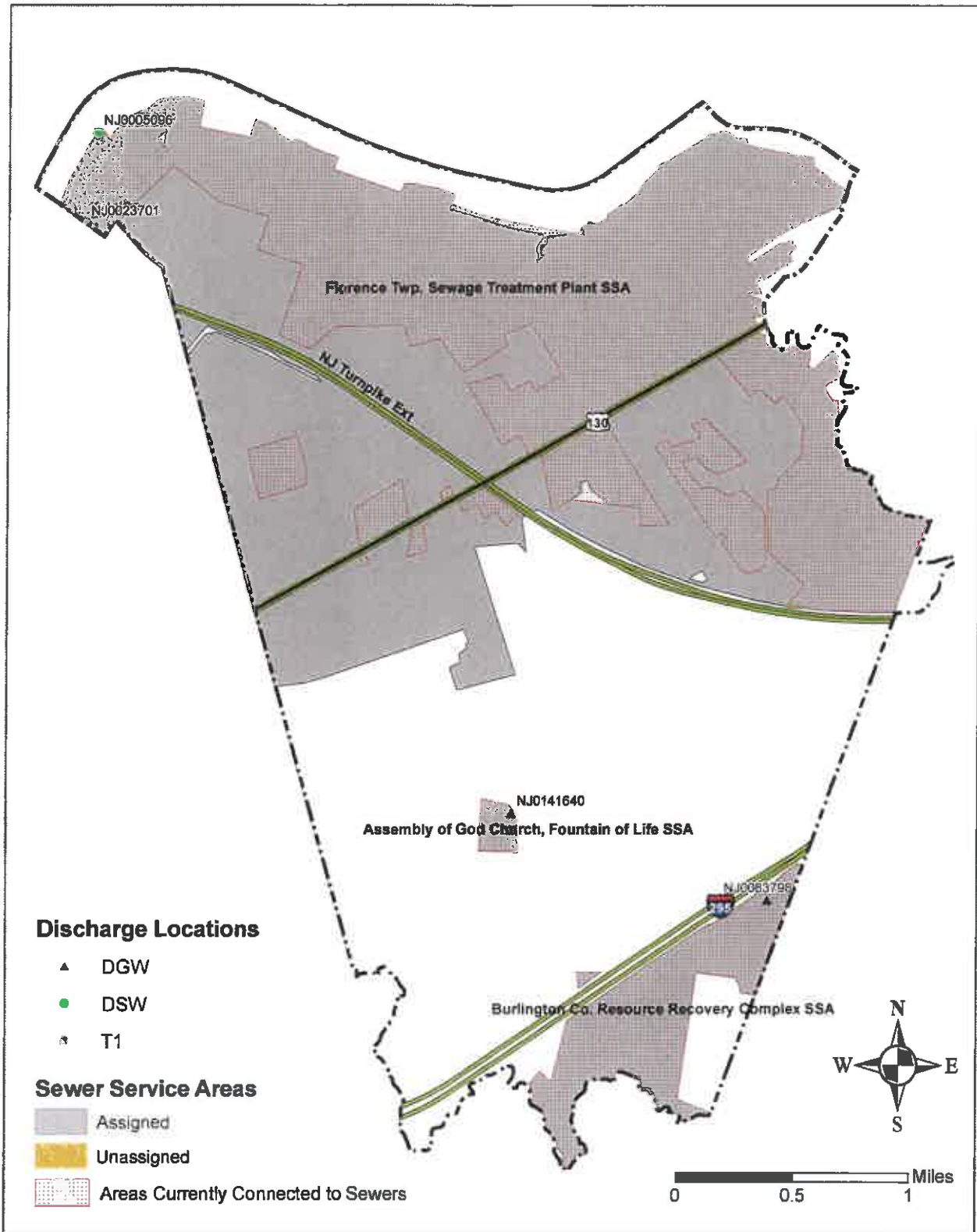
**Burlington County Wastewater Management Plan - Florence Twp.
Amending the Tri-County Water Quality Management Plan**

Map 2: Environmentally Sensitive Features



Prepared by: Burlington County Department
of Resource Conservation
16 June 2020

Figure IV-6.

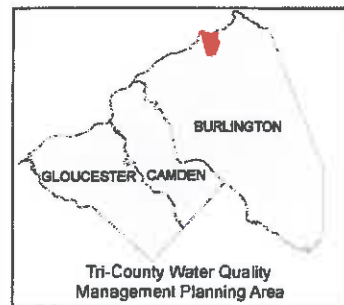


**Burlington County Wastewater Management Plan - Florence Twp.
Amending the Tri-County Water Quality Management Plan
Map 3: Wastewater Service Areas**

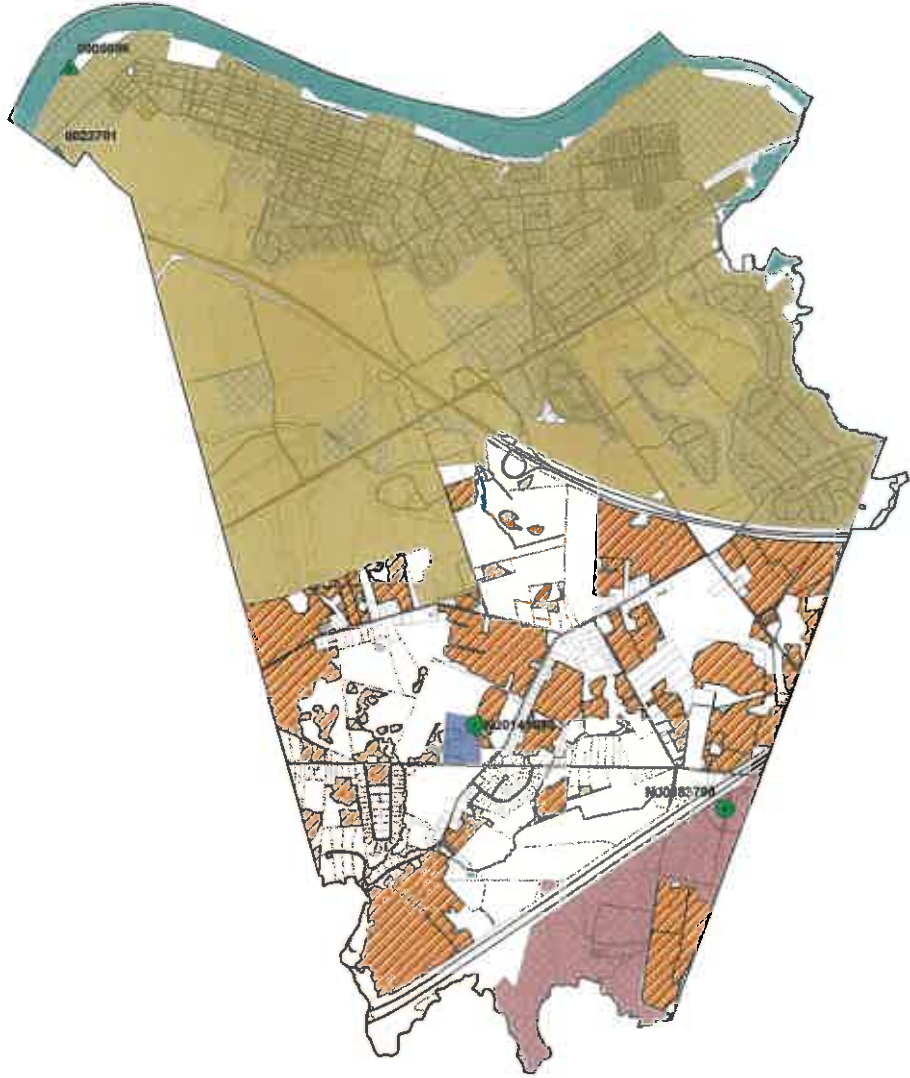


Prepared by: Burlington County
Department of Resource Conservation
18 June 2020

Figure IV-7.



Document Path: Z:\Wastewater\WWW\Map3\Map3\Florence.mxd



Legend

- Pinelands Protection Area Boundary
- Municipal Boundary
- Parcel Boundary
- Streams & Waterbodies
- Roads
- T1 Permitted Discharges
- Discharge to Ground Water
- Discharge to Surface Water

Septic Service Areas

- Developable Septic Service Areas

Sewer Service Areas

- Florence Township Sewage Treatment Plant
- Assembly of God Church, Fountain of Life
- Burlington County Resource Recovery Complex
- Areas with Existing Connection to Sewer Service

Miles

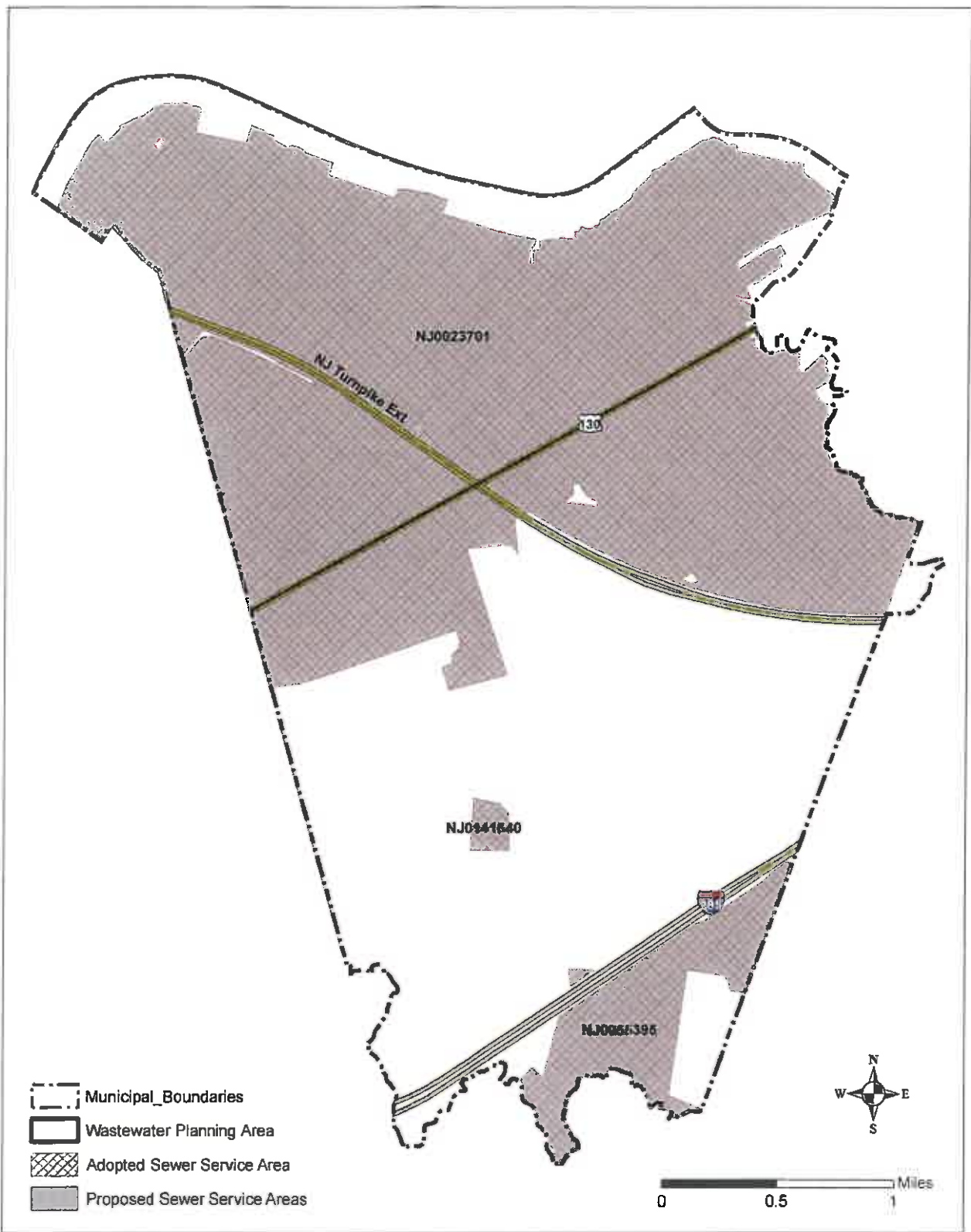
Burlington County Wastewater Management Plan
 Amending the Tri-County Water Quality Management Plan
Map 3M- 15: Florence Township
Wastewater Service Areas

Prepared by: Burlington County Department of Resource Conservation
 Mailing Address: PO Box 6000
 Mount Holly, NJ 08060
 Physical Address: 624 Pemberton Browns Mills Road
 Pemberton, NJ 08068

Figure IV-8.

Date: 4/24/2017





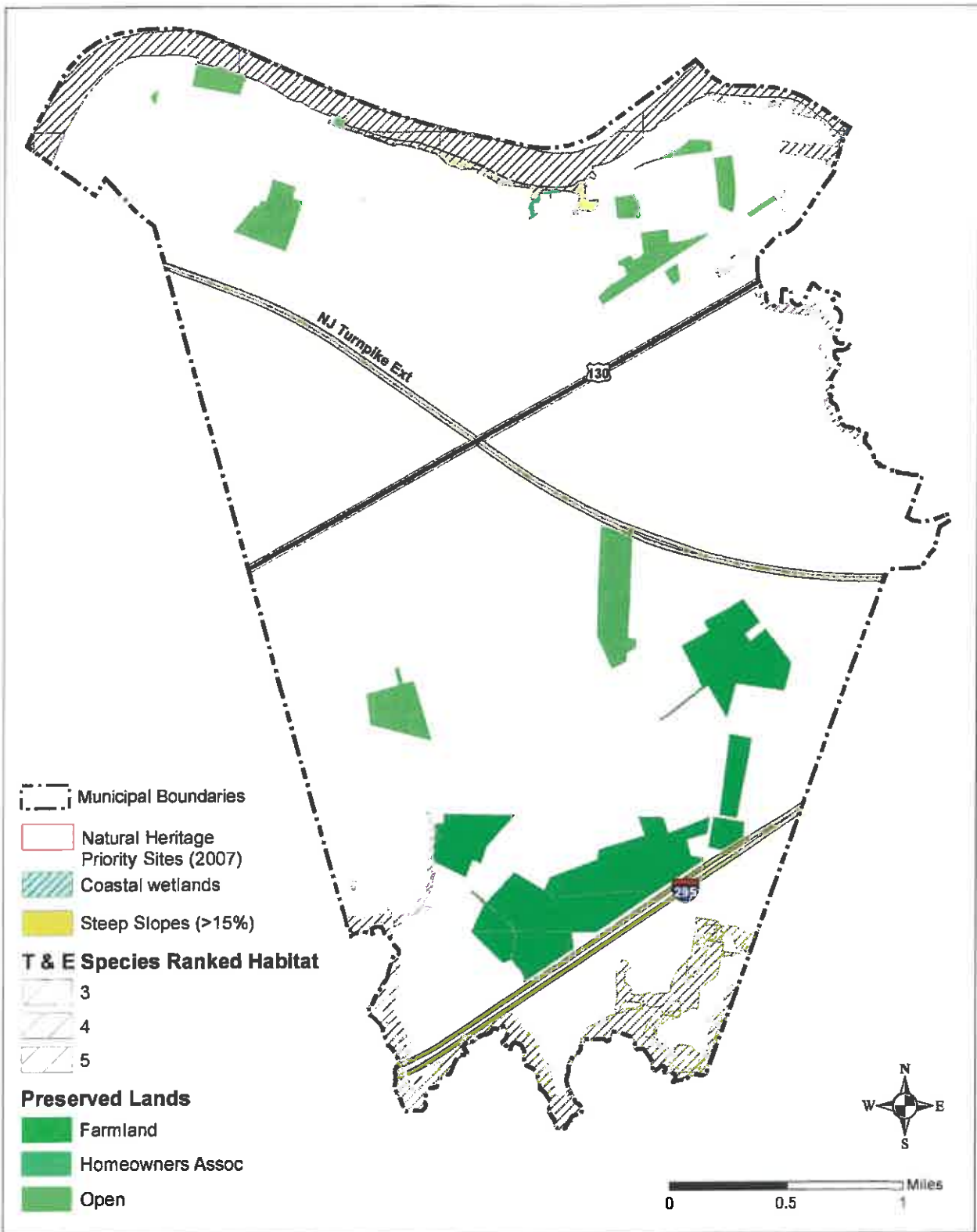
**Burlington County Wastewater Management Plan - Florence Twp.
Amending the Tri-County Water Quality Management Plan**

Map 4: Adopted and Proposed Sewer Service Areas



Prepared by: Burlington County
Department of Resource Conservation
16 June 2020

Figure IV-9.

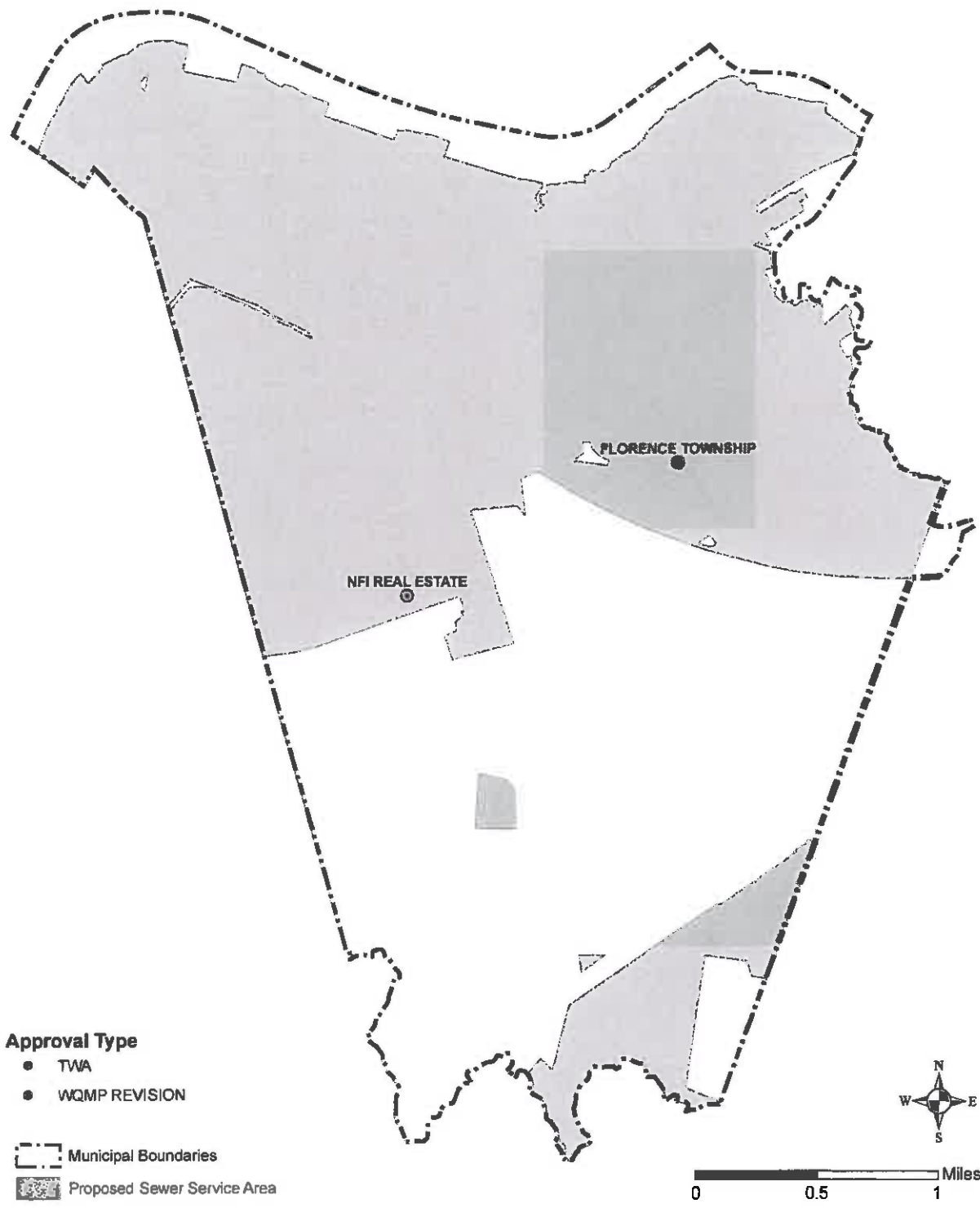


**Burlington County Wastewater Management Plan - Florence Twp.
 Amending the Tri-County Water Quality Management Plan
 Map 5: Preserved Lands & Other Constraints**



Prepared by: Burlington County
 Department of Resource Conservation
 16 June 2020

Figure IV-10.



**Burlington County Wastewater Management Plan - Florence Twp.
Amending the Tri-County Water Quality Management Plan**

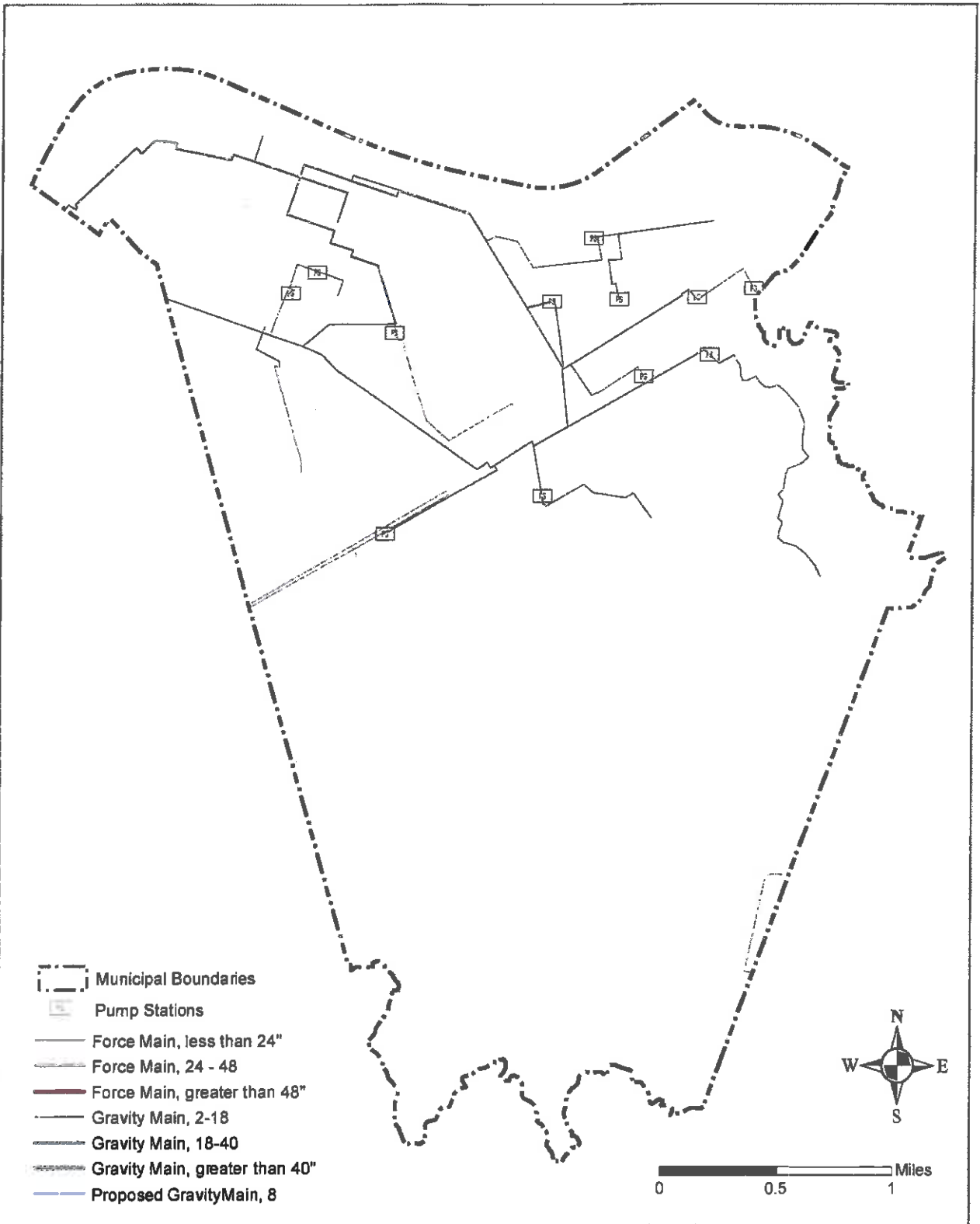
Map 6: Sewer Service in Environmentally Sensitive Areas



Prepared by: Burlington County
Department of Resource Conservation
16 June 2020

Sewer Service in Environmentally Sensitive Areas
Where a development has secured approval under the Municipal Land Use Law and possesses a valid wastewater approval, the site may be included in the sewer service area if consistent with that valid wastewater approval. This information was gathered in consultation with municipalities and property owners. Some of the sites included on this map were excluded due to a lack of valid approvals, and a review by DEP indicated exclusion was necessary.

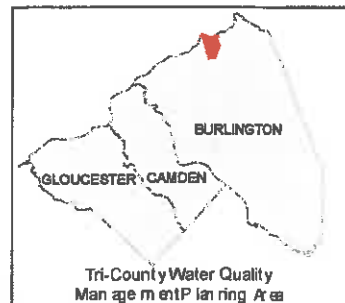
Figure IV-11.



Burlington County Wastewater Management Plan - Florence Twp. Amending the Tri-County Water Quality Management Plan

Map 7: Major Interceptors & Pump Stations

Note: Map depicts approximate locations of collection system where mapping information was available. Not all collection infrastructure is shown. This map is for planning purposes only and no claim is made regarding precision. Any reliance on this map for any other purpose is solely the responsibility of the user.



Prepared by: Burlington County
Department of Resource Conservation
16 June 2020

Figure IV-12.

3. Proposed Sewer Service Areas

The existing Sewer Service Area for Florence Township WMP is shown on *Figures IV-7* and *IV-8*. The figures also show the Township Treatment Plant Discharge to Surface Water location and two locations of Discharges to Ground Water. Developable Septic Service Areas and developed and developable Sewer Service Areas are also shown on *Figure IV-8*. The Adopted and Proposed Sewer Service Areas are shown on *Figure IV-9* and coincide with the service areas shown on *Figures IV-7* and *IV-8*. *Figure IV-10* shows Preserved Land and Other Constraints and *Figure IV-12* shows Major Interceptors and Pump Stations in the Township.

4. Existing On-Site, Non-Industrial Wastewater Facilities

The Burlington WMP identifies existing on-site, non-industrial wastewater treatment facilities where regional sewerage is not available. These facilities discharge to surface water or discharge more than 2,000 gallons per day to ground water of domestic wastewater and are regulated under a NJPDES permit. In Florence Township there is one such facility: Assembly of God, Fountain of Life, 2030 Columbus Road, Block 170, Lot 6.01 (Longitude 74° 47' 24" W, Latitude 40° 4' 57") NNJPDDES Permit No. NJ0141640. The site is an assembly hall (church) with appurtenant uses including a dining hall, classrooms, and an associated single family dwelling. The discharge to groundwater has a maximum permitted flow of 0.0132 MGD and discharges to the Merchantville geologic formation. Current (Year 2015 and Build-out) residential flow is 0.00035 MGD and commercial flow (assembly hall, banquet hall, school) is 0.01285 MGD. Total Current (Year 2015 and Build-out) flow is 0.0132 MGD.

5. Existing Industrial Treatment Works for Process Wastes and Sanitary Sewage

The WMP provides tables of information for Industrial Wastewater Treatment Plants with either a Discharge to Ground Water or Discharge to Surface Water Permit. Burlington County Resource Recovery Complex is identified as the only Industrial Treatment Facility in the Township. In Florence Township, one facility is identified: Burlington County Resource Recovery Complex, Recovery Road, Block 172.05, Lots 16.01, 16.02, 17.01, 17.02, 17.03; Block 173, Lots 3.01, 4, 5, 6, 8.01, 10; Block 174, Lots 2, 3.01, 3.02, 3.03, 3.05, 3.06, 4.01, 4.02, 7; Block 180, Lot 8.02 in Florence Township and various other Blocks and Lots in Mansfield Township, (Longitude 74° 46' 7" W, Latitude 40° 04' 10" N) NJPDES Permit No. NJ0055395. This treatment plant is intended to process leachate from the on-site landfill. The plant is listed as not currently operating and leachate is hauled offsite to other treatment plants. The plant has a permitted flow of 0.07 MGD and would discharge industrial flow to the Assiscunk Creek if it were in operation.

6. Septic Service Areas and Other Small Treatment Works Not Discharging to Surface Waters

Remaining areas of the County, not otherwise identified as sewer service areas for treatment facilities requiring a NJPDES permit or areas that are eligible for sewer service, are included within a septic service area for septic systems and other small treatment

works that treat 2,000 gallons per day or less of wastewater and discharge to ground water. These areas are subject to a septic management program that will ensure these facilities are functioning properly.

7. Domestic Treatment Facilities Serving Multiple Municipalities

The Burlington County WMP identifies Domestic Treatment Facilities that serve multiple Municipalities. The Florence Sewage Treatment Plant (STP) is listed as such a plant. The STP is listed as serving a Current (Year 2010) Florence Township Population of 7,762 and a 20-year (2035) Future Population of 9,488. Current Florence Township residential flow is 1.291, commercial flow is 0.0519, and industrial flow is 0.028 MGD. 20-year (Year 2035) residential flow is 1.370 MGD, commercial flow is 0.434 MGD and industrial flow is 0.32 MGD. Infiltration/Inflow is 1.154 MGD Current and 20-year (Year 2035). Burlington Township is listed a 0 current and 20-Year Future (2035) residential and commercial Flow and 0.0036 MGD Current and 20-year (2035) flow. Flows are based on the highest 12-month average for the period 2013-2016. I & I is based on the difference between the average flow for the period and the average low flow for the same period.

8. Future County Wastewater Demand

The County WMP calculated the future wastewater demand for each assigned sewer service area. For Florence Township and other County communities, the process assessed whether there is sufficient wastewater treatment capacity to meet the needs of the County based on projections of municipal wastewater needs. The plan used a build-out methodology to estimate the existing wastewater flow and a projected flow for 2035.

For each assigned sewer service area, the County identified the existing wastewater flow using the highest consecutive 12 months rolling average over the most recent five-year period preceding development of the WMP, as reported in the Discharge Monitoring Reports required for each facility.

The 20-year wastewater flow projection was calculated for non-urbanized municipalities using a maximum build-out based on zoning and developable land in sewer service areas. Estimated future flows for Urbanized municipalities were calculated based on population and employment growth projections. For this analysis, the County considered municipalities where 90 percent or more of land area in the municipality is listed as “Urban Lands” on the Burlington County Land Use/Land Cover GIS database. Florence Township is considered a non-urbanized municipality so Build-Out was based on undeveloped and underdeveloped acreage in the sewer service area minus preserved open space and farmlands, waters, wetlands and common areas of residential areas that were set aside for density. **Table IV-6. Build-Out Results By Zoning District** and **Table IV-7. Public Sewer Service Area** summarizes the results of these analyses.

Table IV-6. Build-Out Results By Zoning District.

Zone Designation	Zone Description	Municipal Area (Acres)	Developable Area (Acres)	Acres per Dwelling Unit	# of Units Residential SSA	# of Units Residential ISSDS	F.A.R.	# of Units Non-Residential - SSA (Square Feet)	# of Units Residential ISSDS (Square Feet)
AA	Active Adult Residential	36.10	0.00	0.25	0.00	0.00	N/A	0.00	0.00
AGR	Agriculture	2,329.50	648.90	3.00	0.00	194.00	N/A	0.00	0.00
C	Cemetery	22.90	5.50		0.00	0.00	N/A	0.00	0.00
E	Emergency Services	0.60	0.00		0.00	0.00	N/A	0.00	0.00
F	Fire House	0.80	0.00		0.00	0.00	N/A	0.00	0.00
GM	General Manufacturing	1,015.50	153.00	N/A	0.00	0.00	0.45	1,578,669.00	1,331,315.00
HC	Highway Commercial	482.40	127.40	N/A	0.00	0.00	0.35	3,029,983.00	0.00
L	Library	1.10	0.00		0.00	0.00	N/A	0.00	0.00
M	Municipal	2.50	0.00		0.00	0.00	N/A	0.00	0.00
NC	Neighborhood Commercial	69.60	2.20	0.25	0.00	0.00	0.30	23,984.00	0.00
OP	Office Park	82.30	20.70	N/A	0.00	0.00	0.20	736,769.00	0.00
P	Park	175.50	1.10	N/A	0.00	0.00	N/A	0.00	0.00
PWG	Public Works Garage	1.7	0.0		0	0	N/A	0.00	0.00
Q/S	Quasi Public Facility	8.0	0.0		0	0	N/A	0.00	0.00
R	Low Density Residential	615.7	65.3	0.5	113	0	N/A	0.00	0.00
RA	Low Density Residential - RA	692.1	41.0	0.25	150	0	N/A	0.00	0.00
RB	Medium to High Density Residential	111.2	0.0	0.17	0	0	N/A	0.00	0.00
RC	High Density	114.8	0.0	0.08	0	0	N/A	0.00	0.00
RD	High Density-Affordable	2.9	0.0	0.05	0	0	N/A	0.00	0.00
RD-1	High Density - Age Restricted	1.0	0.0	0.02	0	0	N/A	0.00	0.00
S	School	80.1	0.0	N/A	0	0	N/A	0.00	0.00
SM	Special Manufacturing	453.4	207.9	N/A	0	0	0.35	1,343,886.00	1,783,821.00
STP	Sewage Treatment	1.2	0.0	N/A	0	0	N/A	0.00	0.00
WTP	Water Treatment	1.5	0.0	N/A	0	0	N/A	0.00	0.00
Totals		6,302.40	1,273.00		263	194		6,713,291.00	3,115,136.00

Note: The County total for the Municipal Area was shown as 6,560 Ac., however, the total of the columns equals 6,320.4 Ac.

Table IV-7. Public Sewer Service Area.

Zoning District	DU	SF	Future Flow	Developable Acres
AGR	0.00	0.00	0.00	2.60
C	0.00	0.00	0.00	5.50
GM	0.00	4,445,274.00	444,527.00	85.00
HC	0.00	10,372,000.00	1,037,200.00	127.30
NC	7.00	0.00	2,100.00	2.20
OP	0.00	736,769.00	73,677.00	20.70
P	0.00	0.00	0.00	1.10
R	113.00	0.00	33,900.00	65.30
RA	150.00	0.00	45,000.00	41.00
SM	0.00	2,374,690.00	237,469.00	90.90
Totals	270.00	17,928,733.00	1,873,873.00	441.60

The WMP provides the Capacity Summary for Major Domestic Discharges for the County. The WMP indicates that the average existing flow to the Florence Township STP was 1.531 MGD or 61% of capacity of 2.5 MGD. Projected additional flow was 0.750 MGD and total future planning flows are 2.281 MGD or 91% of the total permitted flow. The analysis indicates a projected surplus flow of 0.219 MGD.

The Township is currently working on design plans for the next Wastewater Treatment Plant Upgrade. The goal is to increase the plant's design capacity to 3.0 MGD or 3.5 MGD if that is possible based on the new equipment and treatment processes. The Township anticipates bidding the project in 2022 and completing it in 2023 if funding for the new design is available.

9. Septic Management Plan Component

The New Jersey Water Quality Management (WQM) Planning Rules (NJAC 7:15-1 et seq., require that all designated Water Quality Management Planning agencies demonstrate that areas to be served by individual subsurface disposal systems (ISSDSs) are subject to a mandatory maintenance program, such as an ordinance, which ensures that all individual subsurface disposal systems are inspected at a frequency to adequately determine if they are functioning properly (NJAC 7:15-4.5(c)1vi.

In Burlington County, the Board of Chosen Freeholders is the designated Water Quality Management Planning Agency and the Department of Resource Conservation is charged with preparing a Wastewater Management Plan including a Septic Maintenance component. The County's Septic Maintenance Plan was last revised on March 16, 2017.

The Burlington County Health Department (BCHD) is responsible for approving construction, installation, repair, and alteration of individual subsurface sewage disposal systems. They are also responsible to respond to complaints regarding sewage overflows and illegal installations and repairs.

BCHD began recordkeeping of installations and repairs in 1977 and in 1990, the records have been maintained in a digital database. For Florence Township, the County estimates there are approximately 276 ISSDSs.

The WMP also analyzed the adequacy of the septic carrying capacity (nitrate dilution) in septic areas throughout the County (*Table IV-8. Septic System Densities and Allocations for Florence Township* and *Table IV-9. Build Out Results by HUC 11*). For Florence Township, the following analysis was stated:

In Florence Township, HUC #02040201090 is zoned for a potential of 51 dwelling units in the AGR zoning district and 1,596,580 square feet (or 399 equivalent dwelling units) of commercial or industrial in the SM district. This watershed projected a total of 450 equivalent dwelling units exceeds the capacity of 77 units. In the Township's portion of HUC #02040201100, it is zoned for 143 dwelling units in the AGR, plus 187,241 square feet in the GM zoning district. The total of 522 equivalent dwelling units from all development exceeds the calculated carrying capacity of 144 units.

Table IV-8. Septic System Densities and Allocations for Florence Township.

HUC 11 - CODE	Undeveloped Acres	Total Acres of HUC 11 in Municipality	Percent of HUC 11 Undeveloped in Municipality	Zoned Units (Includes Equivalent d.u.)	Allowed Units (Based on 2016 Analysis)	Septic Density (Acres/du)
2040201090	519.86	4524.41	11.49%	450	77	6.7
2040201100	894.04	1997.07	44.77%	522	144	6.2

Table IV-9. Build Out Results by HUC 11.

HUC 11	Residential Area (Acres)	# of Units Residential	Non-Residential Area (Acres)	# of Units Non-Residential	Total Acres	Total New Units
2040201090	176.35	51	104.72	399	281.1	450
2040201100	470.03	143	80.2	379	550.23	522

E. Wastewater Treatment, Storage, Pumps and Management

1. Florence Township Treatment Facilities

The Florence Township (NJPDES NJ0023701) Sewage Treatment Plant, Site ID 00010849, located at 1500 Front Street, Block 156.01, Lots 2.01, 3 and 3.01, has a

permitted capacity of 2.5 MGD and provides secondary treatment using an extended aeration process. The Wastewater Treatment Plant was upgraded in 2000, increasing the treatment capacity of the plant from 1.5 MGD to 2.5 MGD.

In 2020, the Township started design work to upgrade the WWTP. The upgrade will include new headworks for the plant. This is the front end of the plant where the wastewater enters. The upgraded equipment will include:

- Bar screen to remove large rags and debris.
- Pumps to move the wastewater into the treatment plant.
- Grit removal to rid the flow of sand, dirt and abrasives.
- Consideration for a third secondary clarifier to assist with separating solids downstream in the process.

The ultimate goal of the WWTP upgrade will be to keep the treatment current and efficient as well as to increase plant capacity for future flows. This upgrade will be designed to carry the plant 20 years+ into the future.

In addition to improvements listed above, a Sludge Screw Press will be added to the Wastewater Treatment Plant. The Sludge Press will give the Township the ability to process more sludge in less time. Since the press is fully automated, it frees up manpower and will ultimately, combined with the 2020 upgrades, provide the ability to increase plant capacity due to the greater ability to balance the process. The upgrade will carry the Township 10-15 years into the future.

The Sewage Treatment Plant outfall discharges directly to the Delaware River, across Front Street from the plant. No change is proposed to the discharge point.

An estimate of the exiting wastewater flow was obtained from the 2019 NJDEP Discharge Monitoring Report (DMR) documenting sanitary discharges from the Florence Wastewater Treatment Plant. **Table IV-10. Monthly and Annual Average Wastewater Flow for Florence Township Wastewater Treatment Plant** below lists the monthly average flows in addition to the annual average for 2019. As can be seen, the average annual flow was calculated to be 1.224 MGD, well below the facility's approved capacity of 2.5 MGD.

Table IV-10. Monthly and Annual Average Wastewater Flow for Florence Township Wastewater Treatment Plant.

Collection Period	Monthly Average Flow (MGD)
January	1.726
February	1.434
March	1.359
April	1.158
May	1.194
June	1.502
July	1.084
August	1.050
September	1.028
October	0.972
November	1.070
December	1.114
Annual Average:	1.224

2. Private Treatment Facility - Garelick Farms Treatment Facility (Formerly Cumberland Farms Treatment Facility)

Garelick Farms, LLC (current tax records indicate Dean Dairy Fluid, LLC), 600 Cumberland Street, Block 162, Lot 4.02 is a Significant Indirect User (SIC) that operates a privately-owned wastewater treatment facility. The plant pre-treats industrial wastewater resulting from the processing of fluid milk, frozen fruits, fruit juices and vegetables prior to discharge to the Florence Township sanitary sewer system for additional treatment at the Township's treatment plant. This facility operates under the terms of NJPDES Permit No. NJ0062081-SUI. The plant uses the activated sludge process to treat the dairy wastes. The Garelick Farms Treatment Facility has a permitted discharge of 0.15 MGD.

3. Existing Township Pump Stations

Pump stations are located throughout the Township to provide pressurized flow in sanitary force mains. *Table VI-11. Inventory of Pump Stations Operated by Florence Township* below lists the location, date constructed, and capacity of the sanitary pump stations serving the Township.

Table IV-11. Inventory of Pump Stations Operated by Florence Township.

Name	Block	Lot	Built	Location
Keating	98.01	9.01		Behind 1098 Riverview Drive.
Wallace Avenue	111	Behind Lot 1.01		Behind 790 Wallace Avenue.
Norman Avenue	116	8		Next to 261 Norman Avenue.
Main Street	126.01	3		End of Main Street, Behind VFW, Roebing. Next to 105 Main Street.
Hornberger Avenue	141.01	9		Near 1740 Hornberger Avenue. Amboy Pump Station was removed and Hornberger Avenue Pump Station was added to replace it.
Golden Gate	143.06	17	1990	Across from 1330 Maple Avenue. Completed in 1990.
Maple Avenue	146.06	7		Next to 399 Station Road.
Cedar Lane	155.47	21		Next to 261 Cedar Lane at Cedar Lane Water Tower. Upgraded in 2001.
Broad Street	155.48	2		Behind 947 Broad Street. 9th Street Pump Station was removed and Broad Street Pump Station was added to replace 9th Street.
Oak Mill	156.09	23		Seaman Drive and West 5th Street, Oak Mill Estates.
John Galt Way	158	6	2002	1610 John Galt Way (North End of John Galt Way). Completed in 2002.
Route 130	160.01	3.01	2001	Next to 2050 Route 130 South. Completed in 2001.
Cathy Lane	163.01	5		NJ Turnpike Exit 6A.
Crossroads	165.04	33		604 Archibald Lane, Off Wolfe Drive.
Mallard Creek	166	2.01	1999	2142 Route 130 North, Behind Shoppes at Mallard Creek (Suite 6). Completed in 1999.

Source: David Lebak, Florence Township Water and Sewer Director, March 11, 2020.

F. Stormwater Management Plan

1. Tier A Municipal Stormwater General Permit Narrative

The New Jersey Department of Environmental Protection adopted a revised set of stormwater regulations that will affect land development practices within the state. The revised rules take effect on March 2, 2021 and require the use of decentralized green infrastructure practices and provide a more objective review process for projects. Previously, the regulations required the use of nonstructural stormwater management strategies to "the maximum extent practicable." The new rules eliminate the subjective language and provide a clearly articulated, mathematically-based set of standards for stormwater design compliance.

Each Municipality must abide by certain General Permit requirements to reduce discharges of pollutants entering waters from the municipal separate storm sewer system (MS4). Florence Township has a Tier A Permit that addresses stormwater quality issues related to new development, redevelopment, and existing developed areas by requiring the development of a stormwater program. This program is meant to be developed, updated, implemented and enforced. This is done through a Stormwater Pollution Prevention Plan (SPPP) which includes a Municipal Stormwater Management Plan (MSWMP). The MSWMP discusses the strategy, structure and process for addressing stormwater runoff. This includes continuing training for municipal employees, consultants and officials as well as public notice. An annual report and certification must

be submitted to summarize the status of compliance of the permit. The MSWMP should be included in the Municipal Master Plan. The Township has a “Drainage Requirements and Stormwater Management” Ordinance that was adopted in 2005 and a Stormwater Quality Protection Ordinance that was adopted in 2006, however, a new Stormwater Control Ordinance was required to be prepared and adopted to reflect amendments to the Stormwater Management Rules at NJAC 7:8, adopted March 2, 2020.

The Township Engineer's office has been working on complying with the required mapping tasks and the Tier A form has been submitted to NJDEP. All outfalls to basins and stormwater control structures were located in accordance with the new regulations. In addition, inlets that are in the vicinity of road reconstruction projects are retrofitted with grates to keep trash out. Ordinance No. 2020-05, Ordinance to Amend Section 91-75 of the Land Development Ordinance Entitled “Drainage Requirements and Stormwater Management” to Reflect Amendments to the New Jersey Stormwater Management Rules at N.J.A.C. 7:8, Adopted March 2, 2020 was introduced on January 20, 2021 and was adopted on February 3, 2021. Adoption of the Ordinance was advertised on February 7, 2021 and the Ordinance became effective on February 27, 2021. The Township believes they are in compliance with Stormwater Management Rules required to date.

V. CIRCULATION PLAN ELEMENT

A. Introduction

The **Circulation Plan Element** of the Master Plan shows the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, and conditions and availability of existing and proposed transportation facilities including air, water, road and rail, and identifying existing and proposed locations for public electric vehicle charging infrastructure.

This **Circulation Plan Element** includes a review of Florence Township General Code, Chapter 134. Vehicles and Traffic, prior Master Plans and Master Plan Reexamination Reports prepared for the Township, and a number of Burlington County and Delaware Valley Regional Planning Commission (DVRPC) plans that included Florence Township within their reports.

B. Florence Township General Code, Chapter 134. Vehicles and Traffic

1. Existing Ordinances Regarding Vehicles and Traffic

The Township's General Code, Chapter 134 provides the following Articles which regulate vehicles and traffic on municipal roadways:

Article I. Definitions

§134-1. *Words and Phrases Defined*

Article II. Parking

§134-2. *Effect of Other Provisions*

§134-3. *Parking Prohibited At All Times*

§134-4. *Parking Prohibited During Certain Hours*

§134-5. *Stopping or Standing Prohibited During Specific Times*

§134-6. *Limited Time Parking*

§134-7. *Angle Parking*

§134-8. *Parking on Public Property*

§134-8.1. *Permit Parking Program*

Article III. Operation of Vehicles

§134.9. *Truck Length and Height Restrictions*

§134.10. *Truck Routes*

§134.11. *One-Way Streets*

§134.12. *Through Streets*

§134.13. *Stop Intersections*

§134.14. *Yield Intersections*

§134.15. *Loading Zones*

- §134.16. *Taxi Stands*
- §134.17. *Bus Stops*
- §134.18. *Left Turn Prohibited*
- §134.19. *U-Turns Prohibited*
- §134.20. *Turning Prohibited*
- §134.21. *Speed Limits*
- §134.22. *Lane Use*
- §134.23. *Passing Prohibited*

Article IV. *Emergency Parking Regulations*

- §134.24. *Conduct When Emergency is Declared*
- §134.25. *Snow Emergency Regulations*

Article IVA. *Permit Parking*

- §134.25.1. *Florence Housing Authority Maplewood Homes Resident Parking Permit*

Article V. *Miscellaneous Provisions*

- §134.26. *Violations and Penalties*
- §134.27. *Invalidity of Provisions*
- §134.28. *Repealer*
- §134.29. *Title*
- §134.30. *Severability*
- §134.31. *Revocation of Previous Regulations*
- §134.32. *When Effective*

Article VI. *Schedules*

- §134.33. *Schedule I: No Parking*
- §134.34. *Schedule II: No Parking Certain Hours*
- §134.35. *Schedule III: No Stopping or Standing*
- §134.36. *Schedule IV: Time Limit Parking*
- §134.37. *Schedule V: Angle Parking*
- §134.38. *Schedule VI: Public Parking*
- §134.39. *Schedule VII: Truck Length and Height Restrictions; Trucks Over Four Tons Excluded*
- §134.40. *Schedule VIII: Route for Trucks Over Four Tons*
- §134.41. *Schedule IX: One Way Streets*
- §134.42. *Schedule X: Through Streets*
- §134.43. *Schedule XI: Stop Intersections*
- §134.44. *Schedule XII: Yield Intersections*
- §134.45. *Schedule XIII: Loading Zones*
- §134.46. *Schedule XIV: Taxi Stands*
- §134.47. *Schedule XV: Bus Stops*
- §134.48. *Schedule XVI: Left Turns Prohibited*
- §134.49. *Schedule XVII: U-Turns Prohibited*
- §134.50. *Schedule XVIII: Turning Prohibited*

- §134.51. Schedule XIX: Speed Limits*
- §134.52. Schedule XX: Lane Use Reservations*
- §134.53. Schedule XXI: Passing Prohibited*
- §134.54. Schedule XXII: Snow Parking Regulations*
- §134.55. Schedule XXIII: Bus Stop Shelters*

Article VIA. Handicapped Parking

- §134.55.1. Handicapped Parking on Street*
- §134.55.2. Handicapped Parking in Municipal Parking Lots and Board of Education Property*
- §134.55.3. Handicapped Parking on Private Property Open to Public and to Which Public is Invited (Retail Business)*
- §134.55.4. Handicapped Parking on All Other Private Property*
- §134.55.5. Signs, Pavement Markings, Installation and Maintenance*

Article VII. Traffic Controls for Construction and Maintenance Operations

- §134.56. Adoption of Manual on Uniform Traffic Control Devices for Streets and Highways*
- §134.57. Preconstruction Meetings*
- §134.58. Hazardous Conditions*
- §134.59. Hours*
- §134.60. Road Closings and Detours*
- §134.61. Traffic Directors*
- §134.62. Stop Work*
- §134.63. Site Preparation*
- §134.64. Violations and Penalties*

Article VIII. Municipal Parks and Municipal Parking Lots

- §134.65. H. Kenneth Wilkie Rivers Edge Park*
- §134.66. Volunteer Park*
- §134.67. Tenth Avenue Municipal Parking Lot*
- §134.68. Railroad Avenue Parking Lot*
- §134.69. Amboy Avenue Parking Lot*
- §134.70. Roebling Library Parking Lot*
- §134.71. Florence Township Municipal Complex*
- §134.72. Tow-away zones*
- §134.73. Traffic Signs*
- §134.74. Violations and Penalties*
- §134.75. Repealer*

Article IX. The Sterling House (Brookdale Senior Living, 901 Broad Street)

- §134.76. General Parking*
- §134.77. Through Street and Stop Intersections*
- §134.78. One-Way Streets*
- §134.79. Speed Limits*
- §134.80. Tow-Away Zones*

- §134.81. *Loading Zone(s)*
- §134.82. *No-Passing Zone(s)*
- §134.83. *Signs*
- §134.84. *Violations and Penalties*

Article X. *Hill Creek Farm (Reserve at Brookside, Old York Road)*

- §134.85. *Stop Intersections*
- §134.86. *Speed Limits*
- §134.87. *Tow-Away Zones*
- §134.88. *Signs*
- §134.89. *Violations and Penalties*

Article XI. *Golden Gate Estates (Parish Lane and Maple Avenue)*

- §134.90. *Through Streets and Stop Intersection*
- §134.91. *Speed Limits*
- §134.92. *Tow-Away Zones*
- §134.93. *Signs*
- §134.94. *Violations and Penalties*

Article XII. *Burger King Restaurant (2062 US Route 130 North)*

- §134.95. *General Parking*
- §134.96. *Through Streets; Stop Intersections*
- §134.97. *One-Way Streets*
- §134.98. *Speed Limits*
- §134.99. *Tow-Away Zones*
- §134.100. *Loading Zone(s)*
- §134.101. *Lane Use Reservations*
- §134.102. *No-Passing Zones*
- §134.103. *Signs*
- §134.104. *Violations and Penalties*

Article XIII. *Recreational Vehicle Parking Lot*

- §134.105. *South Street Recreational Vehicle Lot*
- §134.106. *Registration Required*
- §134.107. *Maintenance and Inspection Required; Additional Use Restrictions*
- §134.108. *Mandatory Removal of All Equipment for Yearly Lot Maintenances*
- §134.109. *Liability*
- §134.110. *Violations and Penalties*

2. Florence Township General Code, Chapter 91. Land Development

The Township's Land Development Ordinance, Article XIV Design Specifications and Article XV Required Improvements, contain measures to insure that proposed developments will provide roadways, street signs, sidewalk, street trees, curbs and gutters, drainage, lighting, parking and other amenities that will improve circulation for vehicles, pedestrians and bicycles.

The New Jersey Department of Community Affairs, Residential Site Improvement Standards (RSIS) became operative on June 3, 1997. The rules established Statewide requirements for improvements made in connection with residential development including streets and parking, water supply, sanitary sewers and stormwater management.

3. Proposed Ordinances or Amendments Concerning Vehicles and Traffic

Proposed ordinances or amendments concerning vehicles and traffic include:

- Revising the Township Ordinances so that they are either consistent with RSIS or that they contain a reference that RSIS applies to residential site improvements.
- Amending the Sidewalk Trust Fund Ordinance.

C. Circulation Plans in Prior Master Plans and Reexamination Reports

The 1976 the Florence Township Master Plan contained a one page Circulation Plan Element. Interstate 295 (I-295) was classified as a high-speed expressway connecting Mercer County with the Delaware Memorial Bridge and an interchange at County Route 656 was identified. The Pennsylvania Extension of the New Jersey Turnpike was classified as a limited access toll road connecting New Jersey with Pennsylvania. A partial interchange in Florence was designed to permit entrance to and egress from points in Pennsylvania. The New Jersey Turnpike was classified as a limited access road connecting New York and New England with points south and west, noting the expressway is located outside the Township along its southern boundary. Finally, US Route 130 was classified as a more local road paralleling I-295 and indicated commuters and shoppers utilize the heavily traveled arterial that connects Middlesex County with Salem County.

The 1976 Master Plan included several "*Reserved*" items which appeared to be items that would be provided in future Master Plans. Traffic Volume, Problems and Improvements and a Circulation Plan Map were listed as "*Reserved*."

A Road System Map showing Municipal Roads, County Roads, U.S. Highways, Superhighways and Railroads was included in the 1976 Master Plan and a 1999 Amended Master Plan contained a Road Weight Restriction Map showing Burlington County Routes, NJDOT/NJTPA Highways and Four Ton G.V.W. Maximum Weight Restriction roads. However, the "*Reserved*" items were not provided and the Circulation

Plan Element was not expanded from the limited information that was provided in 1976 and 1999.

The June 19, 2000 Reexamination Report stated that the Circulation Plan, last adopted in 1976 should be revised considering the impacts of the new Pennsylvania Extension of the NJ Turnpike Interchange on municipal, county and state road systems. The Reexamination Report noted that the new interchange may spur non-residential development along the Route 130 corridor as well as some interior lands along Cedar Lane and other GM-General Manufacturing and HC-Highway Commercial properties.

The Report stated that New Jersey Department of Transportation (NJDOT) has no long range plan to create dividers along Route 130 and that the roadway was modeled by NJDOT to become six lanes with appropriate jughandles, depending on the development of adjacent land uses and only in those parts of the highway where such more intense development occurs, for example, where the eventual Whitesell property will develop.

Several other recommendations were made in the 2000 Master Plan Reexamination Report. The recommendations and the current status (shown in *italic*) are as follows:

- Examine the need for a comprehensive pedestrian network with an inventory and analysis of where people work in an effort to encourage walking as a passive recreation activity connecting park and recreation activities. *The Township has actively monitored pedestrian network and proposed new connections.* In addition, Ordinance §91-74 requires the installation of sidewalks as a condition of land development approval and a Sidewalk Trust Fund provides a mechanism for a contribution in lieu of installing sidewalk, however, the fund can only be utilized for sidewalk construction in the vicinity of the sidewalk for which the contribution was made.
- Weight restrict or otherwise restrict the following roads from use as a truck route: Front Street, Delaware Avenue north of US Route 130, Broad Street, Wilbur Henry Drive, Cedar Lane north of Route 130, and Railroad Avenue. Ordinance §134-39, Schedule VII and §134-40, Schedule VIII. are inconsistent. The inconsistency should be resolved.

Ordinance §134-39 states the following roads are weight restricted: Burlington-Bustleton Road (CR 661) from the Burlington Township line to Old York Road (CR 660) and Cedar Lane from Hunt Circus Drive to Burlington-Bustleton Road (CR 661).

Ordinance §134-40, Schedule VIII: Route for Trucks Over Four Tons states:

- A. In accordance with the provisions of §134-10. Truck routes. Pursuant to N.J.S.A. 40:67-16.1, the streets or parts of streets as described in Schedule VIII attached to and made a part of this chapter are hereby designated as routes for trucks over four tons. All trucks having a registered gross weight in excess of four tons shall be excluded from all streets except from those streets which form a part of the system of truck routes.

§134-40 Schedule VIII: Route for Trucks Over Four Tons states:

- B. In accordance with the provisions of §134-10, the following streets or parts of streets are hereby designated as routes for trucks over four tons.
B. All trucks having a registered gross weight in excess of four tons shall be excluded from all other streets, except for the pickup and delivery of materials on such streets.

<u>Name of Street</u>	<u>Location</u>
Railroad Avenue	Between Delaware Avenue and Cedar Lane

Weight and truck route development and recommendations for this 2022 Master Plan include the following:

- Industrial development, which has occurred and continues to occur along West Front Street in Florence Township and River Road in Burlington Township, generates a significant amount of traffic, including tractor-trailers and other large trucks, traveling through residential areas along portions of West Front Street, and East Front Street and Delaware Avenue to access Route 130. There is a need to prohibit tractor-trailers and large trucks traveling on these roads by weight-restricting these roads and to direct these trucks to the south through the industrial areas in Burlington Township via River Road (a county road), a portion of Neck Road (a county road) to Dulty’s Lane (which was recently made a county road), and then to Route 130. Florence Township has been in discussions with Burlington Township and Burlington County to have a new connector road be constructed through the Burlington Township industrial area from River Road to Daniels Way, which connects to John Galt Way in the Haines Industrial Center in Florence Township and then to Route 130. Since this new connector road would provide an alternative for industrial traffic generated in the vicinity of West Front Street and River Road to access Route 130, the segment of roadway from River Road to Route 130 should become a county road. To accomplish weight-restricting portions of West Front Street, and East Front Street and Delaware Avenue, trucks must have the ability to enter and leave West Front Street without getting trapped and to continue traveling from West Front Street back to River Road. Florence Township has been in discussions with Burlington County to construct a roundabout in West Front Street to provide trucks the ability to freely and easily enter and leave West Front Street to travel back to River Road.
- With the continued development of warehouse and distribution facilities on the Whitesell tract, orient traffic onto Route 130 instead of onto local streets which are all truck routes. *Intersection improvements on Route 130 have assisted in orienting traffic onto Route 130.*
- Develop a parallel road with Florence-Columbus Road to accommodate future commercial growth in the corridor. The road should be a Collector Road. The New Jersey Department of Transportation (NJDOT) completed its concept development for improving the intersection of Route 130 and Florence-Columbus Road in early 2022. The preferred alternative is designed to separate a portion of

Florence-Columbus Road along a new segment to the north through vacant lands away from the Route 130 and Delaware Avenue intersection to a new signalized intersection with Route 130. All Route 130 southbound traffic, including trucks, would take the new segment and turn left to travel along Route 130. Route 130 northbound traffic would take the new segment to the new signalized intersection turning right onto Route 130. Local traffic, excluding tractor trailers and large trucks, would continue on the original Florence-Columbus Road to its intersection with Route 130 and cross the highway at the traffic signal to access the residential areas along Delaware Avenue and East Front Street. The next step is for NJDOT to obtain funding to design and construct the preferred alternative.

- While NJDOT was undertaking concept development for the Route 130 and Florence-Columbus Road intersection, Burlington County suggested a long-term solution that involved the construction of a southern by-pass road from Florence-Columbus Road with a roundabout at Regars Lane to Cathy Lane where a grade-separated interchange would be constructed over Route 130 with ramps from the state highway connecting to the overpass. The by-pass would continue in a northerly direction from the Route 130 interchange to a grade-crossing with the railroad and would ultimately intersect Railroad Avenue. All Route 130 southbound traffic from Florence-Columbus Road would be directed to the by-pass and grade-separated interchange. Traffic from Florence-Columbus Road headed to the industrial area along Railroad Avenue and Cedar Lane that lies north of the Pennsylvania Turnpike Extension would be able to avoid the Delaware Avenue and Railroad Avenue intersection, which has poor geometry that often causes tractor trailers to straddle the railroad tracks when turning left from Delaware Avenue to Railroad Avenue and thereby creating an unsafe condition. Southbound traffic from Route 130 heading to the I-295 interchange with Florence-Columbus Road would be directed to the grade-separated interchange where vehicles would then take the by-pass to Florence-Columbus Road. Northbound traffic from Route 130 heading to the I-295 interchange would travel on a ramp to the by-pass and then to Florence-Columbus Road. This solution would allow for the removal of the traffic signal and the closing of Route 130 median that would prevent any turning movements at the segment of Florence-Columbus Road at Route 130. Northbound Route 130 traffic from Florence-Columbus Road would continue to use the segment. Northbound traffic from the original segment of Florence-Columbus would be limited to crossing Route 130 to Delaware Avenue. Full turning movements would be allowed from Delaware Avenue to Route 130 and Florence-Columbus Road.

NJDOT deemed this solution to be outside the scope of the concept development process. Notwithstanding, this long-term solution must be further explored to determine its viability.

D. Florence Township Roadway Improvement Program

1. Township Road Program

Florence Township actively reviews and analyzes their existing roads and prepares and updates its Roadway Improvement Location Map in conjunction with the Township Engineer's Office. The Roadway Improvement Location Map is included on the Florence Township website so residents can visualize the amount of roadway improvements that have been performed each year and to show where improvement efforts may need to be concentrated in the future. Each year, after the Township has identified streets to be improved, a list of those targeted streets is added to the Township website. *Figure V-1. Roadway Improvement Location Map* and identifies the following Road Reconstruction projects:

Pre 1995 - 1995	2015 Road Program
1996 - 1999 Road Program	2016 Road Program
2000 - 2007 Road Program	2017 Road Program
2007 Tall Timber Lane	2018 Road Program
2008 - 2011 Road Program	2018 Twp/PSEG Road Program
2012 Road Program	Legacy at Meadowcroft
2013 Road Program	Oak Mill Estates
2014 Road Program	

A list of roads in the *2018 Township Road Program* included:

Potts Mill Road (Phase I)	Third Avenue
Hornberger Avenue (Phase III)	Fourth Avenue
Wallace Avenue	Sixth Avenue (With Additional Parking)
McCay Drive	Alden Avenue
Burcliff Street	Walnut Street
Main Street	Cooper Street
Seventh Avenue	Schisler Drive
East Sixth Street	Eighth Avenue
Spruce Street	

Other Roadway Improvements proposed and/or completed in *2018* include the following:

- New traffic calming and pedestrian safety improvements were completed including a splitter island and pedestrian crossing at Hornberger and Second Avenues.
- The Cedar Lane Roundabout was completed in May, 2018.

The *2019 Township Road Program* included:

Cherry Street (Hamilton to Alden)
Alden Avenue (Sixth Street to end)
Sixth Street (Hamilton to Alden)

James Street
Fourth Avenue (Main Street to Riverside Avenue)
Sixth Avenue (Hornberger Avenue to Riverside Avenue)
Seventh Avenue (Hornberger Avenue to Main Street)
Fifth Avenue (Hornberger Avenue to South Street)
Riverside Avenue new parking along park (3rd - 5th Avenue)
Olive Street (Fifth Street to Sixth Street)
Third Street, East (Broad Street to Walnut Street)
Grove Street (Delaware Avenue to Circle and Circle)
Potts Mill Road Phase II (Bridge to west of Archibald Drive)

And the **2020 Township Road Program** includes:

Morris Court Development
Second Street, East (Grove Street to Oak Street)
Spring Street (Fourth Street to Sixth Street)
Summer Street (Fifth Street to Sixth Street)
Winter Street (Fifth Street to Sixth Street)
Church Street (Fourth Street to Fifth Street)
Eyre Street (Front Street to Fifth Street)
Walnut Street (Fourth Street to Sixth Street)
Station Road (Delaware to Route 130)
Second Street, West (Eyre to Boulevard)
Wallace Avenue (Delaware to Station)
Alley Between Second and Third Streets (Broad to Spring)

The **2021 Township Road Program** includes:

West Second Street and Main Street
Potts Mill Road Improvements
Repaving
Sidewalks from Creekwood Drive to eventually connect to Route 130

And the **2022 Township Road Program** includes the following streets:

Winter Street (Front to W. Second, Third to Sixth)
West 5th- South Side only- Spring to Church (including the crossing at Winter Street)
West Second Street (Broad to Boulevard)
Summer Street (Front to West 3rd)
Spring Street (Front to West 3rd)
Church Street (Front to West 3rd)
Main Street (2nd to 5th) (Both sides)
Iron Street (Front to W. Third)
Walk/Bike Trail from Walnut to Eyre (5th Street)
Zinc Street (West 2nd to West 3rd)
West 6th (Spring to Summer)

Wilbur Henry Drive
9th Street
Potts Mill Road

Other projects proposed and/or completed include:

- New push-button pedestrian crossing signals at Delaware and Hornberger Avenue School Crossing. A shared service agreement was signed on April, 2021 with Burlington County. (*Proposed*)
- Route 130/Florence-Columbus Road – The Township will continue to work with NJDOT and the County to finalize the design for improvements.
- Route 130/Cedar Lane – Final design nearing completion.

2. Other Needed Improvements

The Township has identified several roads and/or projects which should be resolved. These are:

- Paper Streets are continually analyzed for potential future movement. When not needed, Florence tends to look favorably on vacating paper streets and conveying the land to adjacent landowners.
- Old York Road (CR 660) and Burlington-Columbus Road (CR 661)- Visibility is a problem at the intersection due to incorrect geometry. Right now the intersection does not warrant a traffic light because volumes are not high enough. Both roads are county roadways.
- The intersection of Delaware Avenue, Station Road and the railroad crossing has been identified as a dangerous intersection. The County and Township are studying the intersection in conjunction with needed improvements on U.S. 130 and Florence-Columbus Road (CR 656). Florence Township is working in conjunction with Burlington County and NJ Transit to make improvements to the intersection.
- The right turn from US 130 Northbound onto Potts Mill Road is a hard turn, particularly if speed is an issue. The shoulder appears to be insufficient. This turn, the shoulder and Potts Mill Road should be investigated for potential widening of one or both roadways. The Township is in Phase III of NJDOT improvements. The radius will be changed and a utility pole will be removed.
- The intersection of Hornberger Avenue and Olive Street at Delaware Avenue is congested at certain times of the day when school dismisses students for the day and crossing guards are stopping traffic. The intersection is under joint Township and County jurisdiction. A traffic light should be investigated to reduce traffic delays at the intersection.
- Route 130 traffic issues at Delaware Avenue/Florence Columbus Road. NJDOT recently held a Public Information Center for Intersection Improvements at Route 130 Delaware Avenue/Florence-Columbus Road. Further information on the Preferred Alternative is contained in Section E. of this Circulation Plan Element.

- A crosswalk on Cedar Lane at Olive Street is recommended for pedestrian safety.
- New Jersey Transit is considering a transit station on Railroad Avenue.
- Continue efforts to increase pedestrian circulation connections throughout the Township.

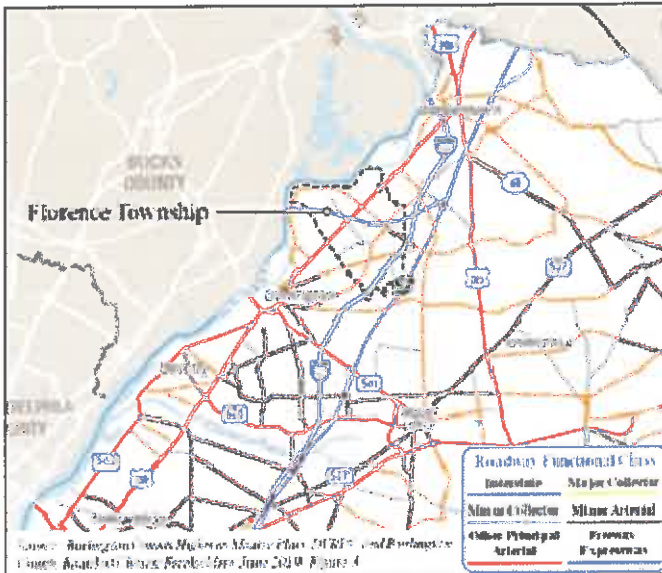
E. Burlington County Highway Master Plan, June, 2019

Burlington County's proposed June, 2019 Highway Master Plan was discussed in July 2020. The proposed plan went before the County Planning Board and it was decided that approval should be put on hold. The County Commissioners cannot approve it until the Planning Board approves it. The proposed Master Plan provides a fairly recent wealth of information concerning Burlington County roadways, transit lines and stations, land use centers including business and freight centers, bicycle networks and other documents and maps for Florence Township. Relevant maps and information from that report are summarized for this Master Plan.

1. FHWA Highway Functional Class

Florence Township's location within the County and the Federal Highway Administration (FHWA) Functional Class of roadways in the Township are shown on **Figure V-2. FHWA Highway Functional Class Map**. **Figure V-2** identifies Interstates, Freeways/Expressways, Other Principal Arterials, Minor Arterials, Major Collectors, Minor Collectors and Local streets.

Figure V-2. FHWA Highway Functional Class Map



Interstates are limited access highways that were designed for long-distance travel and designated as Interstates by the Secretary of Transportation. Interstate 295 and the New Jersey Turnpike and the New Jersey (Pennsylvania Extension) are the only Interstates in Burlington County. Interstate 295 passes through the southern portion of the Township and has exit and entrance ramps to and from it at Interchange 52. The New Jersey Turnpike runs in a generally north to south direction through the state and the Pennsylvania Extension of the Turnpike passes through the

northern and central portion of the Township in a generally east to west direction with Interchange 6A existing and entering on Route 130.

Freeways/Expressways are similar in design to Interstates. They are limited access highways designed for long-distance travel. The New Jersey Turnpike south of Interchange 6 at Mill Lane in Mansfield Township is the only Freeway/Expressway in Burlington County.

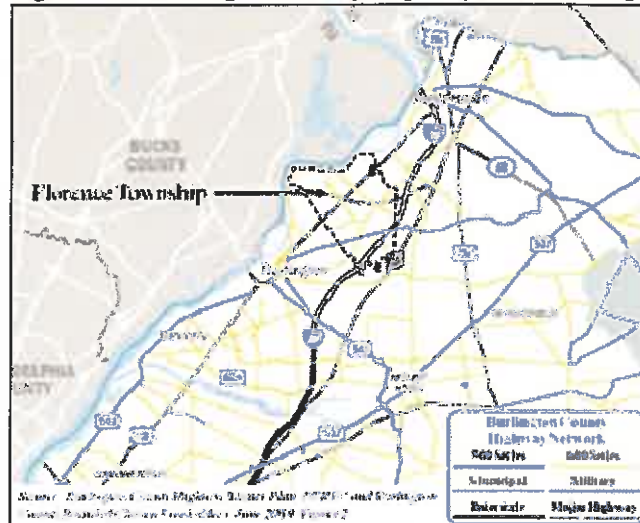
Other Principal Arterials are roadways that provide a high degree of mobility to and through major centers. Route 130 is classified as an Other Principal Arterial which flows in a generally east to west direction through the Township.

Minor Arterials are designed for trips of moderate length and serve smaller geographic areas than their higher Arterial counterparts and offer connectivity to the higher Arterial system. Florence-Columbus Road (County Route 656) from Burlington-Columbus Road (County Route 543) and the New Jersey Turnpike southeast of Florence Township northwest to Old York Road (County Route 660) is a Minor Arterial roadway.

Major and Minor Collectors channel traffic from Local Roads onto Arterials. The distinctions between Major Collectors and Minor Collectors are often subtle. Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts. In the Township, the following roadways are classified as Major Collectors: Burlington-Columbus Road (County Route 543), Old York Road (County Route 660), Florence-Columbus Road from Old York Road (County Route 660) to U.S. Route 130, Delaware Avenue (County Route 656) from U.S. Route 130 to Oak Street (County Route 656), East Front Street to West Front Street to the western Township boundary line (County Route 656).

Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. Bus routes generally do not run on Local Roads. They are often designed to discourage through traffic. As public roads, they should be accessible for public use throughout the year. Local Roads are often classified by default. In other words, once all Arterial and Collector roadways have been identified, all remaining roadways are classified as Local Roads. Two local roads are classified as County Routes. These are Burlington-Bustleton Road (CR 661) from the western Township line to Old York Road (County Route 660) and Cedar Lane (County Route 659) from Burlington-Bustleton Road (County Route 661) to Wilbur Henry Lane.

Figure V-3. Burlington County Highway Network Map



Burlington County’s Highway Network of 500 Series and 600 Series roads are shown in **Figure V-3. Burlington County Highway Network Map**. In Florence Township, all of the County roadways are 600 series roads with the exception of Burlington-Columbus Road (County Route 543). The difference between 500 and 500 series

roadways is that 500 series roads are the highest order of roadway, are the longest, traverse multiple counties.

2. National Highway System

National Highway System routes are important routes for interconnected travel and long-distance mobility, national security, and the nation’s economy and competitiveness. These routes are approved by the United States Congress. In Florence Township, Interstate 295 and the New Jersey Turnpike Pennsylvania Extension are considered part of the Eisenhower Interstate System. U. S. Route 130 is designated as an Other National Highway System Route as is the New Jersey Turnpike south of Mill Lane in Mansfield Township.

3. Current Traffic Safety

Figure V-4. Existing Traffic Safety (2015) and Volume (2013) Map

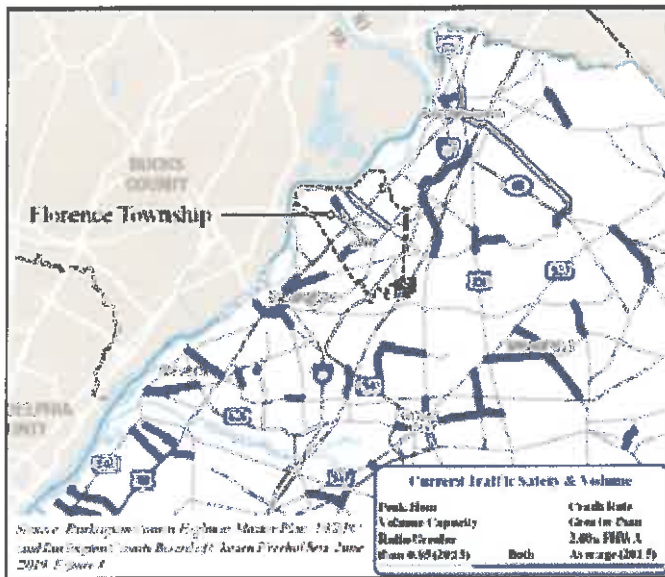


Figure V-4. Existing Traffic Safety (2015) and Volume (2013) Map

for Florence Township shows that several County roads have a crash rate greater than two times the Federal Highway Administration (FHWA) average in 2015. The crash rate is equal to the number of crashes per 100 million vehicle miles of travel (VMT). The traffic score is based on 2015 crash statistics from the New Jersey Department of Transportation (NJDOT). The roads identified with this distinction in Florence Township include Cedar Lane from Burlington-Bustleton Road (CR

659) north to Wilbur Henry Drive, Burlington-Bustleton Road (CR 661) between the western Township boundary line and Old York Road (CR 660) and Florence-Columbus Road/Delaware Avenue between Old York Road (CR 660) and East Front Street.

4. Forecasted 2040 Rush Hour V/C Ratio

The Burlington County Highway Master Plan included a Forecasted 2040 Rush Hour Volume/Capacity map which showed the volume to capacity (V/C) ratio for the PM peak traffic hour, assuming the revised demographic forecasts and transportation improvements generated by DVRPC and the county for Year 2040. V/C ratios are a measure to traffic congestion given prevailing traffic volume and roadway conditions. A threshold value of 0.85 indicates a roadway is reaching its maximum vehicular capacity. A threshold value equaling or exceeding 0.85 was used to indicate forecasted volume’s

approach to the theoretical maximum capacity. In Florence Township, U. S. Route 130 from the western side of the Township, west to Cedar Lane was shown as 0.85-0.99 Volume/Capacity Ratio for 2040 as was Florence-Columbus Road (CR 656) from the New Jersey Turnpike Pennsylvania Extension southeast to the New Jersey Turnpike. The County Highway Master Plan shows an increase in the V/C Ratio for both roadways between a base year of 2013 where the peak hour volume/capacity ratio for neither roadway was greater than 0.85 and the 2040 forecasted V/C Ratio where both roadways are anticipated to exceed 0.85.

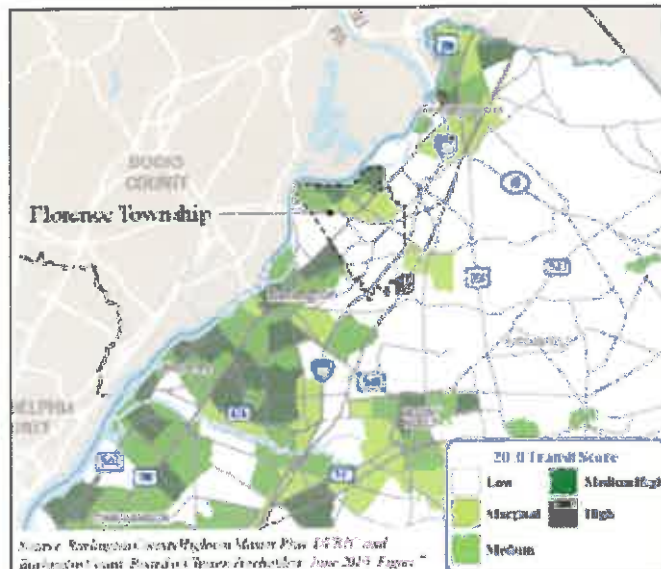
5. Transit Score (2010)

The Transit Score was calculated using a Traffic Management Process (TMP) to identify improvement strategies for the Burlington County road network. The Transit Score is a measure of the appropriateness of transit service and transit investment based on the relationships among the following:

- Population Density
- Employment Density
- Zero-Car Household Density

Figure V-5. Transit Score (2010) Map

In general, denser areas are more transit supportive environments and as a result, they are given higher transit scores and the higher the transit score, it is more likely that transit will be successful. **Figure V-5. Transit Score (2010) Map** shows that the area around the Florence Station has a Low to Marginal Transit Score and the area around the Roebling Station has a Marginal to Medium to Medium High Transit Score. The remainder of the riverfront area between the two stations to the western Township boundary line have a Medium to Medium High Transit Score. Areas north of the Pennsylvania Extension to the New Jersey Turnpike north Route 130 have a Marginal Transit Score.



6. Incident Management Network

The Incident Management Highway Network consists of regional highway and designated parallel or intersecting routes used to detour traffic during incidents (NJDOT) and weather emergencies (Homeland Security). By using surveillance and

communication equipment such as Dynamic Message Signs, and electronic control systems, incidents can be detected and traffic flow can be better managed.

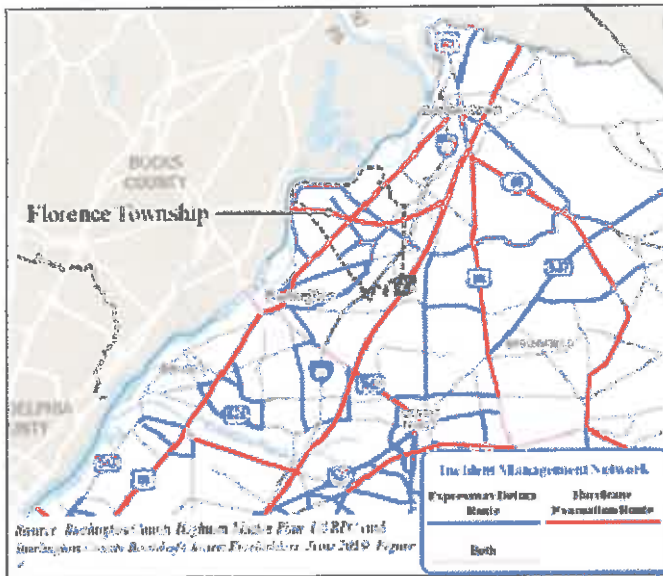


Figure V-6. Incident Management Network Map shows the county routes in Florence Township that are part of the network include Front Street/Delaware Avenue/Florence-Columbus Road (CR 656), Cedar Lane (CR 659), Old York Road (CR 660), Burlington-Bustleton Road (CR 661), and the western portion of Columbus-Burlington Road (CR 543) to the intersection with Old York Road (CR 660). These roads are shown on **Figure V-6** as Expressway Detour Routes.

U.S. Route 130 and the Pennsylvania Extension of the New Jersey Turnpike are shown as Hurricane Evacuation Routes.

7. Train Stations Within One Mile

Figure V-7. Train Stations Within One Mile Map shows the two NJ Transit River LINE Light Rail stations in Florence Township. The NJ Transit River LINE provides service to 21 stations, 11 of which are in Burlington County. The stations along the River LINE provide connections to Amtrak, NJ Transit, the Southeastern Pennsylvania Transportation Authority (SEPTA), Regional Rail lines, the Port Authority Transit Corporation (PATCO) High Speed Line, NJ Transit buses, community and paratransit local bus services and private corporate shuttles. The availability of the transit system is public access to jobs throughout the region. The one mile radius shown on **Figure V-7** is an approximate 20 minute walk. A bicyclist's one mile ride would be faster. Multimodal access to the stations on the highlighted segments would be strategic.

Figure V-7. Train Stations Within One Mile Map

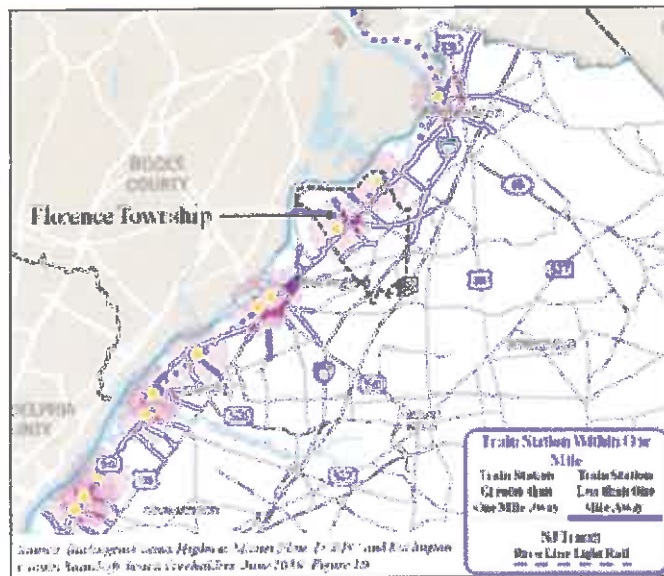


Figure V-8. 2013 River LINE Weekday Boardings and Parking

Station	Passenger Boardings	Parking Capacity	Parking Used	Parking % Occupancy
Bordertown	326	183	142	78%
Roebling	225	215	41	19%
Florence	304	845	82	14%
Burlington Towns Centre	634	No parking	N/A	N/A
Burlington South	341	256	150	45%
Arব্য/ Edgewood Park	848	201	114	57%
Delance	183	102	71	69%
Essexville	489	315	74	23%
Canaan/Maple	200	254	81	32%
Blackton	172	64	62	97%
Palmyra	406	35	20	57%
All Burlington County Stations	2,818	2,814	845	37%

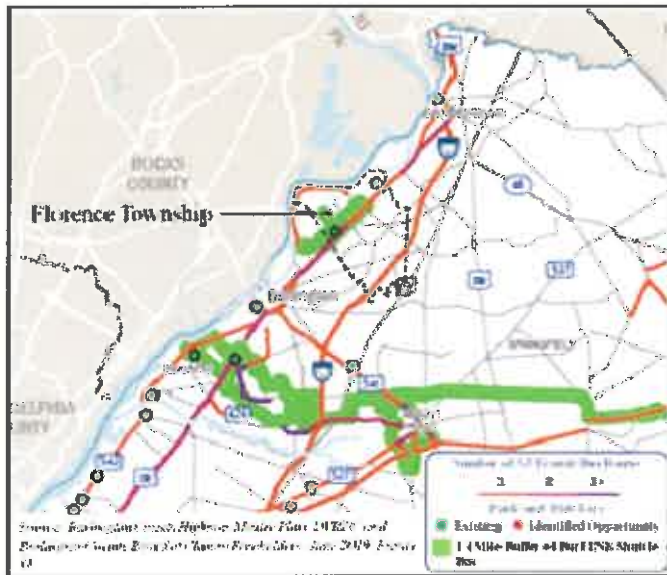
Source: Burlington County Highway Master Plan, DTRPC and Burlington County Board of Chosen Freeholders, June 2015, Table 6

Available ridership information between 2004 and 2013 indicates ridership on the River LINE doubled. **Figure V-8. 2013 River LINE Weekday Boardings and Parking** is provided for all the Burlington County Stations. **Figure V-8** shows that parking lot utilization in Florence is the lowest percent used of all the transit parking lots (14%) with the Roebling Station the second lowest percent utilized (19%).

8. New Jersey Transit Bus Service, BurLINK Bus Service, and Park-and-Ride Lots

Figure V-9. NJ Transit Bus Service, BurLINK Shuttle Bus Service, and Park-and-Ride Lots Map shows there are two (2) NJ Transit Bus Routes on U.S. Route 130 from Burlington City to Cedar Lane in Florence. From Cedar Lane on U.S. Route 130 north to Kinkora Road in Hedding, there is one bus route. **Figure V-9** also shows there are two (2) existing Park-and-Ride Lots in the Township and the ¼ mile Buffer of BurLINK Shuttle Bus service is shown. The South Jersey Transit Authority (SJTA) operates BurLINK shuttle service in Burlington County, connecting with a number of NJ Transit bus routes and the River LINE stations.

Figure V-9. NJ Transit Bus Service, BurLINK Shuttle Bus Service, and Park-And-Ride Lots Map



9. Land Use Centers, Business Centers and Freight Centers

Figure V-10. Land Use Centers, Business Centers and Freight Centers Map

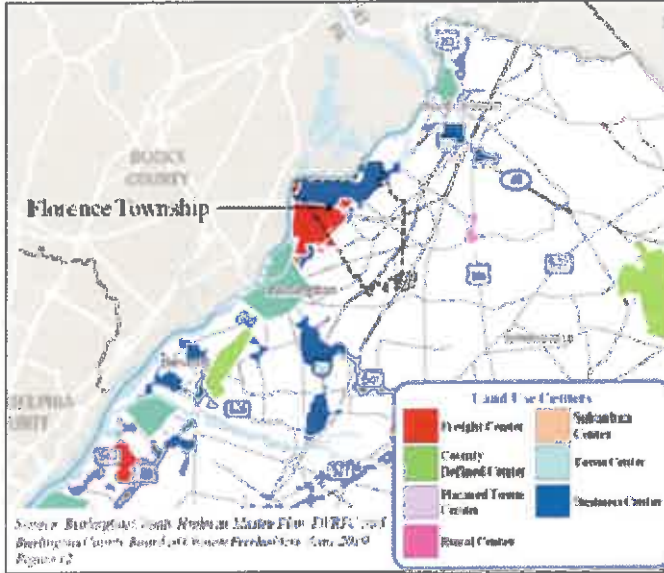


Figure V-10. Land Use Centers, Business Centers, and Freight Centers

are identified in Florence Township. Land Use Centers represent areas of concentrated land use activity that DVRPC identified in its Long Range Plan (LRP). The Land Use Centers are anticipated to generate significant traffic and are destinations for transit service. The Highway Master Plan states that long-term revitalization of the areas should plan to introduce interconnected and complementary land uses in close proximity in order to internalize trip generation, to promote two-way transit travel,

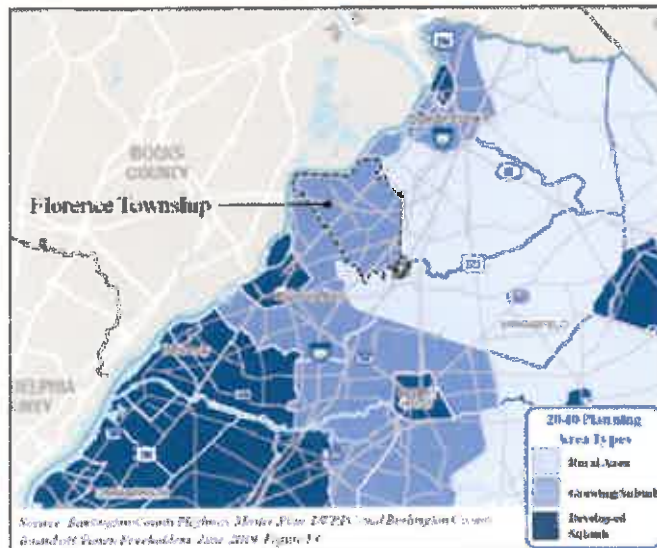
and to reduce Single Occupancy Vehicle (SOV) travel.

In Florence, the northwestern end of the Township is identified as a Freight Center with the northcentral and northeastern sides along the Delaware River are identified as a Business Center.

10. 2040 Long-Range Planning Area Type

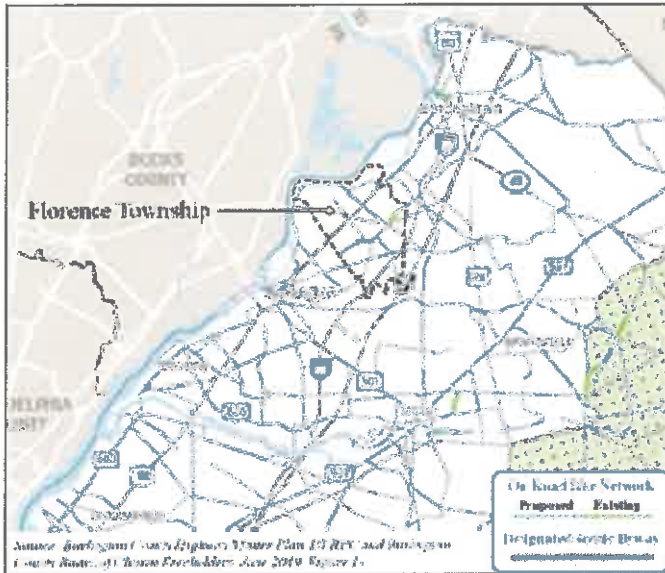
The 2040 Long-Range Planning Area Type for Florence Township is identified in **Figure V-11. 2040 Planning Area Type Map** as a Growing Suburb which is the degree of urbanization of each particular area. The planning area types should be used to highlight the need to consider the type of roadway connectivity and consistency with municipal plans, ordinances, and design criteria when evaluating and reviewing plans for new development.

Figure V-11. 2040 Long-Range Planning Area Type Map



11. Bicycle Network

Figure V-12. Bicycle Network: Designated Scenic Byways; Cultural, Historical, and Community Resources Map



The Burlington County Highway Master Plan identifies only one relatively short Existing On-Road Bike Network in Florence Township as shown in **Figure V-12. Bicycle Network: Designated Scenic Byways; Cultural, Historical, and Community Resources Map**. The On-Road Bike route is on Old York Road (CR 660) between Florence-Columbus Road, northeast to the Township's eastern boundary. **Figure V-12**, however, shows a number of Proposed On-Road Bike routes listed below:

- Hornberger Avenue from Delaware Avenue to U.S. Route 130, continuing on U.S. Route 130 northeastward to Bordentown.
- Front Street entering into the western Township boundary from Burlington Township to Delaware Avenue to Florence-Columbus Road (CR 656) to Old York Road (CR 660).
- Burlington-Bustleton Road (CR 661) on the western Township boundary line to Old York Road (CR 661), and south on Jacksonville Road to Burlington-Columbus Road (CR 543).
- Burlington-Columbus Road (CR 543) from Neck Road in Burlington Township on the western side of the Township, through the Township and continuing on CR 543 beyond the Township limits.

12. Traffic Management Long-Range Plan Strategies

The Burlington County Highway Master Plan contains a map showing the number of traffic management long-range plan strategies for various roadways in Florence Township. Strategies include Operational Strategies, Transportation Demand Management Strategies, Strategies to Increase the Capacity of Existing Transportation Systems, Strategies to Add New Transportation System Capacity, and Goods Management Strategies. The map does not identify the type of strategy proposed but the number of strategies to be employed. Following is a list of roadways shown with the corresponding number of Long-Range Plan Strategies for each:

- Front Street (CR 656) - 5
- Delaware Avenue (CR 656) – 0

- Florence-Columbus Road (CR 656) from U.S. Route 130 to the Pennsylvania Extension of the NJ Turnpike (CR 656) – 0
- Florence-Columbus Road (CR 656) from the Pennsylvania Extension of the NJ Turnpike to the NJ Turnpike – 4
- Pennsylvania Extension of the NJ Turnpike through Florence Township – 5
- U.S. Route 130 through Florence Township – 5
- Cedar Lane (CR 659) from Burlington-Bustleton Road (CR 661) to Wilbur Henry Street – 5
- Old York Road (CR 660) from the western side of the Township to Columbus-Burlington Road (CR 660) – 0
- Columbus-Burlington Road (CR 543) from the western Township boundary to Old York Road (CR 660) - 0
- Columbus-Burlington Road (CR 543) from Old York Road (CR 660) to the New Jersey Turnpike - 4
- Burlington-Bustleton Road (CR 661) from the western Township boundary line to Cedar Lane (CR 659)
- Old York Road (CR 660) from Columbus-Burlington Road (CR 543) to Florence-Columbus Road (CR 656) – 2
- Interstate 295 through the Township - 5

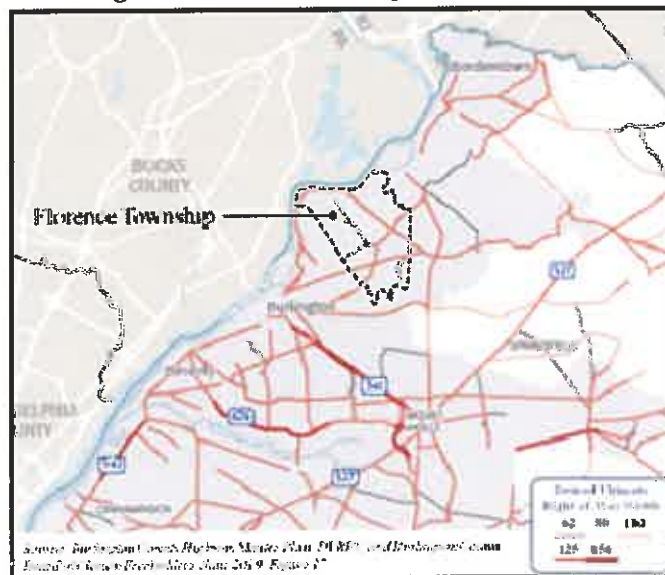
13. Estimated Volume/Capacity Ratio

A Travel demand model was used in the Burlington County Highway Master Plan to identify sections of County Routes with the potential for increased capacity or widening in the future. The only road shown with a potential need to increase capacity was Florence-Columbus Road (CR 659) from Old York Road (CR 660) south to Burlington-Columbus Road (CR 543).

14. Ultimate Right-of-Way

Figure V-13. Ultimate Right-of-Way Map shows the Desired Ultimate Right-of-Way Width for a number of county roads in the Township. Following are the roads shown with the corresponding ultimate right-of-way width:

Figure V-13. Ultimate Right-Of-Way Map



- Front Street/Delaware Avenue/Florence-Columbus Road (CR 656) – 125 Feet
- Old York Road (CR 660) through the Township – 125 Feet
- Burlington-Columbus Road (CR 543) – 125 Feet
- Cedar Lane (CR 659) – 62 Feet
- Burlington-Bustleton Road (CR 661) – 62 Feet
- Jacksonville Road – 62 Feet

F. Burlington County/River Route Corridor Study, June 29th, 2018-Final Draft

Through a joint effort by WSP USA, Burlington County Bridge Commission and Traffic Planning and Design, Inc., the Burlington County/River Route Corridor Study was prepared for intersections and corridors along the River Route Corridor from Cinnaminson Township to Bordentown Township in Burlington County. The Corridor Study summarizes existing conditions (location, current design and geometric configuration, crash data, traffic volumes, and local and regional context), notable previous studies and findings, issues and deficiencies, recommended improvements and concept diagrams for 41 locations of which eight locations are in Florence Township.

Following are the recommendations of the Burlington County/River Route Corridor Study that remain relevant for five locations in Florence Township, given the completion of more recent studies and plans.

1. U.S. 130 at Hornberger Avenue, Florence Township, MP 51.7

The sidewalk recommended along Hornberger Avenue from Route 130 to the light rail station has merit. It must be evaluated in terms of any environmental factors that may limit or prohibit its construction.

U.S. 130 AT HORNBERGER AVE, FLORENCE TOWNSHIP, MP 51.7

Configuration

This three-legged intersection is controlled by a traffic signal. U.S. 130 carries two travel lanes plus a shoulder in each direction, in addition to a dedicated left turning lane for northbound vehicles and a dedicated right turning lane for southbound vehicles on U.S. 130. The northbound left turn lane is approximately 270 feet in length while the dedicated right turn lane in the southbound direction is approximately 200 feet in length. Hornberger Avenue carries one travel lane in each direction with no dedicated turn lanes for the eastbound approach. All eastbound turning movements are made from the single lane at the intersection. Left turning vehicles from northbound U.S. 130 onto Hornberger Avenue have a dedicated left-turn signal phase and are otherwise restricted from making the turn.



Crashes

- 14 Crashes Between 2014-2016: 1 moderate injury reported

AADT

- U.S. 130 - 21,862 in 2016; 25,245 in 2007
- Hornberger Avenue - Data not available

Considerations

The NJ Transit Roebling River Line Station is located less than one-half mile north of the intersection. A single NJ Transit bus stop along Route 409, which operates between Trenton and Philadelphia, is located directly north of the intersection along northbound U.S. 130. The bus stop is currently unshaded and contains no passenger facilities. Several residential developments are located within walking distance of the intersection. A gas station along southbound U.S. 130 and a small business along northbound U.S. 130 are the only active uses at the intersection. About 800 feet south of the intersection is a small cluster of commercial establishments, all accessed from Fairbrook Drive. Significant industrial redevelopment is planned for the Roebling section of Florence Township to the north of the intersection. Vehicular and pedestrian volumes are generally expected to increase at the intersection as the new developments open.

Issues

- Sight distances to Fairbrook Drive from northbound U.S. 130 are limited due to grade
- Left-turning vehicle volumes from northbound U.S. 130 to Hornberger Avenue will increase as the stated redevelopment in Roebling takes place. The existing left turn capacity may not be sufficient for future operations
- Vehicular capacity at the eastbound approach to U.S. 130 is limited due to the existing single lane design which supplies both right and left-turning movements
- There is no sidewalk or bicycle network to connect the residential developments along U.S. 130 to the Roebling Light Rail station on the Hornberger Avenue

Previous Studies and Recommendations

The 1997 DVRPC River Route Corridor Study made the following recommendations for this intersection:

- Either extend the left-turn lane or construct a near-side jughandle for the northbound left-turns, or relocate the intersection approximately 200 feet south to construct a reverse jughandle for northbound left-turns and provide a southbound right turn lane
- Widen and straighten Hornberger Avenue between U.S. 130 and the mill line to provide an attractive access road to serve the improved



Source: Burlington County River Route Corridor Study, Page 32-33, June 2015.

increases in auto and truck traffic due to the potential development and redevelopment in this area of the township.

- Relocate the existing NJ Transit Route 409 bus stop to the near-side of the intersection, which would connect to the pedestrian facilities.

The Burlington County Bridge Commission has proposed the following changes for the intersection:

- Widen Hornberger Avenue between U.S. 130 and Alden Avenue.
- Extend left-turn stacking lane on northbound U.S. 130 for Hornberger Avenue.
- Construct left-turn and right-turn lanes from Hornberger Avenue to U.S. 130.

Recommendations

- Provide a second left-turn lane for northbound left-turns on U.S. 130 for faster intersection clearance and a faster signal cycle. This will

likely require moving a section of the U.S. 130 median to the north to accommodate the extra width of the proposed lane.

- Widen Hornberger Avenue between U.S. 130 and Alden Avenue to facilitate a smooth merge between the two proposed left-turn movements from northbound U.S. 130 and to accommodate the proposed right and left-turn lanes to U.S. 130.
- Stripe a dedicated 450-foot merge lane along southbound U.S. 130 from the intersection to limit right-turn queuing at the intersection.
- Improve pedestrian accommodation by building sidewalks to connect the residential developments near the intersection with the Roebling River Line Station and by installing crosswalks, ADA curb ramps, and appropriate signage.
- Install advance signage on northbound U.S. 130 to warn drivers of the Fairbrook Drive intersection and stripe "right-turn only" onto the dedicated right-turn lane to deter fast-second left merges by through traffic.



Source: Burlington County River Route Corridor Study, Page 33-34 June 2018.

2. Hornberger Avenue at Delaware Avenue (CR 656), Florence Township, MP 5.5

Improving pedestrian and bicycle circulation and safety at the Delaware Avenue and Hornberger Avenue is important. Since Delaware Avenue is a county road, Florence Township should work with Burlington County to implement the recommended improvements to the intersection.

HORNBERGER AVE AT DELAWARE AVE (CR 656), FLORENCE TWP, MP 5.5

Configuration

This four-legged intersection has a two-way stop control for the eastbound and westbound approaches on Hornberger Avenue. Delaware Avenue, Olive Street, and Hornberger Avenue each carry one travel lane in each direction. There are dedicated left-turning lanes in each direction of Delaware Avenue only, in addition to striped shoulders. Crosswalks are striped across Hornberger Avenue and Delaware Avenue on east the north side of the intersection.



Crashes

- 7 Crashes between 2014-2016; 1 moderate injury

AADT

- Hornberger Avenue – Data not available
- Delaware Avenue – Data not available

Considerations

Located midway between the Florence Village and Roebling sections of Florence Township, this intersection experiences significant bicycle and pedestrian activity due to the proximity of two churches and two schools on Hornberger Avenue. In addition, there are multiple retail and commercial services located within a 5-minute walking distance from the intersection on Hornberger Avenue, including a tavern, bakery and Roebling Town Market. There are two NJ Transit bus stops within 300 feet of the intersection, one on Hornberger Avenue and another on southbound Delaware Avenue approaching the intersection. Florence Township's consolidated fire department uses Olive Street to access Roebling, in Florence Village.

Issues

- Two of the four crossings at the intersection lack crosswalks.
- Alignment of Olive Street reduces sight distance and visibility of vehicles traveling northbound on Delaware Avenue approaching the intersection.
- Sidewalks are discontinuous at the intersection, especially along the eastbound side of Hornberger Avenue.

Source: *Burlington County River Route Corridor Study, Page 35, June 2018.*

Roebling, in Florence Village.

Issues

- Two of the four crossings at the intersection lack crosswalks.
- Alignment of Olive Street reduces sight distance and visibility of vehicles traveling northbound on Delaware Avenue approaching the intersection.
- Sidewalks are discontinuous at the intersection, especially along the eastbound side of Hornberger Avenue.

Source: *Burlington County River Route Corridor Study, Page 35, June 2018.*

- There are no dedicated bicycle facilities at the intersection or on either of the associated roadways.

Recommendations

- Fill in the sidewalk gap at the intersection and along both associated roadways to connect residential areas with schools and local businesses.
- Stripe bicycle lanes along Delaware Avenue from Florence Township Riverfront School to the intersection by utilizing the existing shoulder space.
- Install pedestrian crossing lights for all legs of the intersection to improve driver visibility.
- Stripe shared lane markings along Hornberger Avenue between the intersection and the Roebling River Line Station to encourage bicycling throughout the neighborhood.
- Stripe all missing crosswalks at the intersection.



Incomplete pedestrian network at intersection



Delaware Avenue is a prime candidate for bicycle lanes



Source: Burlington County River Route Corridor Study, Page 36-37, June 2018.

3. U. S. 130 at Cedar Lane (CR 659)/Florence-Bustleton Road, Florence Township, MP 50.2

The recommendations to the Route 130-Cedar Lane-Florence-Bustleton Road intersection will address current circulation deficiencies and improve the flow of traffic. Florence Township should work with New Jersey Department of Transportation, Burlington County and property owners to implement the recommendations.

U.S. 130 AT CEDAR LN (CR 659)/FLORENCE-BUSTLETON RD, FLORENCE TWP, MP 50.2

Configuration

This four-legged intersection is controlled by a traffic signal. U.S. 130 carries two travel lanes in each direction plus shoulders. There are dedicated on and off-ramp lanes for nearside jug-handies in each direction of U.S. 130. Cedar Lane and Florence-Bustleton Road both carry one travel lane in each direction plus shoulders. There are dedicated left-turn lanes and signals on both Cedar Lane and Florence-Bustleton Road onto U.S. 130.

Crashes

- 41 Crashes between 2014-2016; 1 moderate injury
- Primarily occurred along southbound Cedar Lane (CR 659) approaching the intersection and along U.S. 130 northbound approaching the intersection.

AADT

- U.S. 130 – 29,143 in 2014, 25,412 in 2015
- Florence-Bustleton Road – 3,256 in 2014

Considerations

This intersection is located next to the exit and entry ramps to the New Jersey Turnpike Extension Interchange 6A and is surrounded by major warehousing and distribution centers, including a new Amazon facility. As a result, high truck volumes are typical at this intersection and require attention. There are commercial uses adjacent to the intersection as well, including a gas station, convenience stores, fast food establishments, and more. The Florence Township Memorial High School is located just over half a mile south of the intersection. Cedar Lane and Florence-Bustleton Road are the primary connections between the school and the Roebling neighborhood of the Township. Sidewalks between the High School and the Tall Pines development are slated for construction in the near future. A mixed-use development, including a hotel, are proposed for the southwest corner of the intersection.



Issues

- High truck volumes limit the throughput of the intersection.
- There is inadequate left-turn capacity from southbound U.S. 130 to Florence-Bustleton Road.
- A high incidence of crashes has been documented along northbound U.S. 130 at the split with the right-turn lane to the near side jug-handie.
- There is no pedestrian connection between the north and south side of U.S. 130 at the intersection.

Previous Studies and Recommendations

The 1997 DVRPC River Route Corridor Study made the following recommendations for this intersection:

- Construct near side jug-handies for both northbound and southbound U.S. 130 left and right turns.
- Eliminate the center left-turn lanes on U.S. 130.
- Widen Florence-Bustleton Road to provide a left-turn lane and a shared through and right-turn lane on the northbound approach.
- Widen U.S. 130 to provide acceleration and deceleration lanes for the new interchange.



Source: Burlington County River Route Corridor Study, Page 41-42, June 2018.

As of 2018, these recommendations have been implemented.

The Burlington County Bridge Commission has proposed the following additional changes to the intersection:

- Eliminate the northbound U.S. 130 jog handle.
- Construct a roundabout on Florence-Bustleton Road to replace the existing jog handle and to calm traffic.
- Widen southbound U.S. 130 jog handle ramp to provide two lanes, one for each turning movement.

Recommendations

- Construct a roundabout on Florence-Bustleton Road to replace the existing jog handle and to calm traffic. Provide direct access to the future mixed-use development via the proposed roundabout.
- Eliminate the near-side jog handle and create a dedicated, dedicated lane from northbound U.S. 130 to Florence-Bustleton

Road. Provide access to Wawa via the proposed roundabout. Include signage for Cedar Ave and Wawa truck parking.

- Widen the southbound U.S. 130 jog handle ramp to provide two lanes, one for each turning movement.
- Strip "Right Turn Only" onto dedicated right turn lane along northbound U.S. 130 to mitigate lost second merges and to enhance side-sweep and rear-end collisions.
- Strip "Do Not Block Box" graphic at the southbound jog handle terminal to reduce vehicular conflicts at the intersection.
- Investigate the future addition of a dedicated right turn lane to southbound U.S. 130 from Cedar Lane to improve circulation at the intersection. This may require additional right-of-way acquisition.
- Connect the pedestrian network between Wawa and the shopping center along southbound U.S. 130, including sidewalks, sidewalks, and ADA curb ramps.



Source: Burlington County River Route Corridor Study, Page 42-43, June 2015.

4. Burlington Township/Florence Industrial Area (Daniels Way, Railroad Avenue, Hughes Drive)

The Daniels Way Extension is important for re-routing truck traffic generated along portions of West Front Street and River Road from traveling through residential areas located along the balance of West Front Street, and East Front Street and Delaware Avenue to access Route 130. It is imperative that Florence Township works with Burlington County and Burlington Township to bring the extension to fruition.

The Railroad Avenue Extension is important for re-routing truck traffic generated in the industrial area along Cedar Lane and Railroad Avenue away from Delaware Avenue, where the intersection of Delaware Avenue and Railroad Avenue is unable to accommodate trucks and causes trucks to straddle the railroad when the intersection becomes congested, to access Route 130. It is imperative that Florence Township works with New Jersey Transit, Conrail, New Jersey Turnpike Authority, Burlington County and property owners to establish the most beneficial alignment of the extension and bring the extension to fruition.

BURLINGTON TWP/ FLORENCE INDUSTRIAL AREA (DANIELS WAY, RAILROAD AVE, HUGHES DR)

Configuration

The Burlington Township Florence Industrial Area's rapid expansion necessitates additional circulation routes to distribute large truck traffic smoothly throughout the industrial area. River Road, Neck Road, Dulys Lane, and John Galt Way are currently the only vehicular access points to the industrial area. Minor access roadways include Daniels Way and Richards Run. The industrial area is served by the New Jersey Turnpike Extension Interchange 6A, I-295 Interchange 52, and U.S. 130.

Issues

- The Haines Center industrial park is rapidly developing, but construction of circulation roadways within the complex is not keeping pace.
- While John Galt Way is the easternmost roadway within the Haines Center industrial park, the roadway does not connect with Cedar Lane and the industrial park to the east of I-246, which contains the new Amazon facility, or to River Road to the west.
- Pedestrian activity has been documented along the railroad tracks between Cedar Lane and the Florence River Line Station.

Previous Studies and Recommendations

The 1997 DVRPC River Route Corridor Study made the following recommendations for this intersection:

- Improve the internal circulation of the industrial area by providing frontage and access roads on either side of U.S. 130, connecting to Cedar Lane, Dulys Lane, and future industrial parcels.

Since the 1997 plan, Daniels Way, Richards Run, and other localized circulation roads and driveways have been constructed to provide access to new industrial land uses.

The Burlington County Bridge Commission has proposed the following additional changes to circulation of the Haines Center Industrial Park:

- Upgrade and extend Daniels Way from the Township line to River Road.
- Construct a roundabout at the western terminus of the proposed

Daniels Way Extension

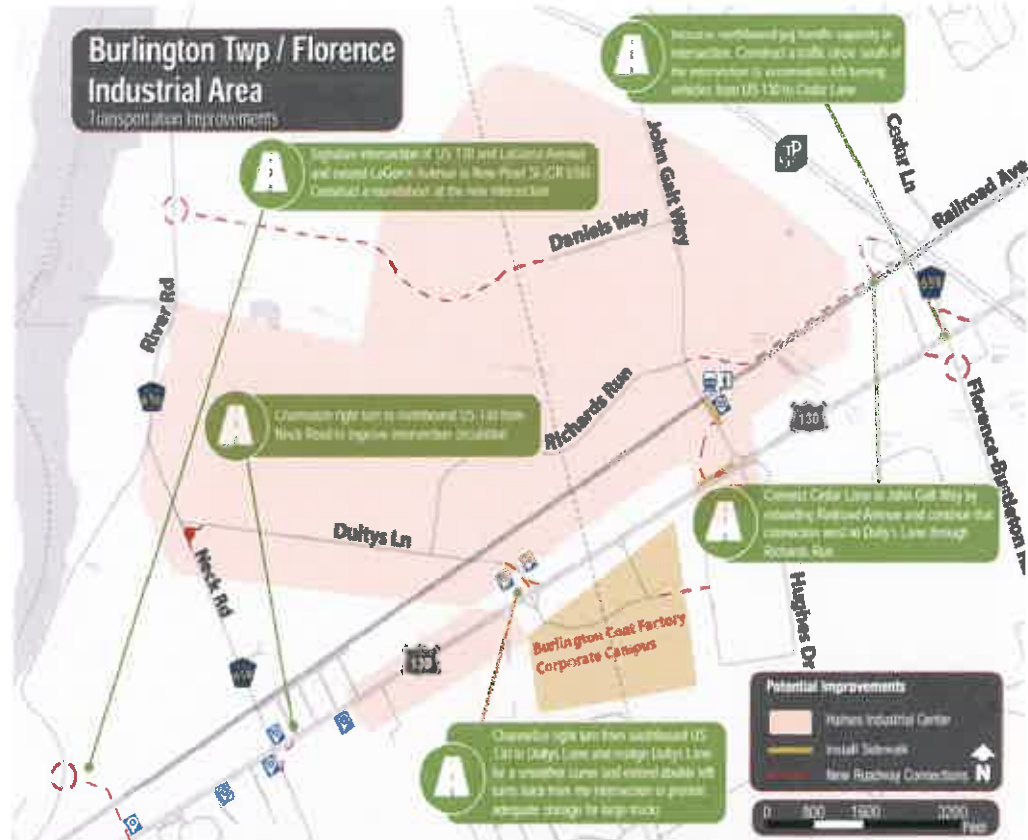
- Connect Cedar Lane to John Galt Lane by extending Railroad Avenue to Richards Run.

Recommendations

- Upgrade and extend Daniels Way from the Township line to River Road. The extension will require right-of-way acquisition.
- Construct a roundabout at the western terminus of the proposed Daniels Way Extension.
- Connect Cedar Lane to John Galt Lane by extending Railroad Avenue to Richards Run. This upgrade should provide a pedestrian connection between the Florence River Line Station and the industrial parcels along Cedar Avenue. Additional right-of-way may need to be acquired.
- Extend Hughes Drive to the Burlington Coat Factory Campus and connect it with the Dulys Lane intersection.



Source: Burlington County River Route Corridor Study, Page 47-48, June 2018.



Source: Burlington County River Route Corridor Study, Page 49-50, June 2018.



Source: Burlington County River Route Corridor Study, Page 51-52, June 2018.

G. Freight Movement Around NJ Turnpike Interchange 6A, March 2018

In March 2018, DVRPC examined the movement of freight within the vicinity of NJ Turnpike Interchange 6A and studied the impacts that freight movement had on the road network. The study area encompassed parts of Florence Township, Burlington Township and Burlington City that were zoned for light/heaving industry and manufacturing. The study was prepared in response to the need for a regional planning approach to address the rapid growth of logistics-based industrial growth within the Interchange 6A area. While this emergent freight center has become an important part of the economies of Burlington County and the greater bi-state region in which the county is located, it has caused increases in traffic congestion and safety issues within the region.

The study included a number of roadway network improvements along the corridor, many involving the same roads discussed in the Burlington County River Route Corridor Study. Since many of the recommendations are outdated, the study is mentioned for the planning efforts made over the years to improve the corridor.

H. NJDOT Proposed Roadway Improvements

Intersection improvements at Route 130, Delaware Avenue/Florence-Columbus Road (CR 656) have been under study by the NJDOT. On March 1 to 31, 2021, a Public Information Center was held regarding proposed improvements. Six Alternatives were proposed with Alternative 6, shown on *Figure V-34. Alternative 6 Intersection Improvements*, the selected Preliminary Preferred Alternative (PPA). Improvements in this Alternative include:

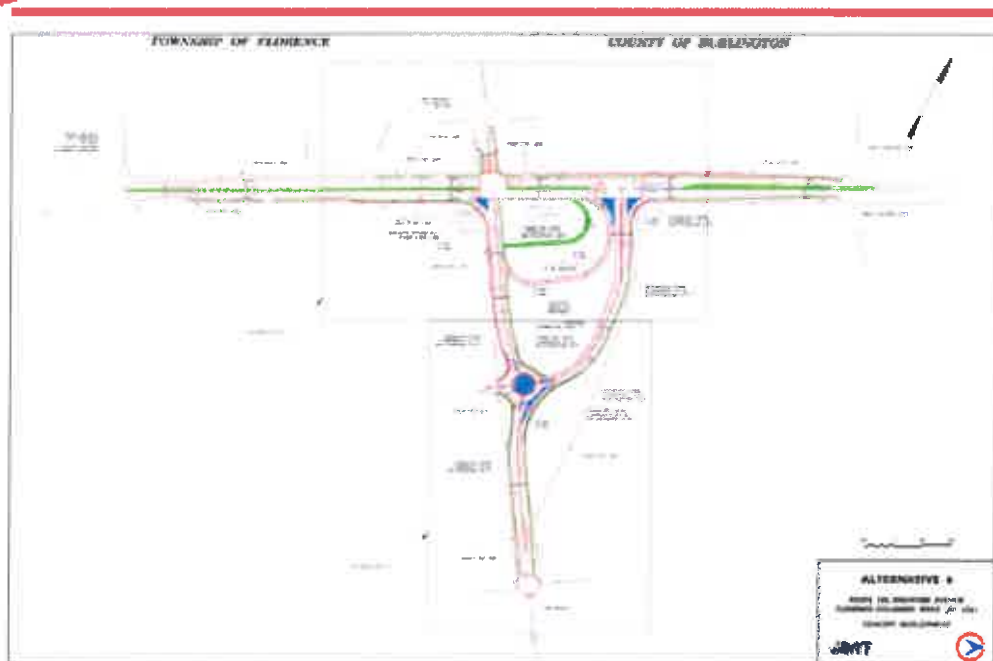
- Roadway widening along Route 130 to accommodate dedicated/channelized right-turn movements.
- Prohibits left turn movements at the intersection of Route 130 and Delaware Avenue/Florence-Columbus Road.
- Reallocates existing turning lanes to additional through and receiving lanes to increase flow through the intersections.
- Enlarges the Route 130 Southbound jughandle.
- Diverts Delaware Avenue left-turn movements to Route 130 via the construction of a new Connector Roadway. It is noted that Florence Township requested this movement be changed back to allowing left turns from Delaware Avenue directly to Route 130 northbound rather than making vehicles take the circuitous route to the new Connector Roadway.
- Creates a new signalized intersection northeast of the Delaware Avenue/Florence-Columbus intersection on Route 130 to service left-turn movements.
- Construction of roundabout south of Florence-Columbus Road at existing un-signalized Birch Hollow Drive intersection to support the proposed Connector Roadway.
- Comprehensive upgrade of bicycle and pedestrian accessibility to meet current NJDOT Complete Street requirements.

If the PPA moves forward, NJDOT anticipates construction would be completed in the summer of 2025. NJDOT is reviewing the comments from the Township and the public. The next phase of the project how the project will be funded and whether the project-lead will be the County or NJDOT.

**Figure V-14. Route 130, Delaware Avenue/Florence-Columbus Road (CR 656)
Alternative 6**



**Route 130, Delaware Ave./Florence-Columbus Rd.
(CR 656) - Alternative 6**



**Figure V-15. Route 130, Delaware Avenue/Florence-Columbus Road (CR 656)
Aerial View "A"**



**Route 130, Delaware Ave./Florence-Columbus Rd.
(CR 656) - Aerial View "A"**



**Figure V-16. Route 130, Delaware Avenue/Florence-Columbus Road (CR 656)
Aerial View "B"**



**Route 130, Delaware Ave./Florence-Columbus Rd.
(CR 656) - Aerial View "B"**



I. Northern Route 130 Regional Transportation and Circulation Plan, Burlington County, New Jersey

At its July 26, 2017 conference meeting, the Burlington County Board of Chosen Freeholders created a committee to study and provide recommendations to address growing transportation and circulation issues that are affecting the Northern Route 130 Transportation Region, of which Florence Township is a part. In July, 2018, the County entered into a Shared Services Agreement with Florence Township, Burlington City and Township and Mansfield Township to coordinate, develop and implement a Northern Route 130 Circulation and Transportation Plan. The new plan will take into account current and future residential and non-residential growth within the region, current traffic data and future projections, and provide recommendations for road improvements with estimated costs. The new plan will also serve as a basis for determining the fair share contributions developers will be required to make towards the traffic solutions. To date, this Plan still needs to be finalized and is anticipated to be completed during the latter portion of 2022. The recommendations of this Plan must be reevaluated in terms of their relevance to Florence Township and whether they should be added to the Circulation Plan Element of the Master Plan.

J. Need for Additional Studies

Several sections of this Circulation Plan Element discussed the need to weight-restrict portions of West Front Street, and East Front Street and Delaware Avenue to prohibit tractor-trailers and large trucks traveling these roads that traverse through residential areas to access Route 130. The current alternate route was discussed for the industrial area along West Front Street and River Road accessing Route 130: traveling south through the industrial areas in Burlington Township via River Road (a county road), a portion of Neck Road (a county road) to Dulty's Lane (which was recently made a county road), and then to Route 130. The need for an alternative to the Dulty's Lane route for accessing Route 130 was also identified: a new connector road extending from River Road in Burlington Township to Daniels Way to John Galt Way in the Haines Industrial Center in Florence Township and then to Route 130. Since this new connector road would provide an alternative for industrial traffic generated in the vicinity of West Front Street and River Road to access Route 130, the segment of roadway from River Road to Route 130 should become a county road.

A study is needed to explore the feasibility of a roundabout along West Front Street to prevent tractor-trailers from using East Front Street and Delaware Avenue. The exact location of the roundabout needs to be studied, working in conjunction with the County Engineer's Office, to situate the roundabout in the most advantageous location that benefits the local residents and prohibits truck traffic along East Front Street and Delaware Avenue. The roundabout should permit tractor-trailers and large trucks to make a full "U-turn" returning to West Front Street that heads toward River Road while prohibiting the trucks from exiting onto the portion of West Front Street that heads toward East Front Street and Delaware Avenue and ultimately to Route 130.

Given the need for the connector road from River Road to Daniels Way, a study should be prepared to determine the feasibility of constructing a roundabout at the intersection of Daniels Way and John Galt Way to facilitate an improved, safer flow of traffic generated by the industrial development along West Front Street and River Road endeavoring to access Route 130. This study should be conducted with the Burlington County Engineer.

A study is needed for determining the feasibility of extending Railroad Avenue to John Galt Way. Section F.4. of this Circulation Plan Element discusses the recommendation for the extension. The extension would accomplish several improvements to the overall circulation of the area: (1) re-route truck traffic away from the intersection of Delaware Avenue and Railroad Avenue, which is unable to safely accommodate truck turning movements and causes trucks to straddle the railroad when the intersection is congested; (2) redesign the “whirlybird” with larger radii that reduces the potential for vehicles, particularly tractor-trailers, from colliding with the guiderails; (3) provide an alternate route to Route 130 via John Galt Way; and (4) install sidewalks for safe passage of pedestrians and bicyclists from John Galt Way and the RiverLINE light rail station, to the extension, and ultimately to Railroad Avenue and Cedar Lane where industrial facilities are located north of the Pennsylvania Extension.

Previous studies conducted by Burlington County and DVRPC found future traffic issues may arise at the Route 130 and John Galt Way intersection. The studies recommended various improvements for the intersection; however, it was found that the recommendations, if built, would cause significant losses of developable land. A study is needed to investigate solutions for addressing the traffic issues at this intersection while minimizing loss of developable land. This study should be conducted with the Burlington County Engineer and NJDOT.

K. Alternate Vehicle Fueling Stations

A newly added requirement for Circulation Plan Elements is to identify the locations of existing and proposed allocations for public electric vehicle charging infrastructure. Alternate Vehicle Fueling Stations are currently available at the Wawa at 2060 US Route 130 northbound on the western side of the Township and at Burlington Stores Corporate Office at 1830 US Route 130. The Tesla Supercharger spaces at Wawa are for public use and the Charge Point Charging Stations at Burlington Stores appear to be non-public for employees.

The Township intends to request applicants for various Site Plan approvals to consider adding electric vehicle charging stations. In addition, the Planning Board and Zoning Board will be encouraged to approve such applications added to existing facilities where appropriate and where the benefit of the approval outweighs the detriment or potential detriment should a deviation from ordinance standards be proposed.

VI. COMMUNITY FACILITIES PLAN ELEMENT

A. Introduction

The **Community Facilities Plan Element** shows the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, firehouses, police stations and other related facilities, including their relation to the surrounding areas. This Element summarizes the community facilities that provide essential services to residents of the Township of Florence. This includes educational, historic, social, hospital, emergency, institutional, and recreation facilities. This plan also describes the current operation and capacity of the facility and the improvements needed to meet the future needs of the community.

The Community Facilities Plan Element identifies community facilities within Florence Township that are identified on **Figure VI-1. Community Facilities Map**. Significant regional facilities in relatively close proximity to the Township are listed under the Regional Facilities Inventory and are not mapped.

B. Inventory of Township Facilities

1. Roebing Elementary School

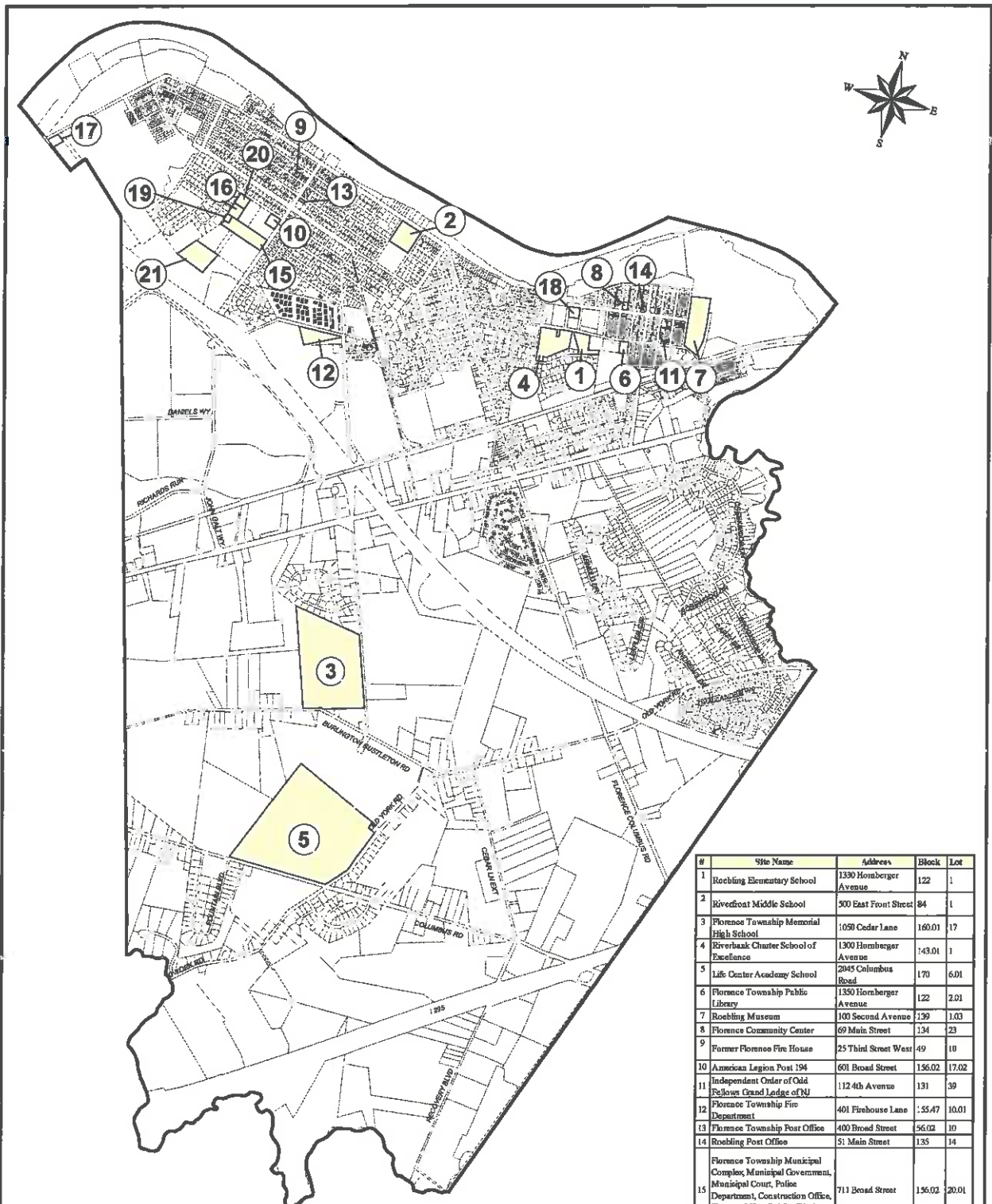
The Roebing Elementary School is located at 1330 Hornberger Avenue and is within the Florence Township Public School District. The school provides public education to residents of the Township for grades pre-kindergarten to 3rd grade. The school features a library and a combined auditorium/gymnasium. Additional information on Roebing Elementary School is provided in section XIII. Educational Facilities Plan Element of this 2022 Master Plan.

2. Florence Riverfront Middle School

The Florence Riverfront Middle School is located at 500 East Front Street and is within the Florence Township School District. The school provides education to students in 4th through 8th grade. Additional information on Florence Riverfront Middle School is provided in section XIII. Educational Facilities Plan Element of this 2022 Master Plan.

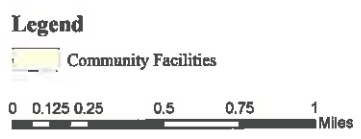
3. Florence Township Memorial High School

The Florence Township Memorial High School, 1050 Cedar Lane, provides education to students in 9th grade and 12th grade. Additional information on Florence Township Memorial High School is provided in section XIII. Educational Facilities Plan Element of this 2022 Master Plan.



#	Site Name	Address	Block	Lot
1	Roebling Elementary School	1330 Hornberger Avenue	122	1
2	Riverboat Middle School	300 East Front Street	84	1
3	Florence Township Memorial High School	1050 Cedar Lane	160.01	17
4	Riverbank Charter School of Excellence	1300 Hornberger Avenue	143.01	1
5	Life Center Academy School	2045 Columbus Road	170	6.01
6	Florence Township Public Library	1350 Hornberger Avenue	122	2.01
7	Roebling Museum	100 Second Avenue	139	1.03
8	Florence Community Center	69 Main Street	134	23
9	Former Florence Fire House	25 Third Street West	49	10
10	American Legion Post 194	601 Broad Street	156.02	17.02
11	Independent Order of Odd Fellows Grand Lodge of NJ	112 4th Avenue	131	39
12	Florence Township Fire Department	401 Firehouse Lane	155.47	10.01
13	Florence Township Post Office	400 Broad Street	56.02	10
14	Roebling Post Office	51 Main Street	135	14
15	Florence Township Municipal Complex, Municipal Government, Municipal Court, Police Department, Construction Office, Finance Office, Public Works Office, Tax and Utility Office	711 Broad Street	156.02	20.01
16	Old Public Works Facility	650 Summer Street	156.02	p/o 19
17	Florence Township Water and Sewer Department	1500 West Front Street	156.01	3
18	Roebling Overseas Vets Home Assoc., VFW Post 8838	10th Avenue & Main Street	126.02	1.01
19	Florence Township Former First Aid & Rescue Squad Building	700 Summer Street	156.02	20.02
20	Florence Township Water Plant	238 Sixth Street	156.02	13
21	New Public Works Facility	899 Broad Street	155.49	p/o 24.02 & 25.01

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2022 MASTER PLAN

Florence Township Community Facilities

Florence Township
 Burlington County, New Jersey

Figure VI-1. Community Facilities Map

4. Riverbank Charter School

The Riverbank Charter School located at 1300 Hornberger Avenue is the only charter school in the Township. Additional information on Riverbank Charter School is provided in section XIII. Educational Facilities Plan Element of this 2022 Master Plan.

5. Life Center Academy School

The Life Center Academy School, 2045 Columbus Road, is the only private school in the Township. The school is an "Assembly of God" church which educates students between the grades of pre-kindergarten through 12th grade. The school had an enrollment of 251 students with 25 teachers during the 2018-2019 school year.

6. Florence Township Public Library

The Florence Township Public Library, 1350 Hornberger Avenue, is a member branch of the Burlington County Library system. The library has a circulation of 26,131 physical books, as well as a selection of audio, video, and other electronic media. Seven computers for public use are also available. The library's 2020 budget was \$107,172. Funding comes primarily from the Township, but some revenue comes from state and other funding sources. The library also hosts 40 community programs, which includes children's reading programs, senior programs, and art classes.

7. Roebling Museum

The Roebling Museum was opened in 2009, following a partnership between the Roebling Historical Society, Florence Township, and the United States EPA. The EPA has been involved in a cleanup of the grounds of the former Roebling Kinkora Works since 1985, and in 1995 the Roebling Historical Society began meeting with the EPA to discuss ways to incorporate historic preservation and adaptive reuse into the cleanup project. At the request of the Historical Society, the EPA agreed to rehabilitate the original Roebling gatehouse for it to serve as a museum showcasing the history of the Roebling Steel facility. The museum has been operational since its opening in 2009. The museum is open daily for tours, where visitors can see artifacts recovered from the Kinkora works cleanup, historic documents and images, and watch a short film prepared by the museum staff. The museum also conducts walking tours of portions of the Roebling Steel plant and Village of Roebling. Other public events include an annual classic car show, a weekly lecture series, and a youth STEM summer day camp.

8. Community Center

The Community Center is located at 69 Main Street in the Village of Roebing. The Community Center is a refurbished and renovated 100 year old auditorium that was once the main source of entertainment for workers who labored at nearby Roebing Steel Mills. When the village began to evolve into private homes and businesses, the building was ultimately owned by the Roebing Fire Company. Members of the Roebing Fire Company cared for the structure for decades and because of their responsible stewardship, the building was a prime candidate for the municipality to complete renovations in order to prepare it for public use. The hall features an auditorium and a kitchen.

The building is now the Florence Township Community Center and the large assembly hall portion of the building is named Fireman's Hall after the brave and responsible volunteer firefighters who made sure the building would survive for future generations to enjoy. In 2012, Mayor and Township Council decided the building needed a new partner to help manage public access so the Township began a partnership with police officers and members of the Florence Township Fraternal Order (FOP) of Police Lodge 210 to manage the Community Center to insure the building is accessible.

9. Former Florence Firehouse

The former Florence Township Firehouse is located on West 3rd Street. The building once was also utilized as the Township Garage and Police building but is now utilized by the Florence Historical Society. The Florence Historical Society is responsible for documenting the historic resources of Florence Township to preserve the heritage of the Township. The Historical Society holds monthly meetings and hosts public open house events to showcase the organization's collections and publications. The Florence Historical Society also operates a book commission that has produced two books of historical images and descriptions of the Township. The Historical Society maintains a collection of historic materials including early land records, family genealogy records, newspaper clippings, and records of early social organizations.

10. Francis W. Robbins American Legion Post 194

American Legion Post 194 is located at the corner of Broad Street and West 6th Avenue in Florence. The American Legion is a nonprofit service organization comprised of veterans of the armed forces, and members meet monthly. The organization conducts fundraisers for veterans' organizations and the community, including an annual car show.

11. Independent Order of Odd Fellows Grand Lodge of New Jersey

The Independent Order of Odd Fellows (IOOF) Grand Lodge of New Jersey is located at 112 4th Avenue in Roebling. The IOOF is one of the oldest fraternities in the world. The non-political and non-sectarian order was founded based on universal brotherhood. The order stresses the importance of the principles of Friendship, Love, and Truth. Willits-Hogan-Tonne American Legion Post 39 still retains a lease of the facility.

12. Florence Township Fire Department

The Florence Township Fire Department is headquartered at 401 Firehouse Lane and provides fire and emergency medical services to the Township. Years ago, there were three Fire Companies in the Township: Florence Fire Company #1, Florence Fire Company #2 (aka Florence Station) and Roebling Volunteer Fire Company #3. The three companies agreed to consolidate and create a new fire company: Florence Township Volunteer Fire Company Number 1. Effective January 1, 2006, the Florence Emergency Squad and the Roebling Rescue Squad dissolved to become part of the new company and on July 2006, they moved into their new Firehouse at 401 Firehouse Lane. The Fire Department has one Fire Chief who is a volunteer. The Battalion Chief is a career employee as is the Fire Lieutenant and approximately six or seven firefighters. The Emergency Medical Services staff has a volunteer Captain and two Lieutenants. Staffing is 24-7 with per diem EMS. The department operates two command vehicles, two fire engines, one tower ladder truck, one rescue truck, one 3,000 gallon tanker truck, two state certified ambulances, one boat for Delaware River operations, one fire police vehicle, and three support vehicles. The department provides fire prevention services including public education programs and smoke detector inspection and installation.

13. Florence Post Office

The Florence Township Post Office is located at 400 Broad Street. This location provides limited counter service inside and mail drop-off bins outside.

14. Roebling Post Office

The Roebling Post Office is located at 51 Main Street in Roebling. This location provides limited counter service inside and mail drop-off bins outside.

15. Florence Township Municipal Complex

The Florence Township Municipal Complex is located at 711 Broad Street, and it serves as both the seat of government for the Township and the center for the majority of municipal services, including the construction office, Township clerk, municipal court, recreation department, public works, and the tax

and utility office. Township athletic fields are located to the north, west and south of the municipal building.

The Florence Township Police are headquartered at the municipal complex on Broad Street. The department has 31 sworn officers, three chaplains, and a police canine. Residents can visit the police department for a variety of permits including for a disabled parking placard, dumpster installation, handgun purchases, and bicycle registration. The department operates a community policing program, which involves a variety of community outreach opportunities such as the Youth Police Academy and a “Coffee with a Cop” meet and greet event. The police department offers a service to senior citizens called “Operation Reassurance” which allows them to request a daily check-in phone call with a police officer, and a DARE program which provides substance abuse education to students at Florence Public Schools.

16. Florence Public Works

The Florence Township Public Works Department is headquartered at the municipal garage and recycling center on Summer Street. The public works department provides maintenance to Township infrastructure including roads, buildings, parks, and stormwater structures. Seasonally, the public works department provides curbside leaf collection and snow removal on public roads. The department also provides regular curbside collection of common recycling and trash, and collection of bulky waste, electronics, brush, and other items by appointment.

17. Florence Township Water and Sewer Department

The Florence Township Water and Sewer Department is located at the sewage treatment plant at 1500 West Front Street. The Water and Sewer Department provide potable water and sewage treatment for residents and businesses in the water and sewer service areas. The water supply and sewage treatment facilities provided by the Township are described in detail in section IV. Utility Service Plan Element of this 2022 Master Plan.

18. Veterans of Foreign Wars Lodge Roebing Overseas Vets Home Association, VFW Post 8838

The Roebing Overseas Vets Home Association Veterans of Foreign Wars (VFW Post 8838) Lodge is located at Tenth Avenue and Main Street in Roebing. The VFW is a nonprofit service organization comprised of current and former members of the armed forces. VFW members participate in advocacy work, fundraising, and community engagement. The lodge is currently closed.

19. Florence Township Former First Aid and Rescue Squad Building

The Florence Township Former First Aid and Rescue Squad Building is located at 700 Summer Street, however, the facilities that were situated in the building were moved to the Fire Department facility on 401 Firehouse Lane. The building is currently vacant.

C. Recreation Facilities

The existing and proposed public recreation facilities serving the residents of the Township of Florence are inventoried in detail and located on the Florence Township Parks, Playgrounds, and Open Spaces map in section VII. Recreation Plan Element of this 2022 Master Plan. This section focuses primarily on the recreational programs offered by the Township.

The Township organizes a variety of youth sports leagues throughout the year. Boys' baseball teams are organized by age groups, and skill levels include tee-ball, coach-pitch, and Cal Ripken/Babe Ruth leagues. Baseball teams use facilities at Eugene A. Olaff Field, Veterans Park, Water Works Field, Woodlawn Field, R.D. Wood Field, and Nykita Field. Girls' little league softball is also organized, and the softball teams utilize Munchowski Field, Veteran's Field, and Legion Field. Football teams are organized into flag and tackle football teams based on age. The football teams practice and play games at Veterans Park. The Florence soccer teams are divided into four leagues based on age groups. A travel soccer league is also available to residents who choose to participate. The Township organizes an annual basketball program and cheerleading which practices in the gyms of the Riverfront Middle School and the Roebing Elementary School. Girls' field hockey fields are at the southern end of the park, next to the public works garage.

The Township organizes a two-week summer youth program for residents in grades 2nd to 7th called the Florence Township Field Days. The program includes sports and other recreation activities at Township parks, as well as outings to locations such as the Trenton Thunder minor league baseball game and the Adventure Aquarium in Camden.

D. Regional Facilities Inventory

1. Rowan College at Burlington County

The primary campus of Rowan College at Burlington County is in Mount Laurel, and the closest satellite campus to Florence Township is located in Willingboro. Rowan College at Burlington County is an accredited community college offering Associate and Bachelor level courses, professional and workforce development courses, adult basic education classes, high school equivalency testing, as well as senior education programs.

2. Burlington County Public Library

The Burlington County Public Library system consists of eight branches and seven member libraries which share circulation. Branches of the County library are accessible to all County residents. The Bordentown branch of the County library is the closest to Florence Township. The Burlington County Library system has a shared circulation of 702,288 books and a wide variety of audio, video, and other media resources. Computers are publicly accessible at branch locations as well. The library hosts public programs for children, adults, and seniors at the Bordentown location.

3. Virtua Willingboro Hospital

The Virtua Willingboro Hospital is located in Willingboro Township, 8.4 miles from the Florence Township municipal building. This hospital provides a full range of health services, including emergency care, surgery, orthopedic care, imaging, and radiology. The hospital is also designated by the NJ Department of Health as a primary stroke center. Additionally, an affiliated primary care facility, with two general practice doctors and one orthopedic doctor, is located nearby at 200 Campbell Drive.

4. Virtua Memorial Hospital

The Virtua Memorial Hospital is a full-service hospital located in Mount Holly Township, 11.6 miles from the Florence Township municipal building. Services provided include emergency care, maternity care, surgery, radiology, pediatric care, and outpatient procedures. Specialty programs at the hospital include neurosurgery, stroke care, orthopedics, and cardiology. This hospital is a NJ Department of Health designated primary stroke center.

VII. RECREATION PLAN ELEMENT

A. Introduction

The **Recreation Plan Element** of the Master Plan shows a comprehensive system of areas and public sites for recreation. Information obtained for this plan element was obtained from the New Jersey Department of Environmental Protection Green Acres Program, Martin Eckert Jr., Township of Florence Recreation Director, the Township Website, and site investigations.

B. Inventory of Existing Parks and Recreation Areas

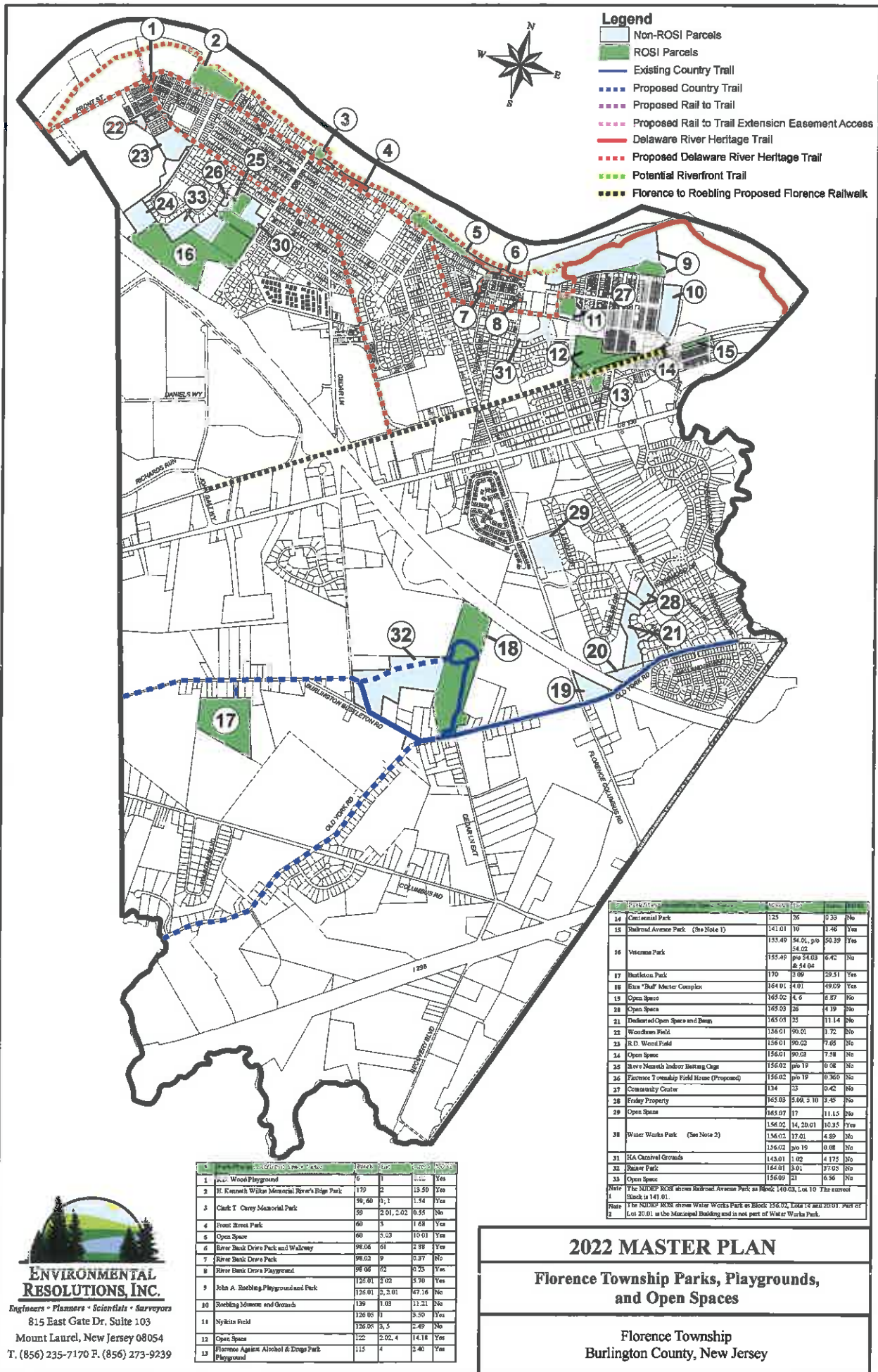
The following parks and recreation areas are currently available in the Township of Florence. Parks and recreation areas that are listed on the most recent Green Acres Program Recreation and Open Space Inventory (ROSI) are identified as are those that are not listed. The locations of the Township's Parks, Playgrounds, Open Spaces and Recreation Sites are shown on *Figure VII-1. Parks, Playgrounds, Open Space and Recreation Sites*.

Parks, Playgrounds, open Spaces and Recreation Sites Township of Florence

Site ID Number	1
Site Name	R. D. Wood Playground
Block/Lot	Block 6, Lot 1
Road Location	Front Street at Union
Site Acreage	0.621 Acres
Listed on ROSI?	Yes
Facilities at Site	Fenced, Soft Surface Playground, Benches, Drinking Fountain, Picnic Tables, Benches.



Site 1. R. D. Wood Playground.



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Figure VII-1. Parks, Playgrounds, Open Space and Recreation Sites

Site ID Number 2

Site Name **H. Kenneth Wilkie Memorial Rivers Edge Park**

Block/Lot **Block 179, Lot 2**

Road Location **West Front Street and Iron Street**

Site Acreage **13.50 Acres**

Listed on ROSI? **Yes**

Facilities at Site **Two Fishing Piers, Walking Path along Riverfront and Throughout Park with Lighting, Water Fountain with Pet Attachment, Mutt Mitt Dog Waste Station, Three Tennis Courts with Lights, Benches, Concrete Checkers/Chess Tables and Benches, Picnic Tables, Gazebo, Soft Surface Playground for Ages 5-12.**



Site 2. H. Kenneth Wilkie Memorial Rivers Edge Park.



Site 2. H. Kenneth Wilkie Memorial Rivers Edge Park.

Site ID Number **3**

Site Name **Clark T. Carey Memorial Park
(Previously Known as Volunteer Park)**

Block/Lot **Block 59, Lots 1, 20.1, 2.02
Block 60, Lot 1**

Road Location **East Front Street**

Site Acreage **2.09 Acres**

Listed on ROSI? **Yes - Block 59, Lot 1, Block 60, Lot 1 (1.54 Acres)
No - Block 59, Lots 2.01 & 2.02 (0.55 Acres)**

Facilities at Site **Municipal Boat Ramp and Floating Docks, Car and
Car/Trailer Parking Spaces, Gazebo with Benches, Walkway
along Delaware River, Memorial to Chester Sutphin and
Alfred Brown and Those Serving the Township of Florence.**



Site 3. Clark T. Carey Memorial Park.

Site ID Number 4
Site Name Front Street Park
Block/Lot Block 60, Lot 3
Road Location East Front Street at Walnut Street
Site Acreage 1.68 Acres, 780 x 100 (Irregular)
Listed on ROSI? Yes
Facilities at Site Split Rail Fence, Scenic Overview of River, Future Picnic Tables and Benches.



Site 4. Riverfront Park.

Site ID Number 5
Site Name Open Space
Block/Lot Block 60, Lot 5.03
Road Location Riverview Drive
Site Acreage 10.01 Acres
Listed on ROSI? Yes
Facilities at Site Steep Slopes, No Amenities.



Site 5. Open Space.

Site ID Number 6
Site Name River Bank Drive Park and Walkway
Block/Lot Block 98.06, Lot 61
Road Location River Bank Drive
Site Acreage 2.88 Acres
Listed on ROSI? Yes
Facilities at Site Walkways.



Site 6. River Bank Drive Park and Walkway.

Site ID Number 7
Site Name River Bank Drive Park
Block/Lot Block 98.02, Lot 9
Road Location River Bank Drive & Emergency Access Road
Site Acreage 0.37 Acres
Listed on ROSI? No
Facilities at Site Part of River Bank Drive Townhouse Development.



Site 7. River Bank Drive Park.

Site ID Number 8
Site Name River Bank Drive Playground
Block/Lot Block 98.06, Lot 62
Road Location River Bank Drive
Site Acreage 0.23 Acres, 100' x 100'
Listed on ROSI? Yes
Facilities at Site Soft Surface Playground, Lighting, Benches.



Site 8. River Bank Drive Playground.

Site ID Number 9
Site Name John A. Roebling Park and Playground
Block/Lot Block 126.01, Lots 2, 2.01; Block 126.01, Lot 2.02
Road Location Riverside Avenue and Delaware River; Riverside Avenue Between 2nd and 8th Avenues
Site Acreage 52.86 Acres
Listed on ROSI? Yes - Block 126.01, Lot 2.02 (5.7 Acres)
 No - Block 126.01, Lots 2, 2.01 (47.16 Acres)
Facilities at Site Soft Surface Playground, Basketball Court, Gazebo, Walkways with Lighting, Dog Park (Divided for Large and Small Dogs), Water Fountain with Pet Attachment, Picnic Area with Tables/Benches, Benches Along Walkways, Proposed Fishing Pier, Solar Lighting.



Site 9. John A. Roebling Park.



Site 9. John A. Roebling Park and Playground.

Site ID Number	10
Site Name	Roebing Museum and Grounds
Block/Lot	Block 139, Lot 1.03
Road Location	100 Second Avenue
Site Acreage	11.21 Acres
Listed on ROSI?	No
Facilities at Site	Roebing Museum and Grounds - Heritage Trail Destination.



Site 10. Roebing Museum and Grounds.

Site ID Number 11
Site Name Nyikita Field
Block/Lot Block 126.05, Lots 1, 3, 5
Road Location Tenth Avenue and Main Street
Site Acreage 5.99 Acres, (476' x 530' Irregular)
Listed on ROSI? Yes - Block 126.05, Lot 1 (3.50 Acres)
 No - Block 126.05, Lots 3, 5 (2.49 Acres)
Facilities at Site Baseball Field, Water Faucet behind Backstop, Home and Visitor Dugouts.



Site 11: Nyikita Field

Site ID Number 12
Site Name Open Space
Block/Lot Block 122, Lots 2.02, 4
Road Location Hornberger Avenue and Conrail Rail Line
Site Acreage 14.18 Acres
Listed on ROSI? Yes
Facilities at Site Open Space.



Site 12: Open Space

Site ID Number 13
Site Name Florence Against Alcohol & Drugs (FAAD) Park Playground
Block/Lot Block 115, Lot 4
Road Location 515 Hamilton Avenue (Bound by Alden Avenue, Locust Street, Hamilton Avenue, Father Chukla Lane)
Site Acreage 2.40 Acres
Listed on ROSI? Yes
Facilities at Site Soft Surface Playground, Volleyball Pit, Picnic Tables, Outdoor Grill, Block Building with Restrooms, Meeting Space for local Non-Profit Groups (Boy Scouts & Girl Scouts).



Site 13: Florence Against Alcohol & Drugs (FAAD) Park Playground

Site ID Number 14

Site Name Centennial Park

Block/Lot Block 125, Lot 26

Road Location Hornberger Avenue at Railroad

Site Acreage 0.33 Acres (110' x 197' Irregular)

Listed on ROSI? No

Facilities at Site Site Lighting, Flagpole, Memorial Sign Dedicated to People Who Served during War that were from Roebing.



Site 14: Centennial Park

Site ID Number 15
Site Name Railroad Avenue Park
Block/Lot Block 141.01, Lot 10
Road Location Railroad Avenue
Site Acreage 1.46 Acres (690' x 92')
Listed on ROSI? No
Facilities at Site Soft Surface Playground, Fenced Basketball Court.



Site 15: Railroad Avenue Park

Site ID Number	16
Site Name	Veterans Park
Block/Lot	Block 155.49, Lots 54.01, 54.02, 54.03, 54.04
Road Location	Broad Street at Ninth Street
Site Acreage	69.24 Acres
Listed on ROSI?	Yes - Block 155.49, Lots 54.01, 54.02 (57.93 Acres) No -Block 155.49, Lots 54.03 & 54.04 (11.31 Acres)
Facilities at Site	<p><i>Veterans Park Playground</i>, Broad Street at Sixth Street. Soft Surface Playground, Walking Path next to Playground, Benches.</p> <p><i>Veterans Park Tot Lot</i>, Broad Street at Ninth Street. Soft Surface Tot Lot, Water Fountain, Benches, Walking Path next to Playground.</p> <p><i>Veterans Park Softball Field</i>, Broad Street and Ninth Street (At Left Side of Corner at Entrance). Softball, Sprinkler System, Home & Visitor Dugouts. Bleachers (Front of Municipal Building).</p> <p><i>Veterans Park Baseball Field</i>, Broad Street and Ninth Street (At Right Side of Parking Area, Next to Olaff Field). Baseball, Concession Stand (Same Stand Used for Recreation Football), Home and Visitors Dugout, Bleachers.</p> <p><i>Veterans Park Football Playing Field</i>, Broad Street and Ninth Street (Far End Beyond Parking Area). Football, Concession Stand (Same Stand Used for Recreation Baseball), Sprinkler System. Bleachers.</p> <p><i>Veterans Park Football Practice Field</i>, Broad Street and Ninth Street (Far End Beyond Playing Field). Unfenced Football Field, Field Lights, Sprinkler System, Bleachers.</p> <p><i>Veterans Park Soccer Field</i>, Broad Street and Ninth Street (At Left Side of Parking Area). Soccer Field (Next to Veterans Park Softball), Field Lights, Sprinkler System, Bleachers.</p> <p><i>Veterans Park Basketball Courts</i>, Summer Street (At End). Two Basketball Courts with Lights, Water Fountain with Pet Attachment, Benches.</p> <p><i>Veterans Park Field Hockey Fields</i>, Summer Street (At End). Field Hockey (Primary), Soccer (Secondary), Bleachers.</p>



Site 16: Veterans Park Playground and Tot Lot

Municipal Complex Walking Paths, Walking paths are situated through and around the entire municipal complex grounds spanning the area between Veterans Park and Waterworks Park field areas. Mile markers are situated along the pathways with benches, picnic tables, pet friendly water fountain and Mutt Mitt pet waste station located in designated areas.



Site 16: Veterans Park Walking Path



Site 16: Veterans Park Walkway and Basketball Courts

Site ID Number	17
Site Name	Bustleton Park
Block/Lot	Block 170, Lot 3.09
Road Location	Bustleton Road
Site Acreage	29.51 Acres
Listed on ROSI?	Yes
Facilities at Site	Vacant Woodlands.



Site 17: Bustleton Park

Site ID Number 18
Site Name Ezra “Bud” Marter Recreation Complex
Block/Lot Old York Road and Florence-Bustleton Road/Cedar Lane
Road Location Block 164.01, Lots 3.01, 4.01
Site Acreage 84.14 Acres
Listed on ROSI? Yes - Block 164.01, Lot 4.01 (49.09 Acres)
No - Block 164.01, Lot 3.01 (37.05 Acres)
Facilities at Site Four Soccer Fields, Block Storage Shed, Sprinkler Systems at all Four Fields, Soft Surface Playground, Walking Path Between Upper and Lower Fields.



Site 18: Ezra “Bud” Marter Recreation Complex Playground

Site ID Number 19
Site Name Open Space
Block/Lot Block 165.02, Lots 4, 6
Road Location Old York Road
Site Acreage 6.87 Acres
Listed on ROSI? No
Facilities at Site Open Space.



Site 19: Open Space

Site ID Number 20
Site Name Open Space
Block/Lot Block 165.03, Lot 26
Road Location Old York Road
Site Acreage 4.19 Acres
Listed on ROSI? No
Facilities at Site Open Space.



Site 20: Open Space

Site ID Number 21
Site Name Dedicated Open Space and Basin
Block/Lot Block 165.03, Lot 25
Road Location Old York Road
Site Acreage 11.14 Acres
Listed on ROSI? No
Facilities at Site Open Space and Stormwater Basin.



Site 21: Dedicated Open Space and Basin

Site ID Number 22
Site Name Woodlawn Field
Block/Lot Block 156.01, Lot 90.01
Road Location Woodlawn Avenue and West Fourth Street at Richardson Street
Site Acreage 1.72 Acres
Listed on ROSI? No
Facilities at Site Softball (Primary) Soccer (Secondary), Lights on Basketball Court, Water Fountain with Pet Attachment and Mutt Mitt Pet Waste Station.



Site 22: Woodlawn Field

Site ID Number 23
Site Name R. D. Wood Field
Block/Lot Block 156.01, Lot 90.02
Road Location West Fifth Street and Eyre Street at End of Bodine Avenue
Site Acreage 7.65 Acres
Listed on ROSI? No
Facilities at Site Baseball Field (Primary) Soccer Field (Secondary).



Site 23: R. D. Wood Field

Site ID Number 24
Site Name Open Space
Block/Lot Block 156.01, Lot 90.03
Road Location Southwest of Seaman Drive at Tetkoski Court
Site Acreage 7.58 Acres
Listed on ROSI? No
Facilities at Site Open Space. Part of a Conservation Area with a Trail.



Site 24: Open Space

Site ID Number 25
Site Name Steve Nemeth Indoor Batting Cage
Block/Lot Block 156.02, Lot 19
Road Location 650 Summer Street. Eastern Side of the Lot
Site Acreage 0.08 Acres
Listed on ROSI? No
Facilities at Site Baseball (Primary), Softball (Secondary), Illuminated Building, Storage Room.



Site 25: Steve Nemeth Indoor Batting Cage

Site ID Number 26
Site Name Florence Township Field House (Proposed)
Block/Lot Block 156.02, Lot 19
Road Location 650 Summer Street. Western Side of the Lot
Site Acreage 0.36 Acres
Listed on ROSI? No
Facilities at Site None Existing, Restrooms, Fitness and Recreation Classes Proposed.



Site 26: Florence Field House

Site ID Number 27
Site Name Florence Community Center
Block/Lot Block 134, Lot 23
Road Location 69 Main Street
Site Acreage 0.42 Acres
Listed on ROSI? No
Facilities at Site Hall Rentals, Speaking Engagements, Community Use.



Site 27: Florence Community Center

Site ID Number 28
Site Name Friday Property
Block/Lot Block 165.03, Lots 5.09, 5.10
Road Location 1042 Potts Mill Road
Site Acreage 5.88 Acres
Listed on ROSI? No
Facilities at Site Meeting Space for Girl and Boy Scout Organizations.



Site 28: Friday Property

Site ID Number 29
Site Name Open Space
Block/Lot Block 165.07, Lot 17
Road Location Florence-Columbus Road
Site Acreage 11.15 Acres
Listed on ROSI? No
Facilities at Site Open Space.



Site 29: Open Space

Site ID Number	30
Site Name	Water Works Park
Block/Lot	Block 156.02, Lots 14, 17.01, 19, 20.01
Road Location	Sixth Street and Broad Street
Site Acreage	16.535 Acres
Listed on ROSI?	Yes - Block 156.02, Lots 14, 20.01, (10.035 Acres) No - Block 156.02, Lot 17.01, 19 (6.5 Acres) The NJDEP ROSI shows Water Works Park as Block 156.02, Lots 14 and 20.01. Lot 20.01 is the Municipal Building and is not part of Water Works Park.
Facilities at Site	<p><i>Susan Muchowski Memorial Field</i>, Broad Street at Northern Entrance to Municipal Driveway Leading to Rear Parking Lot. Softball Field, Field Lights, Concession Stand, Sprinkler System, Home and Visitor Dugouts, Picnic Tables, Bleachers.</p> <p><i>Water Works Field</i>, Broad Street and West Sixth Street at Rear of American Legion Parking Lot (Middle Field in Complex). Baseball & Softball, Water Faucet behind Backstop, Home and Visitor Dugouts, Bleachers.</p> <p><i>Richard Coates Memorial Field</i>, Off Summer Street (Through Parking Area-Left Side). Baseball Field Lights, Concession Stand, Sprinkler System, Home and Visitor Dugouts, Bleachers. Frank Forsythe Concession Stand Adjacent to the Field.</p> <p><i>Eugene A. Olaff Field</i>, Off Summer Street (Through Parking Area-Right Side). Baseball, Field Lights, Storage Building, Sprinkle System, Home and Visitor Dugouts, Bleachers.</p> <p><i>Municipal Complex Walking Paths</i>, Walking paths are situated through and around the entire municipal complex grounds spanning the area between Veterans Park and Waterworks Park field areas. Mile markers are situated along the pathways with benches, picnic tables, pet friendly water fountain and Mutt Mitt pet waste station</p> <p><i>Other Facilities</i>, Playground, Steve Nemeth Batting Cage Building, Girls Softball Batting Cage (Fenced Area), Small Storage Area.</p>



Site 30: WaterWorks Park

Site ID Number	31
Site Name	HA Carnival Grounds
Block/Lot	Block 143.01, Lot 1.02
Road Location	Hornberger Avenue & Parish Lane
Site Acreage	4.175 Acres
Listed on ROSI?	No
Facilities at Site	Open Space.
Site Acreage	4.175 Acres



Site 31: HA Carnival Grounds

Site ID Number 32
Site Name Rainer Park
Block/Lot Block 164.01, Lot 3.01
Road Location Cedar Lane
Site Acreage 37.05 Acres
Listed on ROSI? No
Facilities at Site Farm, Open Space, Bike Path and Lighting.



Site 32: Rainer Park

Site ID Number 33
Site Name Open Space
Block/Lot Block 156.09, Lot 21
Road Location Rear of Seaman & Pigott Drive
Site Acreage 6.56 Acres
Listed on ROSI? No
Facilities at Site Open Space



Site 33: Open Space

C. Proposed Park Improvements and Programs

As the Inventory of Existing Parks and Recreation Areas shows, the Township of Florence provides a variety of parks, playgrounds, open space areas, walkways and sports fields to its residents. The Recreation Department plans to provide additional programs at existing facilities as follows:

1. **Community Zen Garden.** Broad Street at Ninth Street. Plans are for an Eagle Scout candidate to construct in Veteran’s Park a Community Zen Garden with benches, and a garden with Butterfly Bushes and other vegetation. A hose bib may be included to water the landscaping. This project has been completed.
2. **Florence Township Field House.** Summer Street. Plans are underway to renovate the existing former Florence Township Municipal Garage. Renovations include making the facility ADA compliant, adding a male and female restroom, establish rubberized or turf surface, replace existing heating elements, empty and power wash the inside of the building, and creating space for recreation and community use.
3. **Health & Wellness Initiative.** Plans include Florence Township to be designated as a “healthy community.” This includes creation of various exercise based programs for residents to participate in at no charge. The Township will further establish and promote the use of community parks and walking paths, host annual community wellness events, refurbish the municipal website to include health and wellness tips, and utilize local, county and state resources that support physical and mental health needs. The Township also plans to create outdoor exercise stations within community parks in the area of walking paths.
4. **Community Garden in Roebling.** The vacant Lot 20 in Block 125 has now been transformed into a Community Garden in Roebling.
5. **Splash Pad.** A Future Splash Pad on Township Property is under consideration. The location for the Splash Pad is to be determined.

D. Existing and Proposed Trails

Figure VII-1. shows existing Parks, Playgrounds, Open Space and Recreation Sites. In addition, existing and proposed trail systems and networks are shown on *Figure VII-1.*

The trail system includes the Existing Country Trail (shown in a solid blue line) along Old York Road to a loop trail in the Ezra “Bud” Marter Complex. The trail continues on Old York Road westward to Burlington-Bustleton Road and through Rainer Park. A Proposed Country Trail (shown in a dashed blue line) would continue westward on Burlington-Bustleton Road to the Township border with Burlington Township. In addition, a Proposed Country Trail would connect to the existing loop trail in the Ezra

on Burlington-Bustleton Road to the Township border with Burlington Township. In addition, a Proposed Country Trail would connect to the existing loop trail in the Ezra “Bud” Marter Complex and continue through Rainer Park and connect to the existing trail on the western side of the Rainer Park. Another Proposed Country Trail would continue along Old York Road south of the intersection with Burlington-Bustleton Road to the Township border with Springfield Township.

A Proposed Rail to Trail system (shown in a violet dashed line) is shown along Walker’s Road and the Conrail rail line that runs in a generally north to south direction, starting at the intersection of the Conrail rail line that runs in an east to west direction through the Township. The trail would continue to Fifth Street along which it will continue and connect to R.D. Wood Field and continue northwest to West Front Street. At West Front Street, the trail would connect to a Proposed Rail to Trail Extension Easement Access (shown in a dashed pink line) to the east of the Florence Turnpike Crossing West warehouse along a former railroad line and lead to a cul-de-sac sitting area just south of the Delaware Riverfront.

The Delaware River Heritage Trail (shown in a solid red line) is an existing trail through John A. Roebling Park that leads to the Conrail rail line that runs in a generally east to west direction through the Township. Proposed Delaware River Heritage Trail (dashed red line) is shown to the south and west of John A. Roebling Park. The Proposed trail would follow existing roadways including 9th Avenue, Main Street, Tenth Avenue along the western side of Nyikita Field to Hornberger Avenue, and westward to Delaware Avenue. At this point the trail would turn west along Front Street to the Township border with Burlington Township.

A Potential Riverfront Trail (yellow and green dashed line), is shown along the Delaware River from the western Township boundary line with Burlington Township and would ultimately connect to the existing Delaware River Heritage Trail in John A. Roebling Park. The developer of the former Griffin Pipe property (western-most portion of the potential trail) indicated that if the Township finds a way to fund public access, they would consider providing access to their property in the future.

Finally, a Proposed Florence to Roebling Railwalk is shown (yellow and black dashed line) along the east to west Conrail rail line.

VIII. CONSERVATION PLAN ELEMENT

A. Introduction

A **Conservation Plan Element** provides for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

The Municipal Land Use Law (N.J.S.A. 40:55D-2) cites a number of legislative purposes that are related to environmental conservation:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- n. To promote utilization of renewable energy resources;

- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs; and
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites.

In addition, the State Strategic Plan: New Jersey's State Development and Redevelopment Plan (The SDRP), provides four major goals, including one that clearly recognizes the importance of conservation:

Goal 3: Preservation and Enhancement of Critical State Resources:

Ensure that strategies for growth include preservation of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.

Preservation and enhancement of critical state resources includes:

- Conserving the State's Natural Resources and Systems
- Protecting the Environment, Preventing and Cleaning Up Pollution
- Preserving and Enhancing Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Ensuring Sound and Integrated Planning and Implementation Statewide

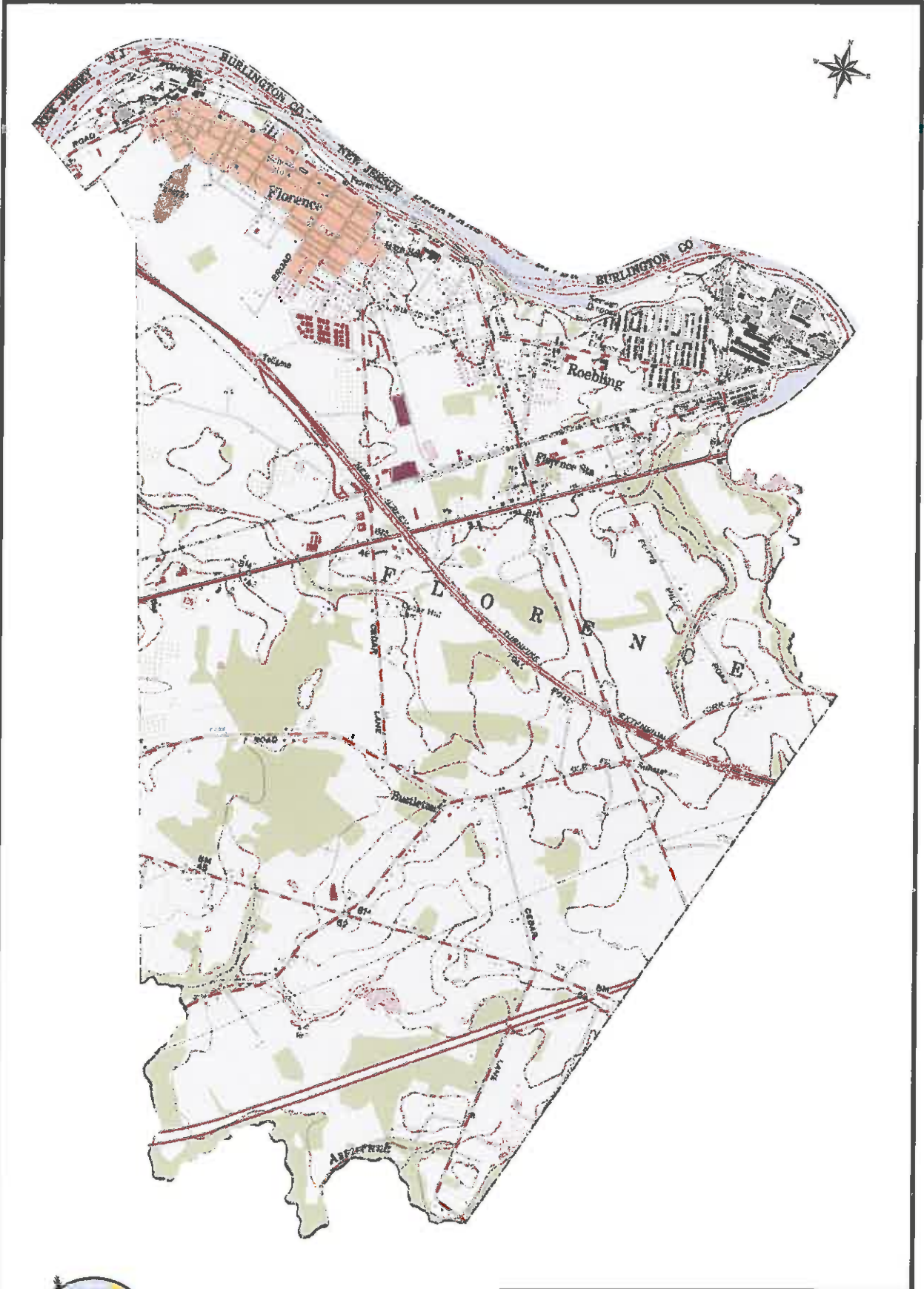
B. Inventory of Natural Resource Areas

Florence Township is fortunate to have a wide variety of natural areas within its borders. This section identifies those natural resources in narrative and map formats.

1. Waterways

As shown on *Figure VIII-1. USGS Map*, *Figure VIII-2. Head of Tide Map*, and *Figure VIII-3. FEMA (Flood Emergency Management Agency) Map*, Florence Township contains several waterways, the largest of which is the Delaware River. The Delaware River borders and forms the northern boundary of the Township.

Crafts Creek is situated along the northeastern side of the Township and is a tidal tributary of the Delaware River. The head of tide of the creek is south of Heather Lane. At the northern end of the Township, the Creek is wide and ultimately narrows in size in the vicinity of U.S. Route 130. The creek is non-tidal from Old York Road along the Township boundary until



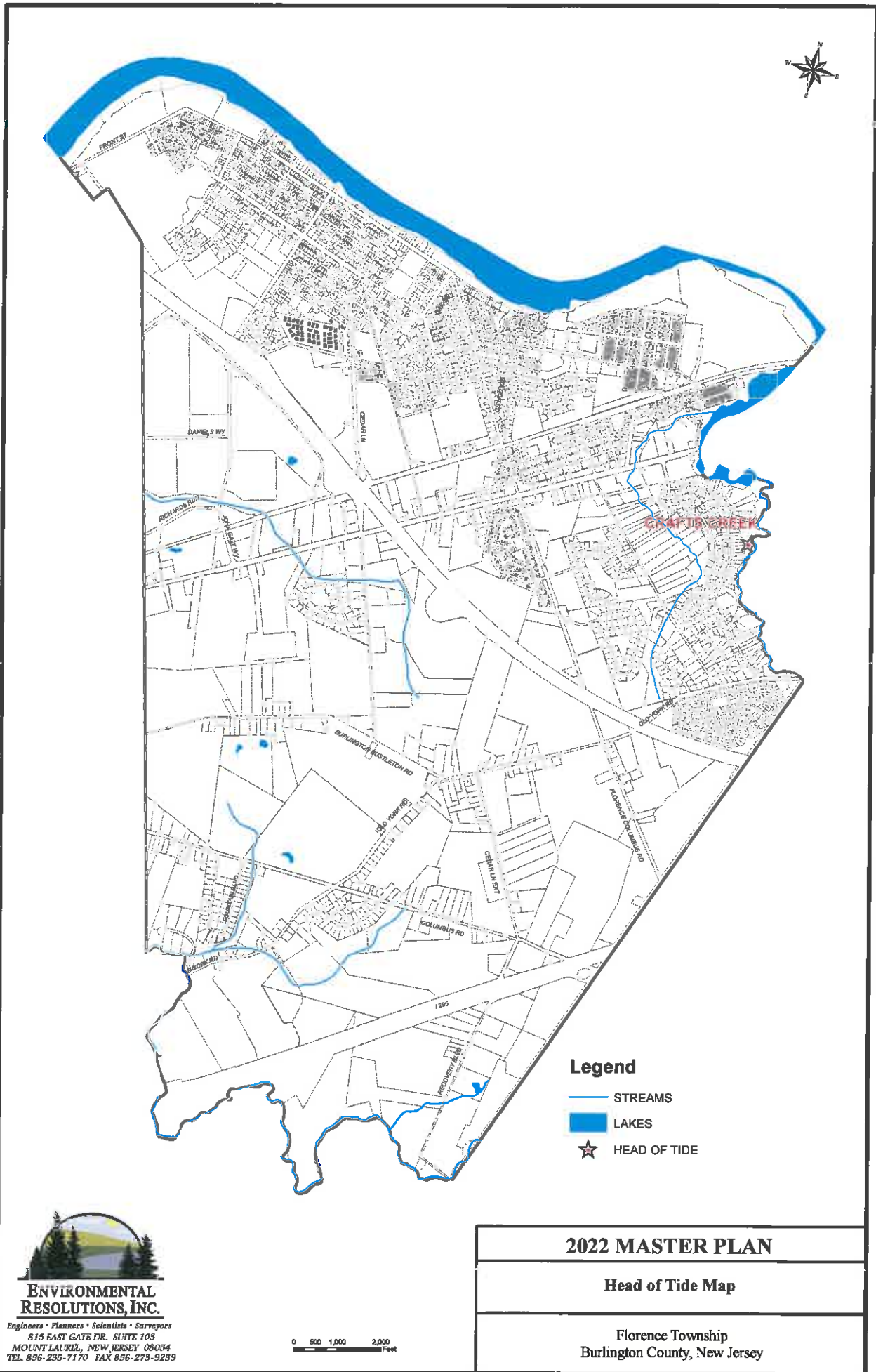
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2022 MASTER PLAN
USGS Map
Florence Township Burlington County, New Jersey

Figure VIII-1. USGS Map

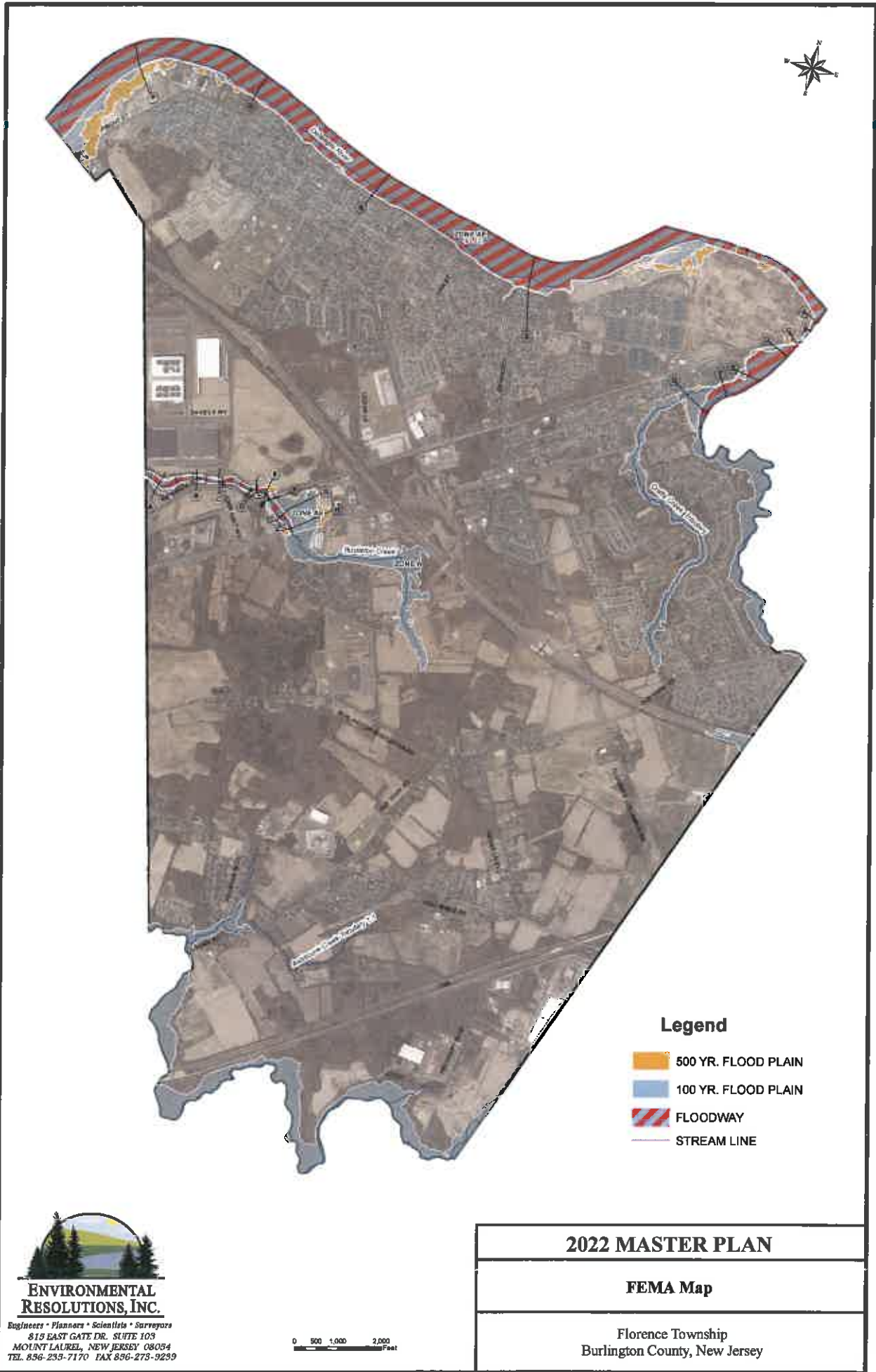


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2022 MASTER PLAN
Head of Tide Map
Florence Township Burlington County, New Jersey

Figure VIII-2. Head of Tide Map



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2022 MASTER PLAN
FEMA Map
Florence Township Burlington County, New Jersey

Figure VIII-3. FEMA Map

the point where it becomes tidal. A somewhat parallel but separate stream referred to as English's Creek (aka Crafts Creek) begins just north of Old York Road, crosses Potts Mill Road as it flow northeastward, and crosses U.S. Route 130 to meet Crafts Creek in the vicinity of the Camden to Amboy Railroad. From there, it flows to the Delaware River.

Assiscunk Creek is situated along and forms the southern boundary of the Township with Springfield Township. There are two other tributaries of Assiscunk Creek that begin in the southern portion of the Township, flowing westward to the Township boundary with Burlington Township.

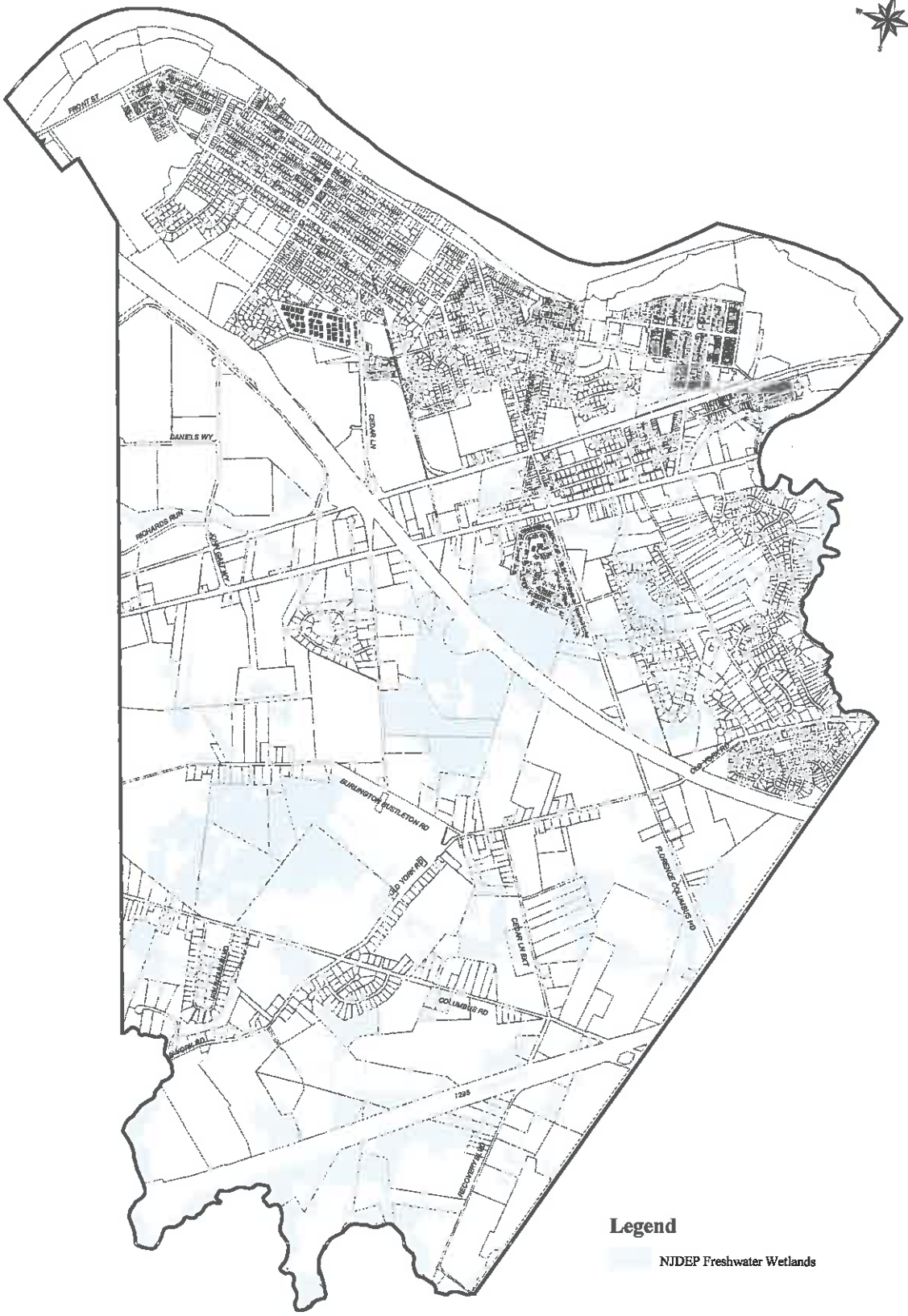
Bustleton Creek forms on the eastern side of Cedar Lane, flows in a northwestern direction, crosses Cedar Lane, flows in a western direction and crosses U.S. Route 130 and the Camden to Amboy Railroad, and exits Florence Township into Burlington Township.

The New Jersey Department of Environmental Protection regulates activities in streams, the floodway, and the 100 year and 500 year floodplains under the Flood Hazard Area Control Act Rules, N.J.A.C. 7:13 et seq. In addition to regulating the waterways and floodplain, with a few exceptions, NJDEP regulates development within the riparian corridor or riparian zone along every regulated water. The riparian zone is defined as the land and vegetation within a regulated water and extending either 50 feet, 150 feet or 300 feet from the top of bank along both sides of the regulated water, depending on the environmental sensitivity of the water.

The vegetation adjacent to surface waters is essential for maintenance of bank stability and water quality. Disturbance of the vegetation leads to destabilization of the channels, erosion of banks, and sedimentation, all of which can increase the intensity and frequency of flooding. Loss of vegetation adjacent to surface waters also reduces filtration of stormwater runoff and degrades the quality of adjacent waters. Unless properly controlled, development within flood hazard areas can exacerbate the intensity and frequency of flooding by reducing flood storage, increasing stormwater runoff and obstructing the movement of floodwaters. Structures that are improperly built in flood hazard areas are subject to flood damage and threaten the health, safety, and welfare of those who use them.

2. NJDEP Freshwater Wetlands

Figure VIII-4. NJDEP Freshwater Wetlands Map shows areas of the Township mapped as Freshwater Wetlands. The northern portion of the Township, north of the Camden and Amboy Railroad contains a limited amount of wetlands, likely due to historical development prior to the time wetlands were regulated by the U.S. Army Corps of Engineers and the New Jersey Department of Environmental Protection (NJDEP). More extensive wetland areas are situated to the south of the railroad. Activities in freshwater wetlands in the Township are regulated under N.J.A.C. 7:7A Freshwater Wetlands Protection Act Rules. Not only are the wetlands protected and regulated, but a transition area or buffer of typically 50 or 150 is also protected in order to provide additional protection to the wetlands. In addition to NJDEP regulations, the U.S. Army Corps of Engineers regulates wetlands that are partially or entirely located within 1,000 feet of the ordinary high water mark or mean high tide.



Legend

NJDEP Freshwater Wetlands



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2022 MASTER PLAN
NJDEP Freshwater Wetlands Map
Florence Township Burlington County, New Jersey

Figure VIII-4. NJDEP Freshwater Wetlands Map

The value of wetlands should not be underestimated, Wetlands are recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our nation in many ways:

- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control. Wetlands release stored flood waters to streams during droughts.
- Wetlands provide critical habitats for a major portion of the State's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

3. NJDEP Tidal Wetlands Act of 1970 Wetlands

Figure VIII-5. NJDEP Tidal Wetlands Act of 1970 Wetlands Map shows the upper limit of the coastal wetlands line within Florence Township regulated pursuant to the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. The Act required the Commissioner of NJDEP to inventory and map the boundaries of all coastal wetlands within the State from the Raritan Bay south. In the early 1970s, the Department delineated areas which met the definition of "coastal wetland" per the Act. The Act enabled the Commissioner to adopt, amend, modify or repeal orders regulating, restricting or prohibiting dredging, filling, removing or otherwise altering, or polluting coastal wetlands for the purposes of promoting the public safety, health and welfare, and protecting public and private property, wildlife and marine fisheries.

4. Tidelands/Riparian Lands

Tidelands, also known as riparian lands, are all lands that are currently and formerly flowed by the mean high tide of a natural waterway. Tax maps of the Township properties adjacent to tidal waters may show a Riparian Grant, Lease or License, indicating that the upland property owner has obtained ownership or an interest in property that the State of New Jersey claimed ownership to and held them in trust for the residents of the State of New Jersey. Common uses of tidelands include docks, mooring pikes, bulkheads or other types of fill or structures. Public and private property owners are required to obtain a Grant, Lease or License to occupy lands currently or formerly flowed by the mean high water line. Maps showing these area are available from NJDEP.

5. Waterfront Development Lands

In this area of the State of New Jersey, activities in tidal waterways and lands lying there under, up to and including the mean high water line and adjacent upland areas within a minimum of 100 feet of the mean high water line are regulated by the Waterfront Development Law, requiring a permit be obtained from NJDEP. For properties within 100' of the mean high water line that extend inland beyond 100 feet from the mean high water line, the regulated waterfront area extends inland to the lesser distance of either 500 feet from the mean high water line or to

the first paved public road, railroad, or surveyable property line that existed on September 26, 1980 and generally parallels the waterway. In addition to the Waterfront Development Permit, activities in water areas require one of the three forms of Tidelands/Riparian conveyances described above.

The Waterfront Development Permit process requires a review of a multitude of Special Areas to determine if a permit can be issued. The potential Special Areas include: Prime Fishing Areas, Finfish Migratory Pathways, Submerged Vegetation Habitat, Intertidal and Subtidal Shallows, Erosion Hazard Areas, Wetlands, Wetlands Buffers, Coastal Bluffs, Steep Slopes, Intermittent Stream Corridors, Specimen Trees, Endangered or Threatened Wildlife or Plant Species, Critical Wildlife Habitats and numerous others.

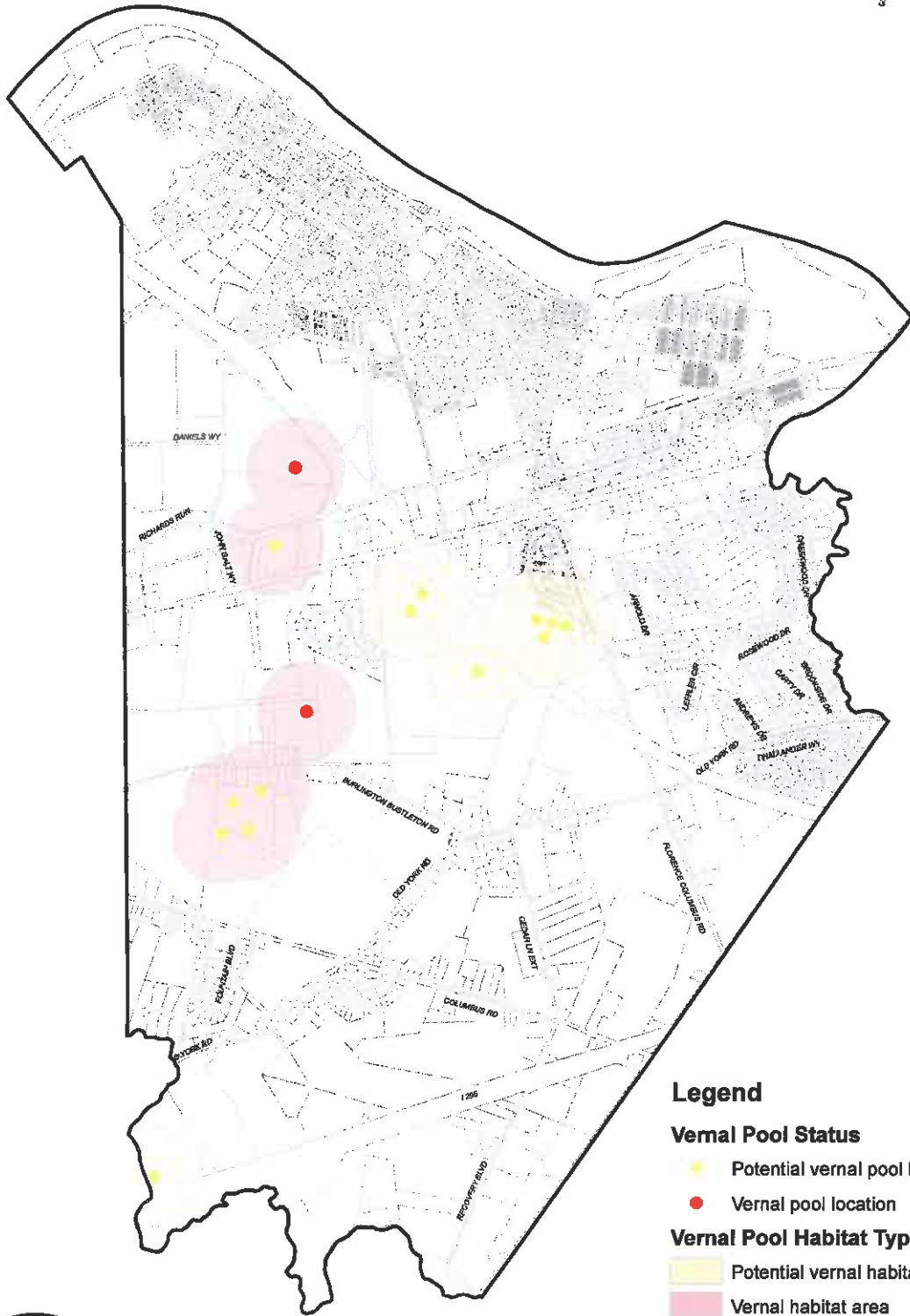
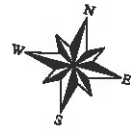
6. Vernal Pools

Figure VIII-6. Vernal Pools Map shows Potential Vernal Pool Locations, and Vernal Pool Locations in addition to Potential Vernal Habitat Areas and Vernal Habitat Areas. Vernal pools are confined depressions, either natural or man-made, that hold water for at least two consecutive months out of the year, and are devoid of breeding fish populations. Vernal pools provide habitat to many species of amphibians, insects, reptiles, plants, and other wildlife. The absence of fish is essential for vernal pools because of the highly predatory nature of fish on amphibian eggs and larvae. Over the course of evolution, several species of salamanders and frogs exploited these fish-less water bodies. Today, these species exhibit "hardwired" instincts and behaviors that are geared exclusively towards fish-free aquatic habitats. New Jersey regulations protect vernal pools that are known to meet the following criteria:

- Occurs in a confined basin depression without a permanently flowing outlet.
- Provides documented habitat for obligate or facultative vernal habitat species.
- Maintains ponded water for at least two continuous months between March and September of a normal rainfall year.
- Are free of fish populations throughout the year, or dries up at some time during a normal rainfall year.

Potential vernal habitat areas are identified as possibly containing a vernal pool that meets the criteria of a "vernal habitat" pursuant to N.J.A.C. 7:7A-1.4. These sites include sites that have been field inspected and have been found to meet the physical characteristics of a vernal habitat, but for which biological criteria have not yet been measured, as well as sites that have not been checked by NJDEP staff.

Vernal habitat areas contain pools that have been field verified by the NJDEP and have been determined to meet both the physical and biological characteristics of a vernal habitat in accordance with N.J.A.C. 7:7A-1.4. All areas mapped as "potential vernal habitat areas" and "vernal habitat areas" are derived from a point location estimated to be the center of an individual vernal pool and include all areas within 300 meters of the point.



Legend

Vernal Pool Status

- Potential vernal pool location
- Vernal pool location

Vernal Pool Habitat Type

- Potential vernal habitat area
- Vernal habitat area



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Source: New Jersey Department of Environmental Protection Bureau of GIS (NJDEPBGIS)
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2022 MASTER PLAN
Florence Township Conservation Plan Vernal Pools Map
Florence Township Burlington County, New Jersey

Figure VIII-6. Vernal Pools Map

The Landscape Project, the name of the project that identifies these areas and threatened and endangered species habitat was designed to provide users with peer reviewed, scientifically sound information that transparently documents threatened and endangered species habitat. Landscape Project data are easily accessible and can be integrated with the planning, protection and land management programs of non-government organizations and private landowners and at every level of federal, state, county and municipal government. Landscape maps and overlays provide a basis for proactive planning, such as the development of local habitat protection ordinances, zoning to protect critical wildlife areas, management guidelines for imperiled species conservation on public and private lands, and land acquisition projects.

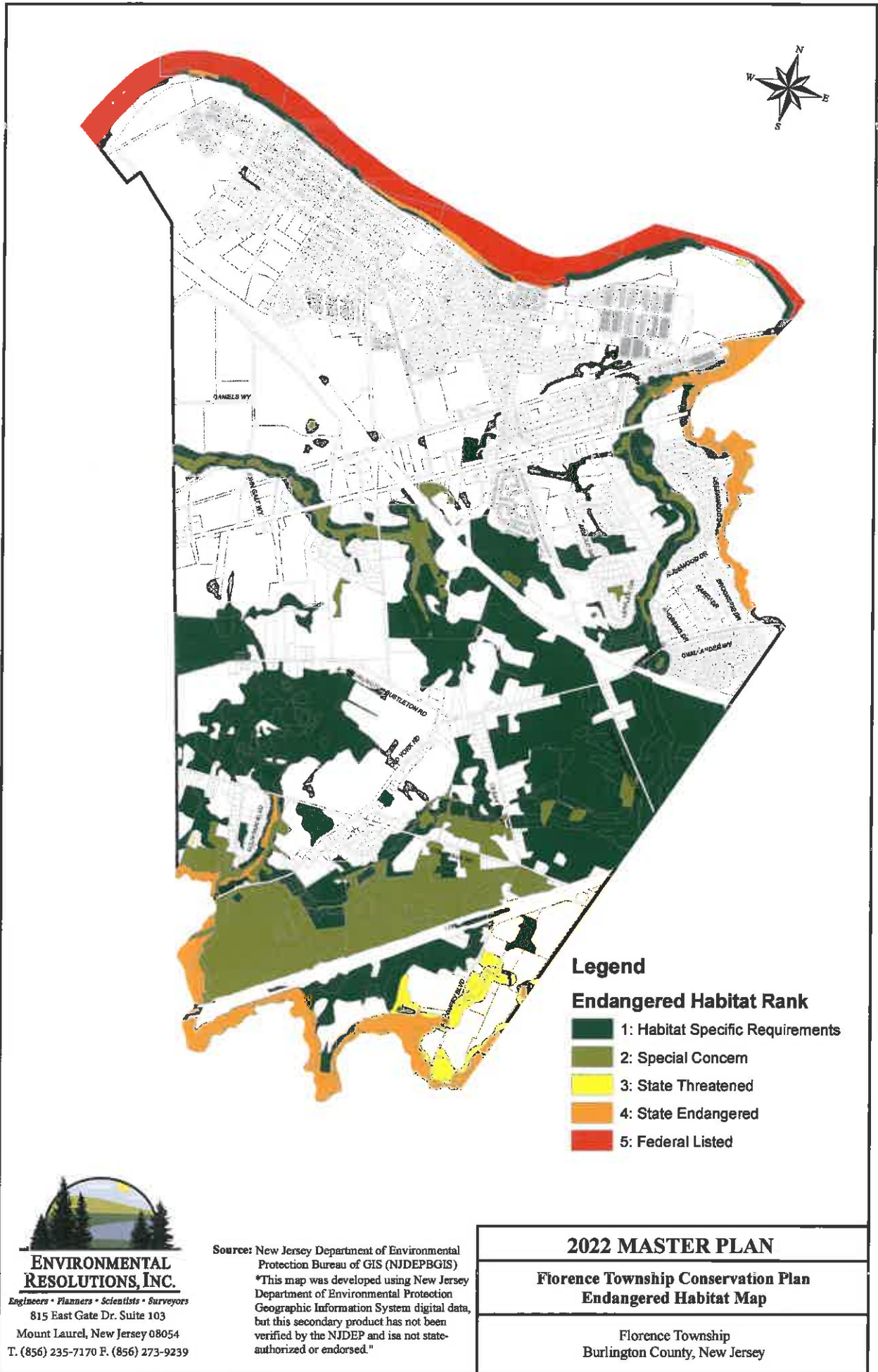
Most importantly, the information that is readily available in the Landscape Project can be used for planning purposes before any actions occur such as proposed development, resource extraction (e.g. timber harvests) or conservation measures. The maps increase predictability for planners, environmental commissions, and developers and help facilitate local land use decisions that appropriately site and balance development and habitat protection. The Landscape Project maps allow the regulated public to anticipate potential environmental regulation in an area and provide some level of assurance regarding areas where endangered, threatened or species of special concern are not likely to occur, affording predictability to the application and development process. Landscape Project maps can be used proactively by regulators, planners and the regulated public in order to minimize conflicts and protect species. This minimizes time and money spent attempting to resolve after-the-fact endangered and threatened species issues.

7. Endangered Habitat Map

Figure VIII-7. Endangered Habitat Map shows a ranking of potential Endangered Habitat in the vicinity of a property. The map is prepared from the Landscape Project which combines documented wildlife locations with NJDEP aerial photo based 2012 Land Use/Land Cover (LULC) to delineate imperiled and special concern species habitat within New Jersey. Many species occurrence locations cannot be published because they may represent nest sites, roost sites, dens and other sites used by species that are vulnerable to human disturbance and, in some cases, susceptible to illegal collection. At the same time, wildlife moves, as individual animals use various habitat features within the landscape to fulfill their foraging, sheltering and breeding needs. Therefore, protecting individual occurrences or the area used by one individual is generally not sufficient to protect the local population. Landscape Project maps address these issues by displaying habitat patches that animals use and that are required to support local populations, rather than pinpointing exact locations of the most sensitive wildlife sites or simply protecting points where species happened to be observed at one point in time.

Figure VIII-7. Endangered Habitat Map shows 5 rankings. These are defined as follows:

Rank 1 is assigned to species specific habitat patches that meet habitat specific suitability requirements such as minimum size or core area criteria for endangered, threatened or special concern wildlife species, but that do not intersect with any confirmed occurrences of such species. Rank 1 habitat patches without documented occurrences are not necessarily absent of




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Florence Township Conservation Plan
Endangered Habitat Map
 Florence Township
 Burlington County, New Jersey

Figure VIII-7. Endangered Habitat Map

imperiled or special concern species. Patches with a lack of documented occurrences may not have been systematically surveyed. Thus, the Rank 1 designation is used for planning purposes, such as targeting areas for future wildlife surveys.

Rank 2 is assigned to species specific habitat patches containing one or more occurrences of species considered to be species of special concern.

Rank 3 is assigned to species specific patches containing one or more occurrences of State threatened species.

Rank 4 is assigned to species specific habitat patches with one or more occurrences of State endangered species.

Rank 5 is assigned to species specific habitat patches containing one or more occurrences of wildlife listed as endangered and threatened pursuant to the Federal Endangered Species Act of 1973.

8. USDA Soil Types

The United States Department of Agriculture (USDA) soils types are shown on *Figure VIII-8. USDA Soils Map*. Soil maps are important for development and planning purposes to provide a preliminary indication of potential site issues or as an indication of a site acceptable for development, farmland or other use.

The Township includes a number of soil types that are associated with wetlands and wet conditions. These are typically referred to as hydric soils and include the following:

Ao-Alluvial Land	Sn-Shrewsbury Fine Sand
At-Atsion Sand	Mt-Marsh, Tidal
Cm-Colemantown Loam	

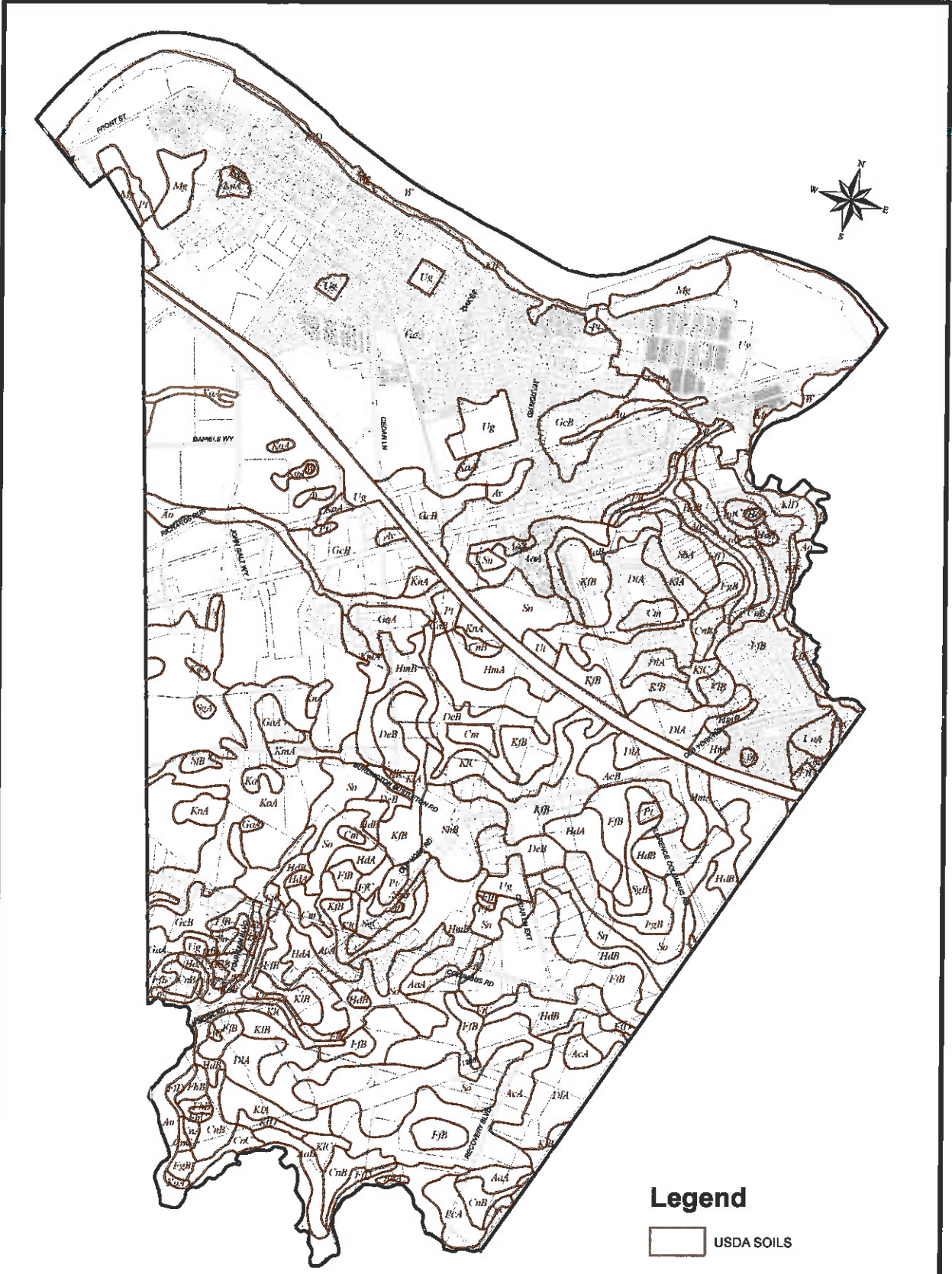
Soils that indicate a disturbed condition and are not the original soil type include:

Pt-Pits	Ut-Urban Land, Clayey
Ug-Urban Land, Sandy	Mg-Made Land, Sanitary Fill

Soils that are typically good for development, prime farmland, and parks and open space include the following Class I soil types.

CnA-Collington Fine Sandy Loam	SgA-Sassafras Fine Sandy Loam
FfA-Freehold Fine Sandy Loam	ShA-Sassafras Fine Sandy Loam, Clayey Substratum

In addition to Class I Soil Types, Class II and III soil types are acceptable for development and farmland but they may be susceptible to erosion, wet conditions or shallow root



Legend

□ USDA SOILS



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0 500 1,000 2,000 Feet

2022 MASTER PLAN
USDA Soils Map
Florence Township Burlington County, New Jersey

Figure VIII-8. USDA Soils Map

zones. Soils that are Class IV to VIII typically have severe limitations and susceptibility to erosion, wet conditions, fertility or other factors.

Soil types that have steep slopes in the Township include:

- CnC-Collington Fine Sandy Loam, 5 to 10 percent slopes
- FfD-Freehold Fine Sandy Loam, 10 to 15 percent slopes
- FfE-Freehold Fine Sandy Loam, 15 to 25 percent slopes
- KID-Keyport Loam, 10 to 15 percent slopes
- KIE-Keyport Loam, 15 to 25 percent slopes

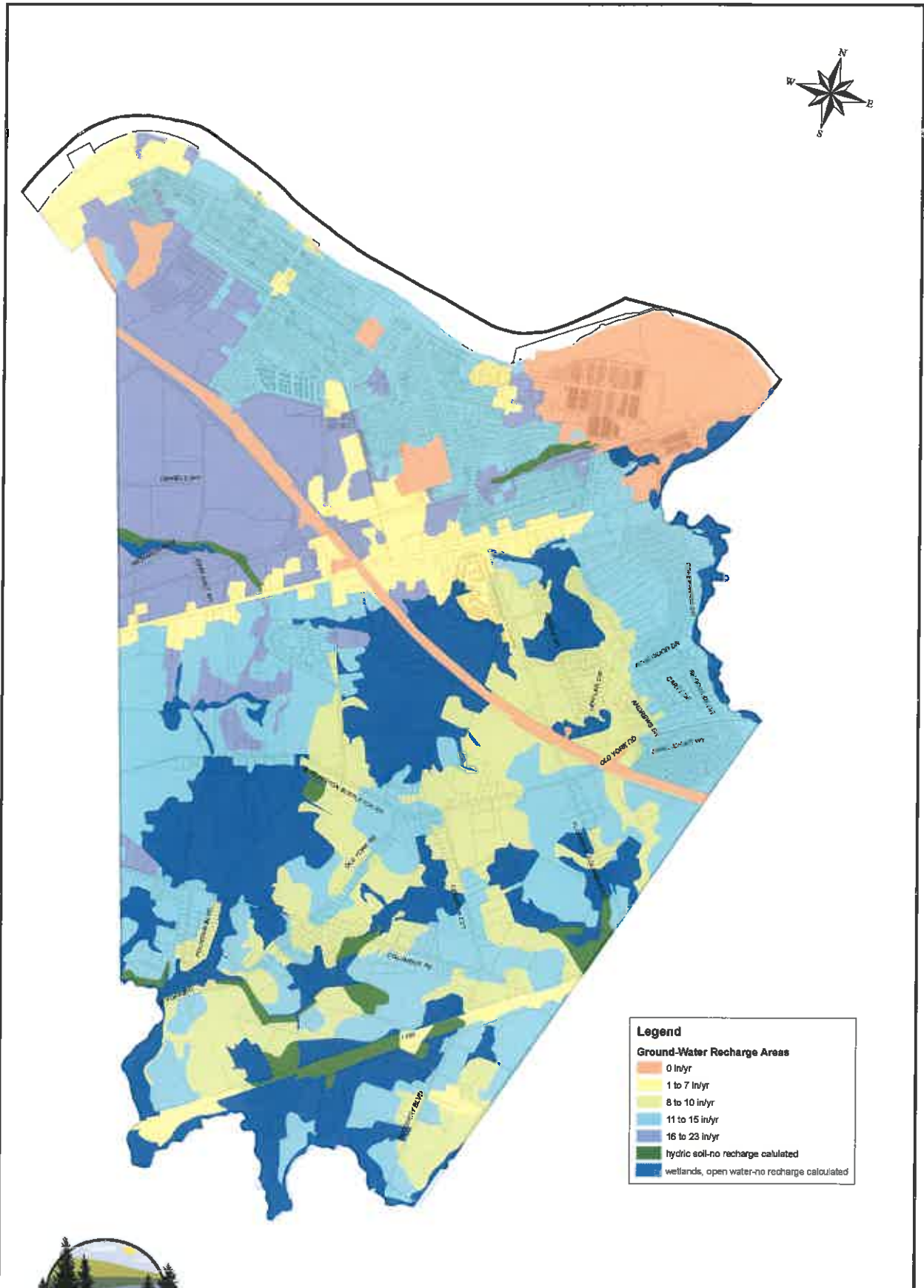
Knowing the soil type of properties in the Township is a key planning and conservation tool.

9. Ground Water Recharge Areas

Figure VIII-9. Ground Water Recharge Area Map shows areas in the Township that provide limited recharge to ground water and areas where recharge occurs at a more rapid pace. The Figure also shows hydric soils and wetlands and open water where recharge has not been calculated. Preserving and conserving area where ground water recharge occurs is important because the loss of recharge can adversely impact the health of streams and wetlands and the yield of water supply wells.

10. Well Head Protection Areas

Figure VIII-10. Well Head Protection Area Map shows areas within the Township where Community and Non-Community wells are located and the horizontal extent of groundwater captured by a well pumping at a specific rate over two-, five-, and twelve-year periods of time. The delineation of well head protection areas is the first step in defining the sources of water to supply wells. Within these areas, potential contamination can be assessed and appropriate monitoring can be performed. Potentially polluting land use activities should be prohibited or restricted in source protection zones, with decreasing restrictions from Tier 1 to Tier 3. Outside these zones, polluting activities are also often restricted, or should be restricted, for reasons of water resources protection (both groundwater and surface water) or general environmental and human health protection. The Tier 1 wellhead protection area comprises the area immediately surrounding a pumping well. The purpose of this zone is to protect the well from any type of direct impact, mechanical damage, or contamination. The inner protection zone, Tier 2, is primarily designed to prevent drinking water contamination with fecal and pathogenic microorganisms. The outer protection zone, Tier 3, is designed to prevent chronic contamination with persistent and mobile contaminants and ensure that, in the event of an accidental contaminant release, sufficient time and space are available to ward off any hazards to the drinking water.



Legend	
Ground-Water Recharge Areas	
	0 in/yr
	1 to 7 in/yr
	8 to 10 in/yr
	11 to 15 in/yr
	16 to 23 in/yr
	hydric soil-no recharge calculated
	wetlands, open water-no recharge calculated

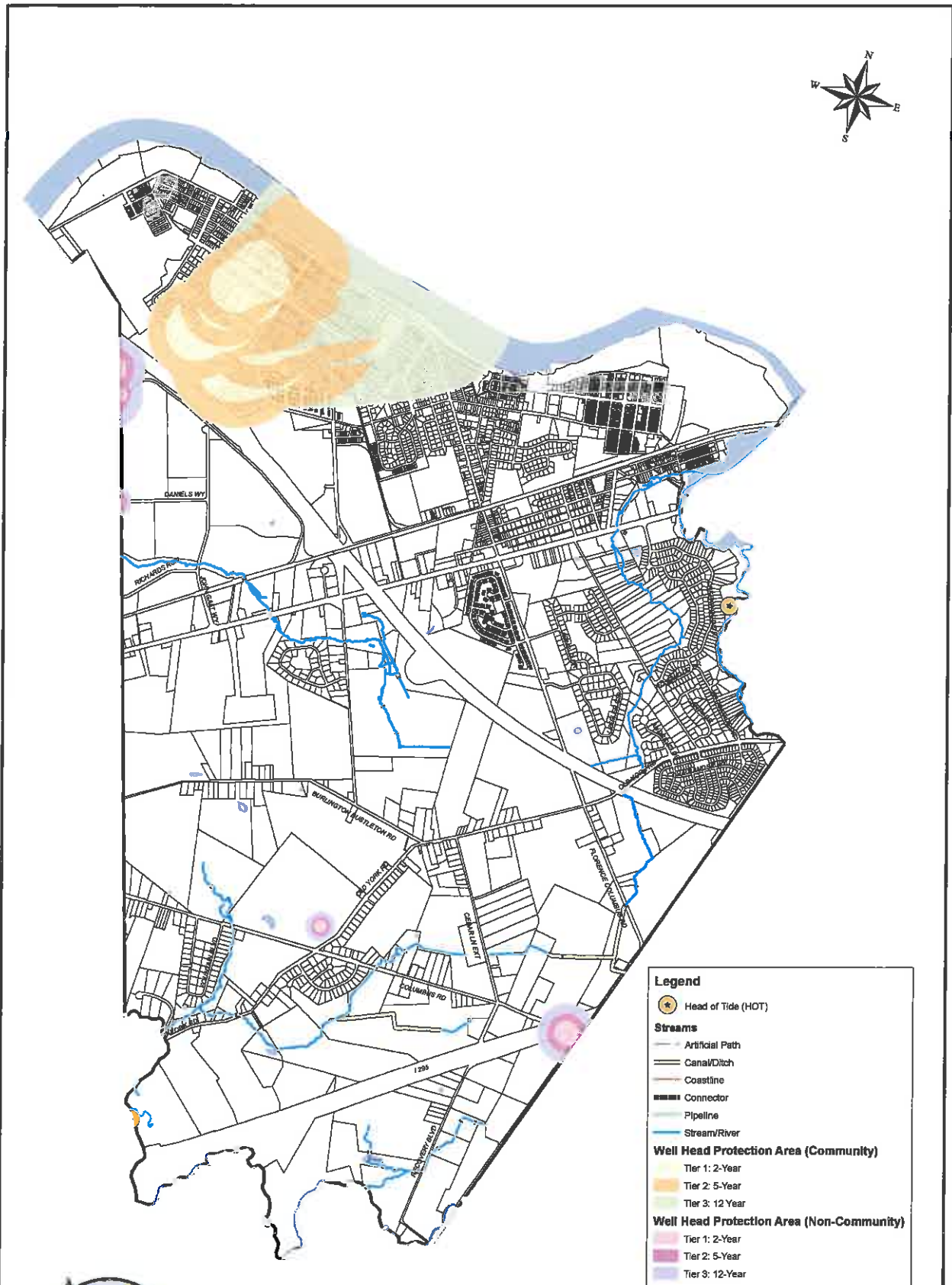


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Florence Township Conservation Plan Ground Water Recharge Area
Florence Township Burlington County, New Jersey

Figure VIII-9. Ground Water Recharge Area Map



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Florence Township Conservation Plan
Well Head Protection Area
 Florence Township
 Burlington County, New Jersey

Figure VIII-10. Well Head Protection Area Map

11. Earthquake and Landslide Map

Figure VIII-11. Earthquake and Landslide Map indicates an Earthquake Event of Magnitude 1.31-2.30 occurred in Florence Township. The reported earthquake occurred in the vicinity of Roebling on September 15, 1986. The earthquake was reported to be magnitude 1.90.

Figure VIII-11 also shows Landslides in the Township. Four landslides in the form of Slumps occurred along the steep banks of the Delaware Riverfront. Two of the Slumps appear to have occurred in 2017 and two are of an unknown date on the NJ GeoWeb website. All four occurrences were due to heavy rains.

12. Bedrock Aquifer and Bedrock Geology

Figure VIII-12. Bedrock Geology Map and *Figure VIII-13. Bedrock Aquifer Map* show geologic formations in the Township. The Magothy Formation is typically associated with the Raritan Formation and in the outcrop areas, they are similar. The formations contain the most important and productive aquifers in Burlington County and most of the industries adjacent to the Delaware River and most of the public water supplies are from these formations. The Potomac Formation comprises the base of the Potomac-Raritan-Magothy (PRM) aquifer, which is an important public water resource of the New Jersey Coastal Plain. The Merchantville Formation and Woodbury Clay function as confining beds separating the aquifer of the Raritan and Magothy Formations from that of the overlying Englishtown Formation. Recharge to the Raritan and Magothy Formations from the Englishtown Formation occurs as a result of vertical leakage through the two formations.

13. Prime Farmlands and Farmland Protection

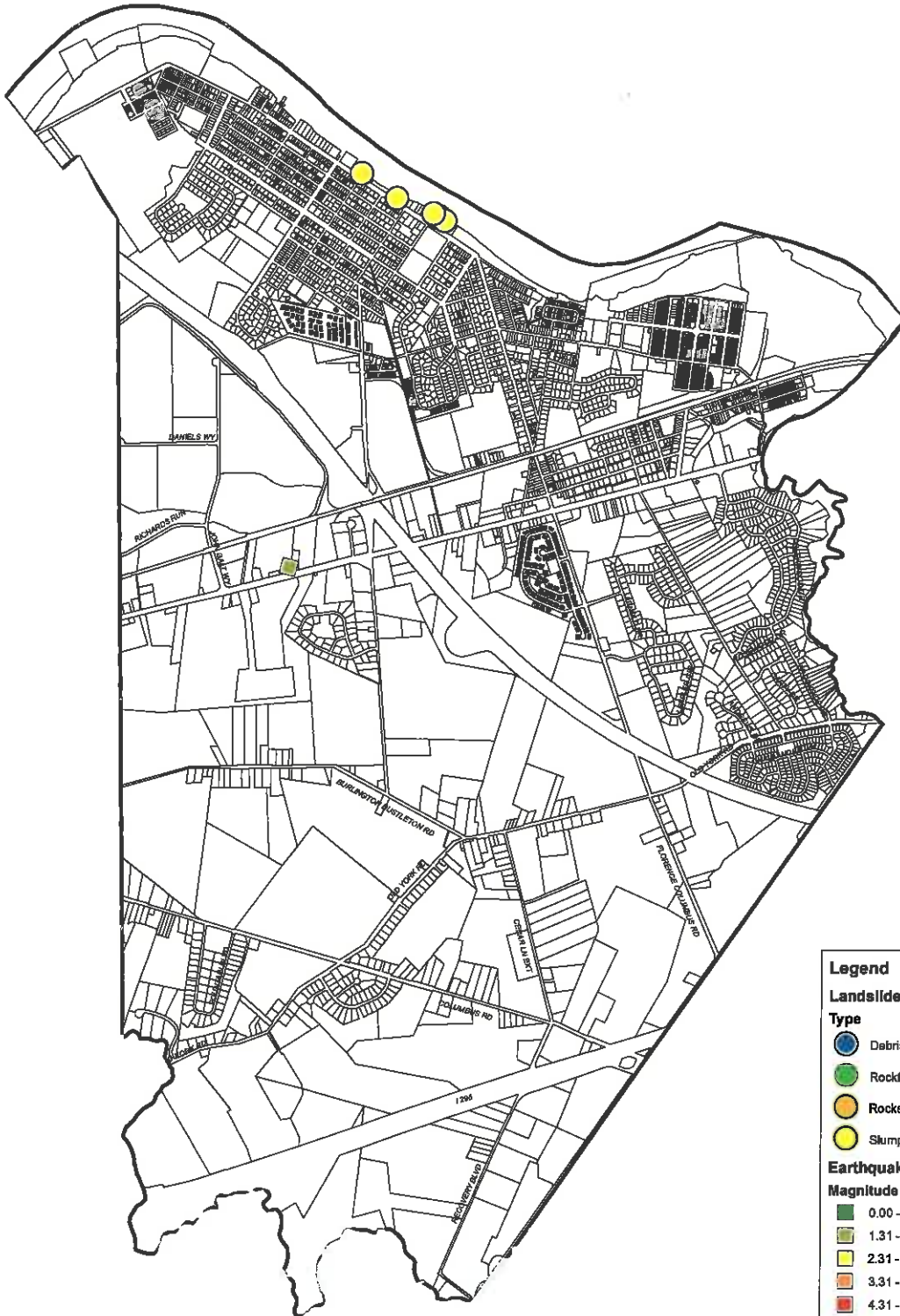
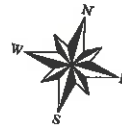
Chapter XII. Farmland Preservation Plan Element of this Master Plan discusses and maps Burlington County and Florence Township's success in preserving farmlands. *Figure VIII-14. Farmland Preservation Map* shows the farmlands preserved and targeted for preservation.

14. Historic District and Historic Site Preservation

Chapter X. Historic Preservation Plan Element of this Master Plan discusses and maps the Township's Historic District. *Figure VIII-15. Historic District Map* shows the Historic District. Preservation of Historic Districts, individual historic sites and archaeological sites may be part of a Conservation policy and strategy in the Township.

15. Recreation and Open Space

Chapter VII. Recreation Plan Element of this Master Plan presents and discusses an inventory of existing parks, playgrounds, open space and recreation sites in the Township. The plan also discusses proposed park improvements and programs and finally, existing and proposed walkways and trails through the Township are discussed and presented, along with



Legend

Landslide Event Type

- Debris flow
- Rockfall
- Rockslide
- Slump

Earthquake Event Magnitude

- 0.00 - 1.30
- 1.31 - 2.30
- 2.31 - 3.30
- 3.31 - 4.30
- 4.31 - 5.30

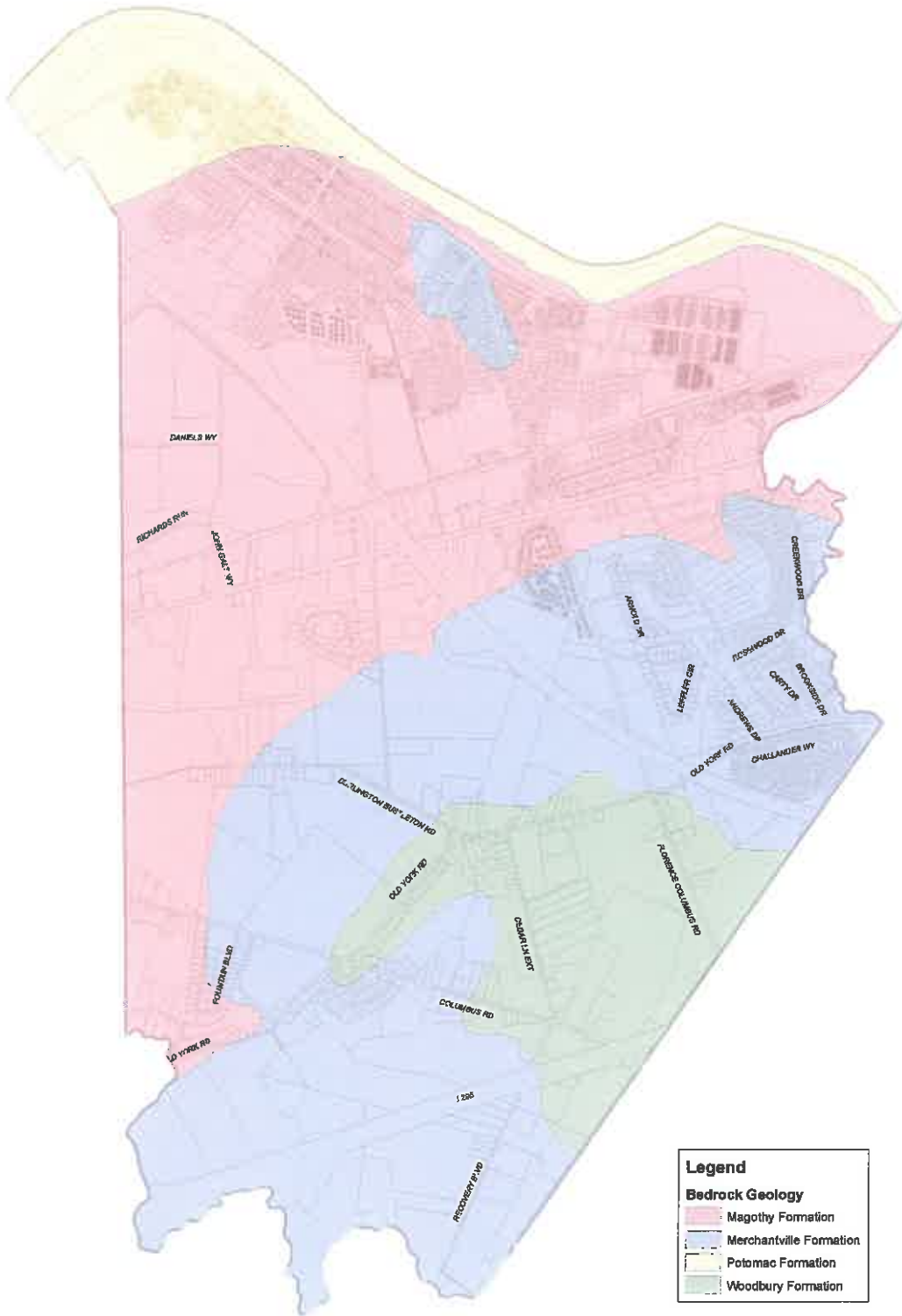
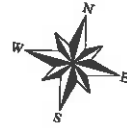


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Florence Township Conservation Plan Earthquake and Landslide Map
Florence Township Burlington County, New Jersey

Figure VIII-11. Earthquake and Landslide Map



Legend

Bedrock Geology

- Magothy Formation
- Merchantville Formation
- Potomac Formation
- Woodbury Formation

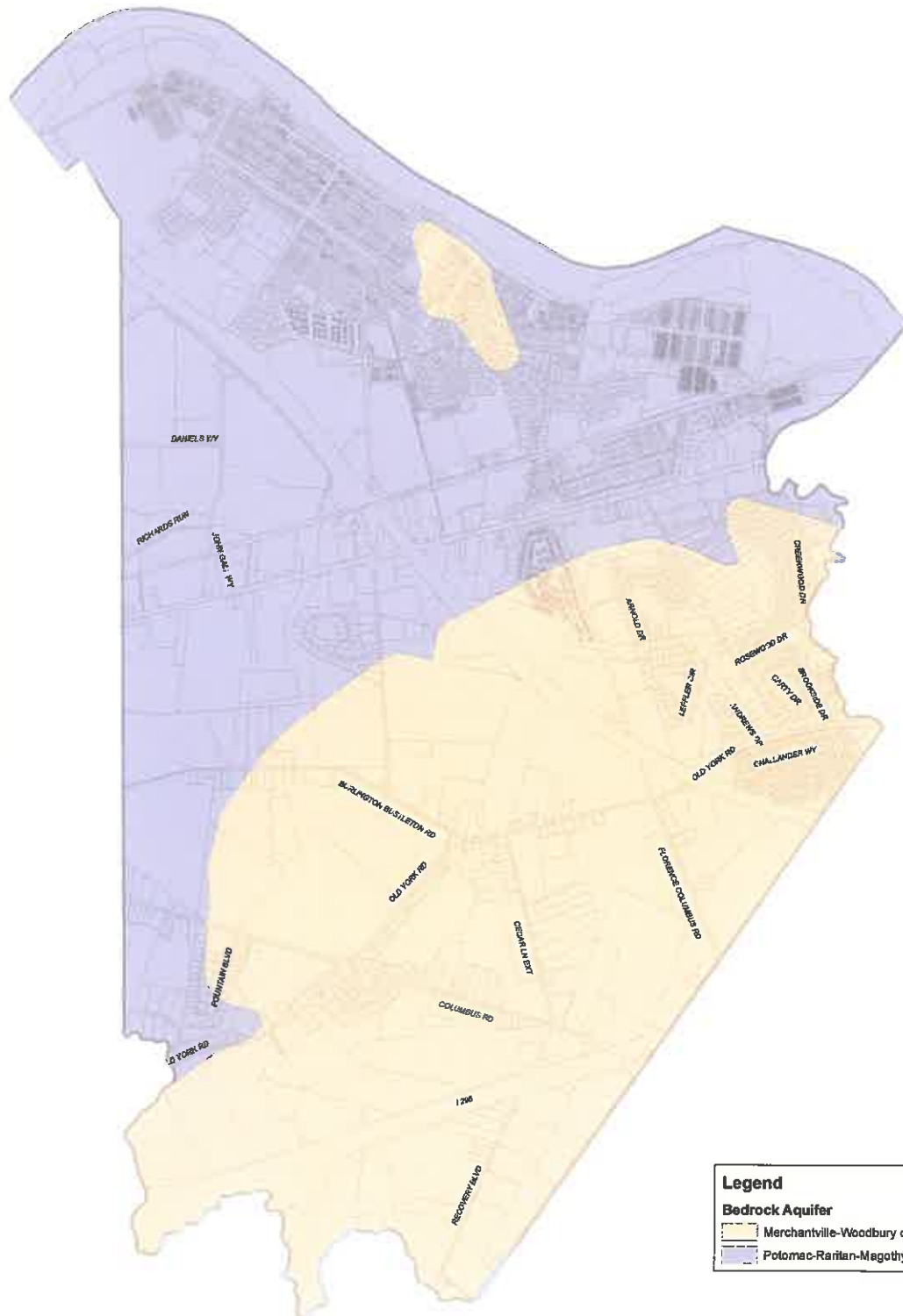
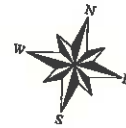


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Florence Township Conservation Plan Bedrock Geology Map
Florence Township Burlington County, New Jersey

Figure VIII-12. Bedrock Geology Map



Legend

Bedrock Aquifer

- Merchantville-Woodbury confining unit
- Potomac-Raritan-Magothy aquifer system

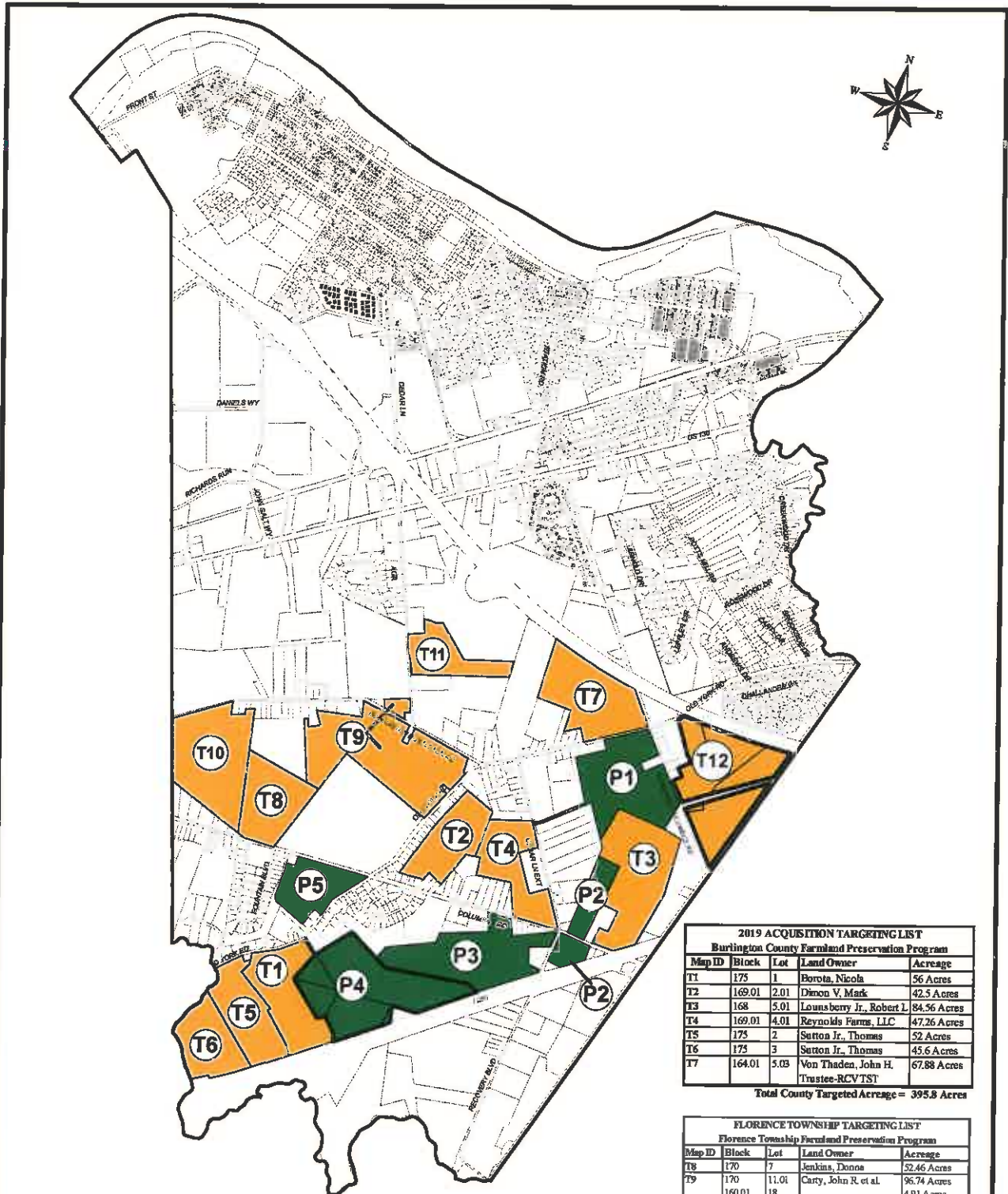


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Florence Township Conservation Plan Bedrock Aquifer Map
Florence Township Burlington County, New Jersey

Figure VIII-13. Bedrock Aquifer Map



2019 ACQUISITION TARGETING LIST
Burlington County Farmland Preservation Program

Map ID	Block	Lot	Land Owner	Acres
T1	175	1	Borota, Nicola	56 Acres
T2	169.01	2.01	Dixon V. Mark	42.5 Acres
T3	168	5.01	Lounsbury Jr., Robert L.	84.56 Acres
T4	169.01	4.01	Reynolds Farms, LLC	47.26 Acres
T5	175	2	Sutton Jr., Thomas	52 Acres
T6	175	3	Sutton Jr., Thomas	45.6 Acres
T7	164.01	5.03	Von Thaden, John H. (Trustee-RCVTS)	67.88 Acres

Total County Targeted Acreage = 395.8 Acres

FLORENCE TOWNSHIP TARGETING LIST
Florence Township Farmland Preservation Program

Map ID	Block	Lot	Land Owner	Acres
T8	170	7	Jenkins, Donna	52.46 Acres
T9	170	11.01	Carty, John R. et al.	96.74 Acres
	160.01	18		4.91 Acres
T10	170	1.01	Burlington Coat Factory Warehouse Corp.	83.68 Acres
T11	164.01	2.04	Lesko Farm	34.56 Acres
T12	167.01	2.01	Wainwright Property	97.33 Acres

Total Township Targeted Acreage = 369.68 Acres

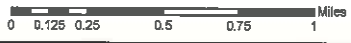
PRESERVED FARMS LISTING
Burlington County Farmland Preservation Program

Map ID	Application Status	Block	Lot	Land Owner	Essential Acreage	Closing Date
P1	Preserved EP	168	1	Solomon, Joseph	73.89 Acres	6/24/1997
P2	Preserved EP	168	4	Rathaway, Charles & Blotner	28.51 Acres	11/12/1998
		173.01	7.01			
P3	Preserved EP	172.01	4	Stash, Gene K.	80.47 Acres	11/12/1998
P4	Preserved EP	172.01	5	Raeder, Gordon & Elmbech	102.78 Acres	6/29/2005
		172.01	5.01			
		174.01	1			
		174.01	1.01			
		174.01	1.01			
		174.01	5			
P5	Preserved Fee Simple	171.01	4.01	Ashmore, William V.	55.24 Acres	10/26/2007

Total Preserved Acreage = 320.89 Acres

Legend
 PRESERVED FARMLAND
 TARGETED FARMLAND

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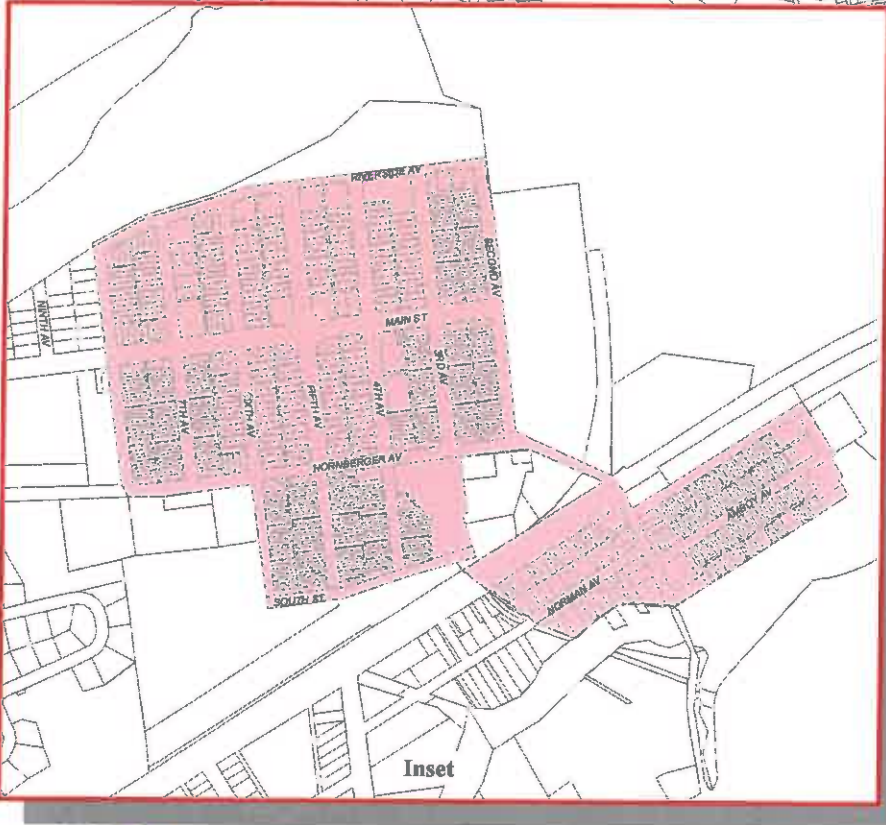
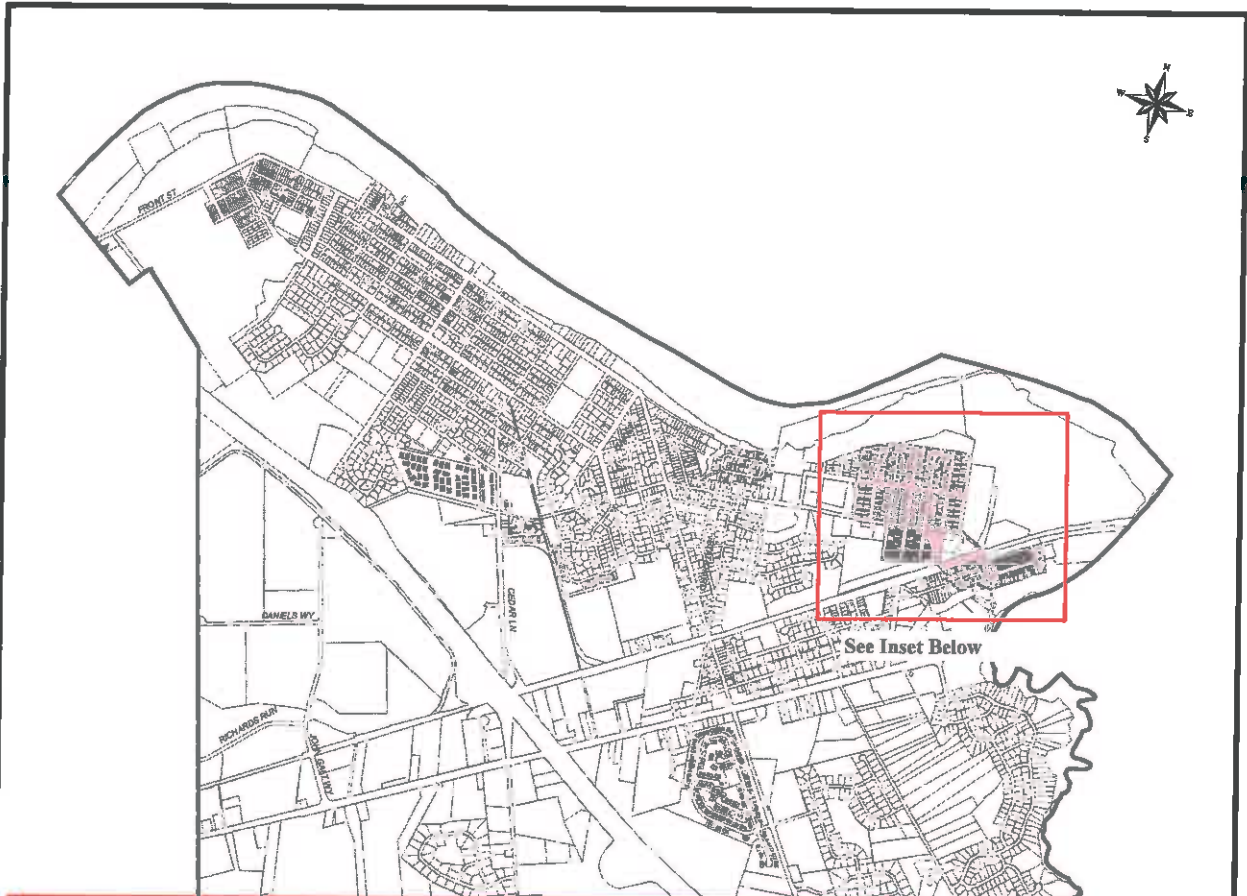


2022 MASTER PLAN

Florence Township Farmland Preservation Map

Florence Township
 Burlington County, New Jersey

Figure VIII-14. Farmland Preservation Map




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Legend
 Historic District



2022 MASTER PLAN
Historic District Map
Florence Township Burlington County, New Jersey

Figure VIII-15. Historic District Map

park locations. These areas are shown on *Figure VIII-16. Parks, Playgrounds, Open Space and Recreation Sites*.

16. Recycling Plan

Chapter XI. of this Master Plan contains the Recycling Plan which provides information on conservation efforts by the County and Florence Township in the form of sustainability and minimizing waste and reducing waste through an active recycling program.

17. State and Federal Oversight of Projects in Sensitive Areas

The Environmental Protection Agency (EPA) and the U.S. Fish and Wildlife Service frequently have oversight or provide comments and recommendations on major projects that affect environmentally sensitive areas. Their comments are in addition to local, state, and/or county reviews. So many times there are other agencies that are the “watch-dogs” to insure sensitive areas are protected and preserved. However, many resources outside of the jurisdiction of State and Federal agencies may still be lost which is why a Conservation Element to the Master Plan is important.

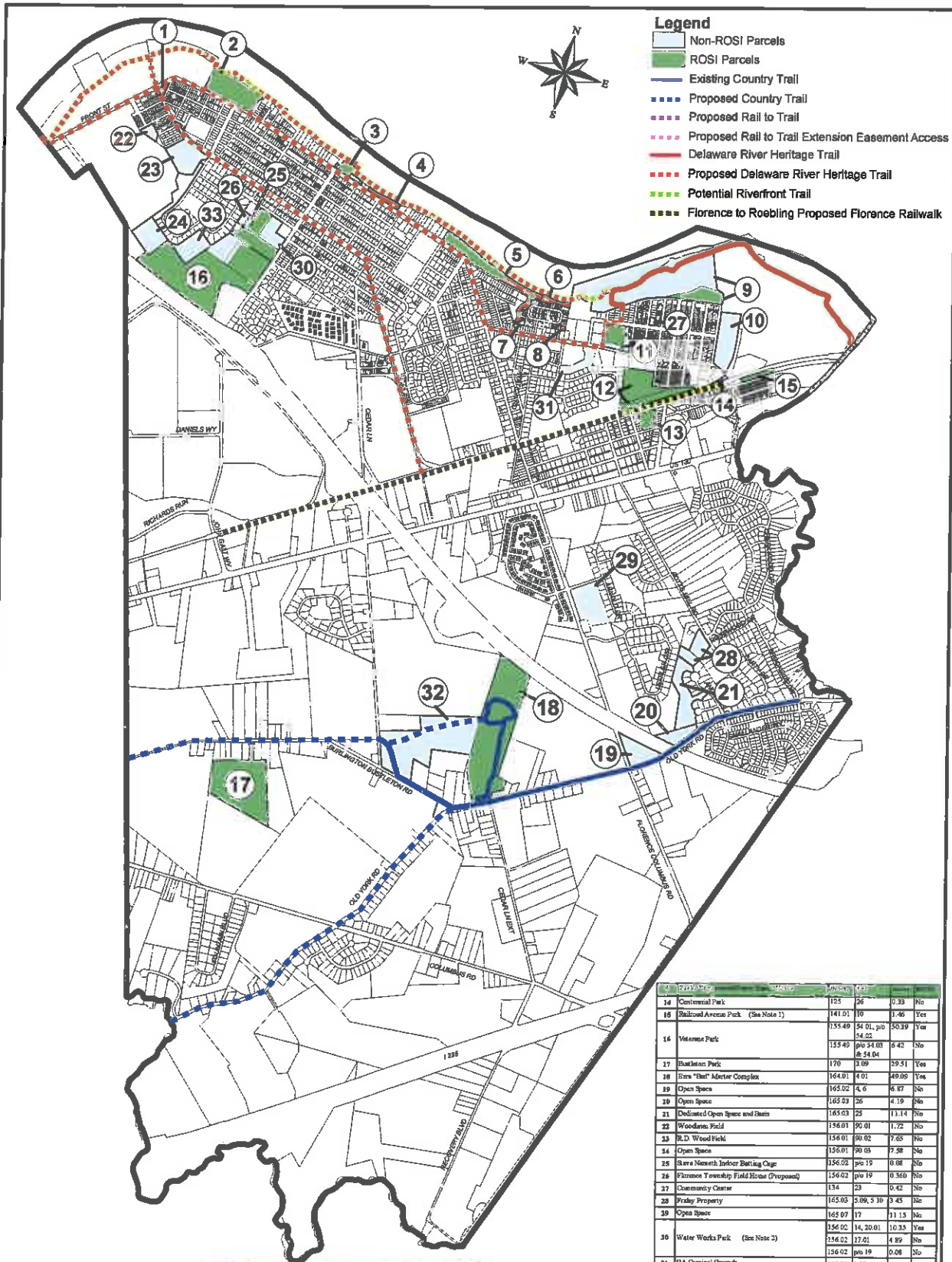
C. Township Conservation Efforts

Florence Township's goal of protecting its natural environment, including farmlands and open space is documented in the Farmland Preservation Plan Element and Recreation Plan Element of this Master Plan. The Township has actively protected, preserved, maintained or replaced its trees and forests as evidenced by the following actions it has taken over the years:

- Participating in the Tree City USA Program since 1999.
- Maintaining an Arbor Day program with tree plantings and seedling giveaways for the four elementary schools.
- Updating and revising tree ordinances to assist the community in protecting trees and woodlands.
- Supporting an active Community Garden Group.
- Appointing and supporting a Shade Tree Commission.
- Preparing a Community Forestry Management Plan, the most recent Plan for 2016-2020 which is currently under review to be updated.
- Requiring Shade Tree approval for removal of trees within 15' of the curb and providing recommendations for tree replacement where trees are to be replaced.

Other Township actions that are associated with conservation include:

- Adopting Ordinance §91-97 Preservation of Natural Resources.
- Adopting Ordinance §91-98 Conservation Easements.
- Adopting Ordinance §91-102 to 108 requiring Environmental Impact Statements for Major Subdivisions and Site Plans.
- Adopting Ordinance §91-124 Recycling Containment Areas.



ID	Parcel Name	Area (sq. ft.)	Area (ac.)	Cost	Notes
14	Continental Park	125	26	0.33	No
16	Railroad Avenue Park (See Note 1)	141.01	10	1.46	Yes
16	Veterans Park	135.49	54.01, p10	55.39	Yes
			54.02, p10		
17	Burlington Park	155.49	54.03, p10	6.42	No
			54.04		
17	Burlington Park	170	3.69	29.51	Yes
18	Stevs "Best" Master Complex	164.01	4.01	49.00	Yes
19	Open Space	165.02	4.6	6.67	No
20	Open Space	165.03	25	4.19	No
21	Dedicated Open Space and them	165.03	25	11.14	No
22	Wooden Field	166.01	95.01	1.72	No
23	R.D. Wood Field	156.01	90.02	7.65	No
24	Open Space	156.01	90.05	7.58	No
25	Steve Nenech Indoor Batting Cage	156.02	90.15	0.68	No
26	Fleming Township Field House (Proposed)	156.02	90.19	0.50	No
27	Community Center	134	23	0.42	No
28	Tricky Property	165.03	2.09, 5.30	9.45	No
29	Open Space	165.07	17	31.15	No
30	Water Works Park (See Note 2)	156.02	14, 20.01	10.35	Yes
		156.02	17.01	4.89	No
31	HA Carnival Grounds	145.01	1.82	4.175	No
32	Water Park	164.01	2.82	37.85	No
33	Open Space	155.09	21	6.56	No

ID	Parcel Name	Area (sq. ft.)	Area (ac.)	Cost	Notes
1	R.D. Wood Playground	179	2	0.62	Yes
2	H. Kenneth Walkin Memorial River's Edge Park	59, 60	1, 1	1.54	Yes
3	Clark T. Carey Memorial Park	59	2.01, 2.02	2.55	No
4	Front Street Park	60	3	1.68	Yes
5	Open Space	60	5.03	10.03	Yes
6	River Bank Drive Park and Walkway	98.04	41	2.88	Yes
7	River Bank Drive Park	98.02	9	0.57	No
8	River Bank Drive Playground	98.06	62	2.23	Yes
9	John A. Roebing Playground and Park	136.01	2, 2.01	5.70	Yes
10	Roebing Museum and Grounds	139	1.03	31.21	No
11	Nyala Field	126.03	1	3.50	No
12	Open Space	126.03	5, 5	2.49	No
13	Open Space	122	2.02, 4	14.18	Yes
15	Florence Against Alcohol & Drugs Park Playground	115	4	2.40	Yes

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2022 MASTER PLAN
Florence Township Parks, Playgrounds, and Open Spaces
 Florence Township
 Burlington County, New Jersey

Figure VIII-16. Parks, Playgrounds, Open Space and Recreation Sites

- Adopting Ordinance §91-180 permitting a cluster option in the R-Low Density Residential District.
- Adopting Article XXXVIII Historic District Ordinance §91-260 to 276.
- Adopting Article XLVI Renewable Energy Ordinance §91-317 to 326.
- Adopting Ordinance No. 2020-05, Ordinance to Amend Section 91-75 of the Land Development Ordinance Entitled “Drainage Requirements and Stormwater Management,” February 3, 2021.

D. Conservation Plan Recommendations

To facilitate conservation in Florence Township, this Conservation Plan Element recommends the following additional policies and strategies be taken:

- Review and possibly amend the Township’s landscape design standards to encourage the use of plants native to New Jersey, or in the alternative, well-adapted non-invasive species to reduce the need for water and chemical applications.
- Adopt an Outdoor Water Landscape Conservation Ordinance placing restrictions on lawn water with a hose, hose-end sprinkler, and irrigation. Instead, use of drip irrigation should be encouraged.
- Adopt a Wellhead Protection Ordinance to protect the public health, safety and welfare through the regulation of land use and the storage, handling, use and/or production of hazardous substances and hazardous wastes within areas of land surrounding each public and non-public well.
- Establish a comprehensive greenway system linking public open space and recreational sites with community facilities.
- Recommend landscaping standards that provide buildings with maximum solar access, shading, and wind protection.
- Develop a woodland conservation plan that is required as part of any application for development where critical forest resources have been identified.
- Establish a reforestation plan requirement for forest vegetation lost through development to enhance habitat, promote recharge and reduce surface runoff, erosion and flooding.
- Provide public education directed at water conservation and preventing the discharge of toxic and hazardous pollutants to groundwater.

IX. Economic Plan Element

A. Introduction

The **Economic Plan Element** considers all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted.

The Township of Florence was incorporated by an act of the New Jersey Legislature on March 7, 1872. The area was formerly known as High Banks and was originally settled in the 18th century as a small rural farming community. Economic development in the region accelerated with the construction of the Camden and Amboy Railroad and the Delaware and Atlantic Railroads. In 1849, the Florence City Company was formed to purchase 600 acres of High Banks to create a planned residential community in the area that would become downtown Florence along the waterfront of the Delaware River. The Florence City Company constructed a wharf, hotel, large boarding house, landscaped streets and brick houses to attract buyers. The business was initially successful and the community became a popular summer resort.

Florence Iron Works provided an economic revival to the community when it was established along the Delaware River in 1857 in the vicinity of the current Foundry Street. In 1867, Richard D. Wood purchased the plant, enlarged it and doubled its capacity, and the industry subsequently became a major force in the economy of the Township. By 1900, a significant portion of the workforce was dependent on the foundry. The plant led to a large expansion of the population and workforce of Florence Township. The plant produced iron pipes and other plumbing materials, and at its peak could produce 75 tons of iron products per day. The R.D. Wood Company also installed the original sewer and water pipes in Florence and constructed new residences, commercial buildings, and a library.

The Kinkora Works and the Village of Roebling were constructed in Florence Township by the John A. Roebling Sons' Company in 1905. The Roebling Company had achieved national acclaim for producing wire rope for several high-profile suspension bridges, including the Brooklyn Bridge, from their facility in Trenton. Kinkora Works was constructed in order to increase the capacity of the Roebling Company and to begin producing in-house the steel required to produce wire rope. The Village of Roebling was constructed as a company town to house the workers of Kinkora Works. At its peak, the plant employed approximately 8,000 people. It operated under the Roebling Company until 1953 when it was sold to Colorado Fuel and Iron. Colorado Fuel and Iron operated until closing on June 30, 1974 but steel production and various other industrial uses operated on the site until 1988. The site was added to the National Priorities List of the USEPA Superfund Program in 1983.

Due to Florence Township's accessibility to various rail and major roadway corridors including Interstate 295, U.S. Route 130, the New Jersey Turnpike and the Pennsylvania Extension of the New Jersey Turnpike, and New Jersey Transit's Light Rail and bus service to

Camden and Trenton with connections to New York and Philadelphia, the economy has and continues to evolve as a center for logistics companies, prominent regional warehouse centers, and corporations.

In 2009 and to a greater extent, in 2013, the Township embarked on a redevelopment effort that resulted in development or redevelopment in a number of areas in the Township. As a result, the Township maintains a strong tax base with the market value per capita in excess of \$100,000. Market values have increased 5% over the last five years and the assessed valuation for 2021 will increase by \$10.5 million. **Figure IX-1. Existing and Recommended Parcels in Need of Redevelopment** shows the parcels of land along US Route 130, Florence-Columbus Road, Railroad Avenue, Cedar Lane, and John Galt Way that are situated in the 2009 and 2013 redevelopment areas.

Other Areas in Need of Redevelopment in the Township are shown on **Figure IX-2. Roebing Steel Mill and Vicinity Parcels Determined to be in Need of Redevelopment in 1999**, **Figure IX-3. 2010 Griffin Pipe Properties Area in Need of Redevelopment** and **Figure IX-4. 2011 and Amended 2012 Duffy School Area in Need of Redevelopment**.

The potential for future economic success of the Township of Florence can be determined by examining the economic conditions and resources of the Township. Data collected by the United States Census Bureau is examined in this plan element, including data pertaining to education, income and employment, and commuting characteristics.

B. Earnings and Educational Attainment

Table IX-1 shows the 2019 American Community Survey 5-Year Estimates of Earnings in the past 12 months in 2019 inflation-adjusted dollars for Florence Township and Burlington County. Individuals 16 years and older in Burlington County had slightly higher median earnings (\$46,463) than did Township workers (\$44,583). Median and mean earning for full-time, year round workers with earning were higher in the County (\$62,076 and \$80,451 respectively) than in the Township (\$58,660 and \$73,659 respectively).

The largest percentage of Florence workers (23.4%) and County workers (23.1%) had incomes in the \$100,000 or more range. The percentage of workers in each earnings range was comparable in both geographies, with a few notable exceptions. In Florence Township, only 0.4% of workers, compared to 1.2% of County workers, had earnings of \$1 to \$9,999 or less. Also, 20.3% of full-time, year-round Township workers had earnings of \$35,000 to \$49,999, compared to 16.5% of workers in Burlington County. Additionally, 19.2% of workers in Florence Township earned between \$50,000 to \$64,999, compared to 16.9% of workers in the County. Burlington County had a higher percentage of workers earning between \$75,000 and \$99,999 (15.5%) compared to Florence Township (12.2%).

Table IX-1 shows the median earnings of full-time, year-round workers 25 years old or older in Burlington County and Florence Township by the level of education attained. Among all

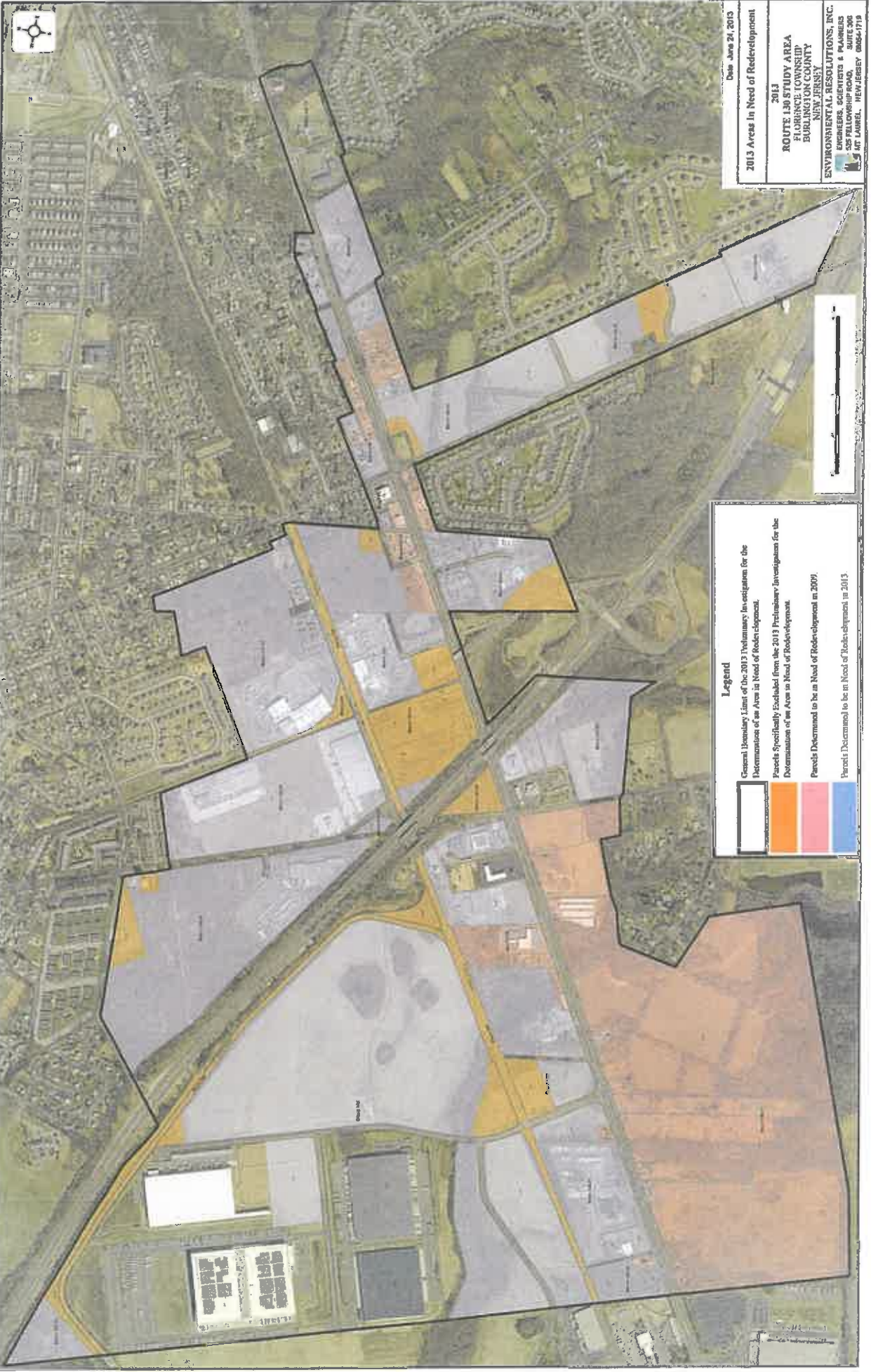
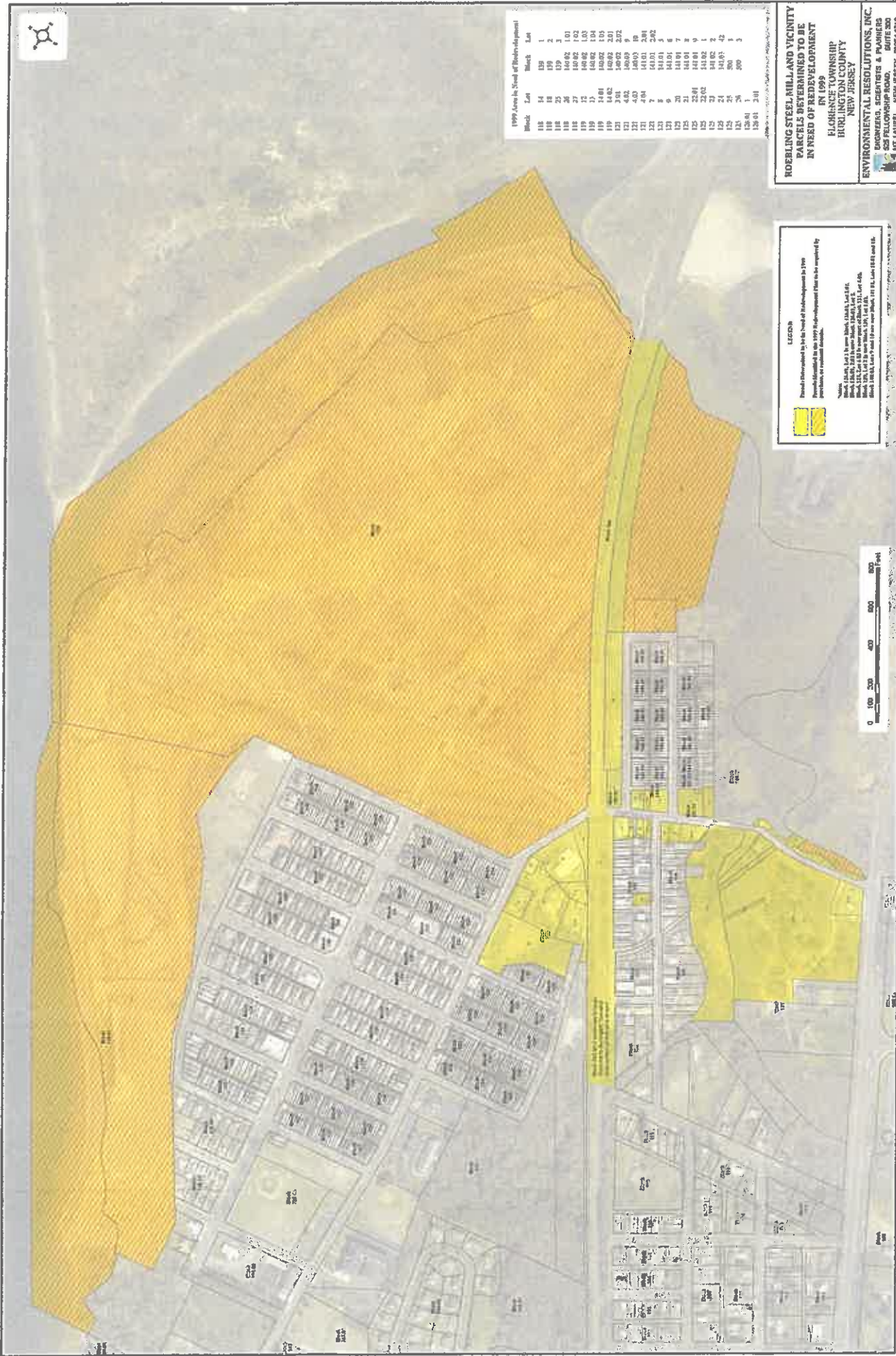


Figure IX-1. Existing and Recommended Parcels in Need of Redevelopment



1999 Acre by Block of Block (adjacent)

Block	Lot	Block	Lot
105	14	139	1
106	18	139	2
107	25	139	3
108	25	140.02	1.01
109	25	140.02	1.02
110	25	140.02	1.03
111	15	140.02	1.04
112	15	140.02	1.05
113	15	140.02	1.06
114	15	140.02	1.07
115	15	140.02	1.08
116	15	140.02	1.09
117	15	140.02	1.10
118	15	140.02	1.11
119	15	140.02	1.12
120	15	140.02	1.13
121	15	140.02	1.14
122	15	140.02	1.15
123	15	140.02	1.16
124	15	140.02	1.17
125	15	140.02	1.18
126	15	140.02	1.19
127	15	140.02	1.20
128	15	140.02	1.21
129	15	140.02	1.22
130	15	140.02	1.23
131	15	140.02	1.24
132	15	140.02	1.25
133	15	140.02	1.26
134	15	140.02	1.27
135	15	140.02	1.28
136	15	140.02	1.29
137	15	140.02	1.30
138	15	140.02	1.31
139	15	140.02	1.32
140	15	140.02	1.33
141	15	140.02	1.34
142	15	140.02	1.35
143	15	140.02	1.36
144	15	140.02	1.37
145	15	140.02	1.38
146	15	140.02	1.39
147	15	140.02	1.40
148	15	140.02	1.41
149	15	140.02	1.42
150	15	140.02	1.43
151	15	140.02	1.44
152	15	140.02	1.45
153	15	140.02	1.46
154	15	140.02	1.47
155	15	140.02	1.48
156	15	140.02	1.49
157	15	140.02	1.50
158	15	140.02	1.51
159	15	140.02	1.52
160	15	140.02	1.53
161	15	140.02	1.54
162	15	140.02	1.55
163	15	140.02	1.56
164	15	140.02	1.57
165	15	140.02	1.58
166	15	140.02	1.59
167	15	140.02	1.60
168	15	140.02	1.61
169	15	140.02	1.62
170	15	140.02	1.63
171	15	140.02	1.64
172	15	140.02	1.65
173	15	140.02	1.66
174	15	140.02	1.67
175	15	140.02	1.68
176	15	140.02	1.69
177	15	140.02	1.70
178	15	140.02	1.71
179	15	140.02	1.72
180	15	140.02	1.73
181	15	140.02	1.74
182	15	140.02	1.75
183	15	140.02	1.76
184	15	140.02	1.77
185	15	140.02	1.78
186	15	140.02	1.79
187	15	140.02	1.80
188	15	140.02	1.81
189	15	140.02	1.82
190	15	140.02	1.83
191	15	140.02	1.84
192	15	140.02	1.85
193	15	140.02	1.86
194	15	140.02	1.87
195	15	140.02	1.88
196	15	140.02	1.89
197	15	140.02	1.90
198	15	140.02	1.91
199	15	140.02	1.92
200	15	140.02	1.93
201	15	140.02	1.94
202	15	140.02	1.95
203	15	140.02	1.96
204	15	140.02	1.97
205	15	140.02	1.98
206	15	140.02	1.99
207	15	140.02	2.00

**ROEBLING STEEL MILL AND VICINITY
PARCELS DETERMINED TO BE
IN NEED OF REDEVELOPMENT
IN 1999**

PLANNED BY
ENVIRONMENTAL RESOLUTIONS, INC.
SCOTT W. ROEBLING, ROEBLING & PARTNERS
1000 AT LAUREL, NEW JERSEY 08042-1010

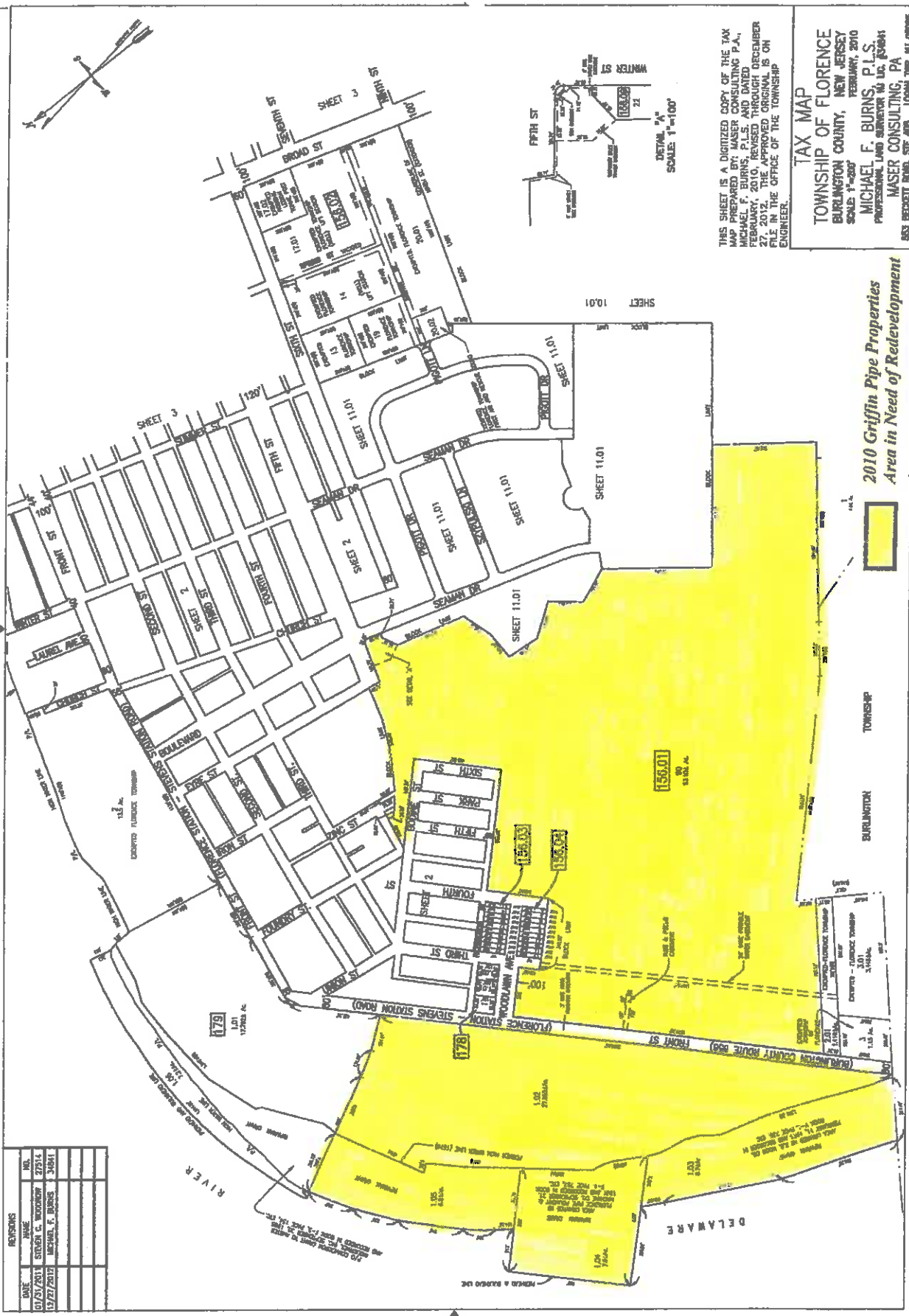
LEGEND

Parcels Determined to be in Need of Redevelopment in 1999
Parcels Identified in the 1997 Redevelopment Plan to be Acquired by
Private or Public Entities

Notes:
Block 105, Lot 1 to Block 105, Lot 140
Block 106, Lot 1 to Block 106, Lot 140
Block 107, Lot 1 to Block 107, Lot 140
Block 108, Lot 1 to Block 108, Lot 140
Block 109, Lot 1 to Block 109, Lot 140
Block 110, Lot 1 to Block 110, Lot 140
Block 111, Lot 1 to Block 111, Lot 140
Block 112, Lot 1 to Block 112, Lot 140
Block 113, Lot 1 to Block 113, Lot 140
Block 114, Lot 1 to Block 114, Lot 140
Block 115, Lot 1 to Block 115, Lot 140
Block 116, Lot 1 to Block 116, Lot 140
Block 117, Lot 1 to Block 117, Lot 140
Block 118, Lot 1 to Block 118, Lot 140
Block 119, Lot 1 to Block 119, Lot 140
Block 120, Lot 1 to Block 120, Lot 140
Block 121, Lot 1 to Block 121, Lot 140
Block 122, Lot 1 to Block 122, Lot 140
Block 123, Lot 1 to Block 123, Lot 140
Block 124, Lot 1 to Block 124, Lot 140
Block 125, Lot 1 to Block 125, Lot 140
Block 126, Lot 1 to Block 126, Lot 140
Block 127, Lot 1 to Block 127, Lot 140
Block 128, Lot 1 to Block 128, Lot 140
Block 129, Lot 1 to Block 129, Lot 140
Block 130, Lot 1 to Block 130, Lot 140
Block 131, Lot 1 to Block 131, Lot 140
Block 132, Lot 1 to Block 132, Lot 140
Block 133, Lot 1 to Block 133, Lot 140
Block 134, Lot 1 to Block 134, Lot 140
Block 135, Lot 1 to Block 135, Lot 140
Block 136, Lot 1 to Block 136, Lot 140
Block 137, Lot 1 to Block 137, Lot 140
Block 138, Lot 1 to Block 138, Lot 140
Block 139, Lot 1 to Block 139, Lot 140
Block 140, Lot 1 to Block 140, Lot 140



Figure IX-2. Roebling Steel Mill and Vicinity Parcels Determined to be in Need of Redevelopment in 1999



DATE	NAME	REL.
01/21/2011	STEVEN C. WOODROW	27914
03/27/2017	MICHAEL F. BURNS	24841

THIS SHEET IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY: MASER CONSULTING P.A., MICHAEL F. BURNS, P.L.S. AND DATED FEBRUARY, 2010. REVISED THROUGH DECEMBER 2017. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE TOWNSHIP ENGINEER.

TAX MAP
TOWNSHIP OF FLORENCE
 BURLINGTON COUNTY, NEW JERSEY
 SCALE: 1"=200'
MICHAEL F. BURNS, P.L.S.
 PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW JERSEY
 MASER CONSULTING, PA
 883 BECKETT ROAD, STE 405 DOWN TWP, NJ 08008

2010 Griffin Pipe Properties Area in Need of Redevelopment

Figure IX-3. 2010 Griffin Pipe Properties Area in Need of Redevelopment



**2011 and Amended 2012
Duffy School Area in Need of Redevelopment
Block 45, Lots 8-10, 13-14**



THIS SHEET IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY MASER CONSULTING P.A., MICHAEL F. BURNS, P.L.S. ON JANUARY 10, 2018. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE TOWNSHIP ENGINEER.

TAX MAP
TOWNSHIP OF FLORENCE
BURLINGTON COUNTY, NEW JERSEY
SCALE: 1"=100'
MICHAEL F. BURNS, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. LC 124841
MASER CONSULTING, PA
2000 MELANTIC DRIVE, STE. 100, MT. LAUREL, NJ 08054

DATE	NAME	NO.
01/14/2011	STEVEN C. WOODROW	27514
12/29/2011	STEVEN C. WOODROW	27514
12/27/2012	MICHAEL F. BURNS	34641
01/10/2014	MICHAEL F. BURNS	34641
01/09/2016	MICHAEL F. BURNS	34641
01/02/2017	MICHAEL F. BURNS	34641
01/10/2018	MICHAEL F. BURNS	34641

Figure IX-4. 2011 and Amended 2012 Duffy School Area in Need of Redevelopment



workers 25 years old or older with earnings, those in FlorenceTownship had median earnings of \$51,651, slightly less than the median earnings of County workers (\$53,261).

Workers that had less education than a high school graduate inFlorenceTownship had median earnings of \$35,323, significantly higher than the median earnings in this category than in the County (\$26,880). High school graduates in FlorenceTownship had median earnings of \$37,436, slightly lower than the median earnings of \$39,102 in the County. Workers in Florence with some college or an associate degree had median earnings of \$46,181, which is marginally higher than County workers (\$44,522) with the same educational attainment. Workers in FlorenceTownship with a Bachelor's degree earned \$66,016, which was comparable to the median earnings of \$66,438 in the County. Finally, workers who had a graduate or professional degree in FlorenceTownship earned a median of \$106,132, which was significantly higher than the earnings of \$90,284 among similarly educated workers in BurlingtonCounty.

Table IX-1
Earnings in the Past 12 Months (In 2019 Inflation-Adjusted Dollars)
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ

Subject	Burlington County		Florence Township	
	Estimate ¹		Estimate ¹	
Population 16 years and over with earnings	250,744		7,411	
Median earnings (dollars)	\$46,463		\$44,583	
FULL-TIME, YEAR-ROUND WORKERS WITH EARNINGS	164,515		5,144	
\$1 to \$9,999 or less	1,943	1.2%	21	0.4%
\$10,000 to \$14,999	2,983	1.8%	91	1.8%
\$15,000 to \$24,999	10,714	6.5%	300	5.8%
\$25,000 to \$34,999	17,959	10.9%	557	10.8%
\$35,000 to \$49,999	27,130	16.5%	1,042	20.3%
\$50,000 to \$64,999	27,805	16.9%	990	19.2%
\$65,000 to \$74,999	12,598	7.7%	319	6.2%
\$75,000 to \$99,999	25,418	15.5%	618	12.0%
\$100,000 or more	37,965	23.1%	1,206	23.4%
Median earnings (dollars) for full-time, year-round workers with earnings	\$62,076		\$58,660	
Mean earnings (dollars) for full-time, year-round workers with earnings	\$80,451		\$73,659	
MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT				
Population 25 years and over with earnings	\$53,261		\$51,651	
Less than high school graduate	\$26,880		\$35,323	
High school graduate (includes equivalency)	\$39,102		\$37,436	
Some college or associate degree	\$44,522		\$46,181	
Bachelor's degree	\$66,438		\$66,016	
Graduate or professional degree	\$90,284		\$106,132	

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S2001.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

C. Educational Attainment, 2019 Five-Year Estimates

Table IX-2 contains data from the 5-Year Estimates of Age by Educational Attainment for the period of 2015-2019. For the population 18 to 24 years old, 11.5% of County residents had less than a high school graduate education as compared to 17.3% of Township residents. Approximately 33.6% of County residents in this age group were high school graduates (includes equivalency) compared to 30.0% in the Township. Those with some college or associates degree comprised 40.2% of County and 39.2% of Township residents. Those in the same age group with a Bachelor's degree or higher comprised 14.8% of County and 13.6% of Township residents.

The educational attainment of the population 25 years old and older was also examined. In Florence Township, 93.2% of residents were high school graduates or higher educational attainment, compared to 93.7% in Burlington County.

As age increased, County residents had an overall greater percentage of those with Bachelor's degrees or higher than did the Township. The greatest percent of County residents with a Bachelor's degree or higher was in the population age 35 to 44 (44.4%) with the next highest in the 25 to 34 year range (43.3%). In the Township, those in the 25 to 34 age range had the highest percent (39.8%) with a Bachelor's degree or higher with the next highest percentage (39.6%) in ages 35 to 44.

D. Economy Wide Key Statistics: 2017 Florence Township

Table IX-3 shows the 2017 Economy-Wide Key Statistics for the Township of Florence. More current data was not available from the U.S. Census Bureau. The various types of industries, the number of establishments, annual payroll and number of employees are included in **Table IX-3**. The Township had a significant number of employees (1,000 to 2,499) in the Transportation and Warehouse Industries. The second highest employment sector was in Wholesale Trade with 500 to 999 employees. Additionally, 164 employees worked in Healthcare and Social Assistance and 103 employees worked in Professional, Scientific, and Technical Services. Transportation and Warehousing by far had the highest annual payroll, which was calculated to be roughly \$40 million. The second highest sector in annual payroll was Wholesale Trade with \$29 million.

E. Economy Wide Key Statistics: 2017 Burlington County

Table IX-4 shows the 2017 Economy-Wide Key Statistics for Burlington County. The largest industry in Burlington County by employment was the Health Care and Special Assistance Industry which employed an estimated 38,853 employees. The next highest number of employees was Retail Trade with 26,240 employed. The largest industry by value of sales was the Wholesale Trade industry, which had over \$13 billion of business in 2012. It was followed by Retail Trade and the Manufacturing industries, which had over \$8 billion and over \$5.8 billion worth of business respectively, in 2012. The Finance and Insurance industry had the highest annual payroll of over \$1.6 billion.

Table IX-2
Age by Educational Attainment
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ

Subject	Burlington County		Florence Township	
	Estimate ¹		Estimate ¹	
Population 18 to 24 years	37,888		1,024	
Less than high school graduate	4,359	11.5%	177	17.3%
High school graduate (includes equivalency)	12,714	33.6%	307	30.0%
Some college or associate degree	15,222	40.2%	401	39.2%
Bachelor's degree or higher	5,593	14.8%	139	13.6%
Population 25 years and over	313,945		8,936	
Less than 9th grade	6,540	2.1%	125	1.4%
9th to 12th grade, no diploma	13,090	4.2%	485	5.4%
High school graduate (includes equivalency)	88,177	28.1%	2,714	30.4%
Some college, no degree	60,199	19.2%	1,950	21.8%
Associate degree	26,588	8.5%	797	8.9%
Bachelor's degree	76,433	24.3%	1,922	21.5%
Graduate or professional degree	42,918	13.7%	943	10.6%
High school graduate or higher	294,315	93.7%	8,326	93.2%
Bachelor's degree or higher	119,351	38.0%	2,865	32.1%
Population 25 to 34 years	55,063		1,630	
High school graduate or higher	52,709	95.7%	1,600	98.2%
Bachelor's degree or higher	23,883	43.4%	649	39.8%
Population 35 to 44 years	54,887		1,506	
High school graduate or higher	52,393	95.5%	1,383	91.8%
Bachelor's degree or higher	24,390	44.4%	596	39.6%
Population 45 to 64 years	129,827		3,649	
High school graduate or higher	123,187	94.9%	3,484	95.5%
Bachelor's degree or higher	49,381	38.0%	1,175	32.2%
Population 65 years and over	74,168		2,151	
High school graduate or higher	66,026	89.0%	1,859	86.4%
Bachelor's degree or higher	21,697	29.3%	445	20.7%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S1501.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

Table IX-3
Economy Wide Key Statistics
2017 Economic Census of the US
Florence Township, NJ

2017 NAICS Code and Meaning	Meaning of Type of Operation or Tax Status Code	Year	Number of Establishments	Sales, Value of Shipments, or Revenue (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
42 Wholesale trade	Merchant wholesalers, except manufacturers' sales and branches and offices	2017	D	D	29,049	500 to 999 employees
44-45 Retail trade	All Establishments	2017	18	23,523	2,050	83
48-49 Transportation and warehousing (106)	All Establishments	2017	D	D	44,653	1,000 to 2,499 employees
53 Real estate and rental and leasing	All Establishments	2017	5	5,542	988	37
54 Professional, scientific, and technical services	All Establishments	2017	14	17,685	4,844	103
56 Administrative and support and waste management and remediation services	All Establishments	2017	12	2,063	467	16
62 Health care and social assistance	All Establishments	2017	12	7,846	3,572	164
72 Accommodation and food services	All Establishments	2017	D	D	D	20 to 99 employees
81 Other services (except public administration)	All Establishments	2017	D	D	D	20 to 99 employees
D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals N: Not available or not comparable.						

Source: 2017 Economic Census of the U.S., Township of Florence, NJ, Table ECNBASIC2017.

Table IX-4
Economy Wide Key Statistics
2017 Economic Census of the US
Burlington County, NJ

2017 NAICS Code and Meaning	Meaning of Type of Operation or Tax Status Code	Year	Number of Establishments	Sales, Value of Shipments, or Revenue (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
22 Utilities	All establishments	2017	D	Q	D	1,000 to 2,499 employees
31-33 Manufacturing	All establishments	2017	319	5,853,606	1,060,904	14,429
42 Wholesale trade	Merchant wholesalers, except manufacturers' sales branches and offices	2017	480	13,279,375	753,668	11,758
44-45 Retail trade	All establishments	2017	1,344	8,223,094	698,152	26,240
48-49 Transportation and warehousing ⁽¹⁰⁴⁾	All establishments	2017	295	942,127	344,098	7,237
51 Information	All establishments	2017	170	N	286,258	3,222
52 Finance and Insurance	All establishments	2017	641	N	1,661,405	19,182
53 Real estate and rental and leasing	All establishments	2017	428	1,167,961	261,436	4,210
54 Professional, scientific, and technical services	All establishments	2017	D	D	D	10,000 to 24,999 employees
56 Administrative and support and waste management and remediation services	All establishments	2017	685	1,364,911	504,389	13,405
61 Educational services	All establishments	2017	130	52,248	17,423	1,058
62 Health care and social assistance	All establishments	2017	1,283	3,281,131	1,296,833	28,853
71 Arts, entertainment, and recreation	All establishments	2017	169	177,160	60,977	3,440
72 Accommodation and food services	All establishments	2017	924	902,336	251,614	15,270
81 Other services (except public administration)	All establishments	2017	781	413,756	134,483	4,731
D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.						
N: Not available or not comparable						
Q: Revenue not collected at this level of detail for multi-establishment firms						

Source: 2017 Economic Census of the U.S., Burlington County, NJ, Table ECNBASIC2017.

F. Occupation by Median Earnings, 2019, 5-Year Estimates Florence Township and Burlington County

Occupation by Median Earnings for 2019 5-Year Estimates in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over with Earnings is provided in *Table IX-5*. The median earnings estimate for Florence Township was \$48,656 compared to \$50,762 for the County. Generally, County median earnings were greater than Township median earnings for all the listed occupations, with the exception of the following occupations or occupation subcategories shown below.

Occupations in Florence Township with Higher Median Incomes than Burlington County

<i>Occupation</i>	<i>Median Township Earnings</i>	<i>Median County Earnings</i>
Management, Business and Financial Occupations: Management, Business and Financial Occupations	\$93,393	\$82,986
Management, Business and Financial Occupations: Management, Business and Financial Occupations Management Occupations	\$103,182	\$91,641
Computer, Engineering and Mathematical Occupations: Life, Physical, and Social Science Occupations	\$85,313	\$76,303
Healthcare Practitioners and Technical Occupations:	\$72,143	\$70,417
Healthcare Practitioners and Technical Occupations: Health Diagnosing and Treating Practitioners and Other Technical Occupations	\$93,125	\$82,687
Service Occupations:	\$28,750	\$23,785
Service Occupations: Healthcare Support Occupations	\$30,536	\$25,935
Service Occupations: Protective Service Occupations	\$73,214	\$62,275
Service Occupations: Firefighting and Prevention, and Other Protective Service Workers Including Supervisors	\$54,375	\$36,399
Service Occupations: Law Enforcement Workers Including Supervisors	\$110,556	\$78,661
Service Occupations: Food Preparation and Serving Related Occupations	\$15,626	\$14,412
Production, Transportation, and Material Moving Occupations:	\$38,518	\$36,331
Production, Transportation, and Material Moving Occupations: Material Moving Occupations	\$35,511	\$25,674

Source: Taken from Table IX-5.

G. Industry and Median Earnings, 2019, 5-Year Estimates Florence Township and Burlington County

Table IX-6 shows Industry and Median Earnings for 2019 5-Year Estimates in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over with Earnings. The County median earnings (\$50,762) are higher than that of the Township (\$48,656). The County median earnings by Industry are generally higher than the Township's with the exception of the following industries or industry subcategories:

Median Earnings by Industry in Florence Township with Higher Median Incomes than Burlington County

<i>Industry</i>	<i>Median Township Earnings</i>	<i>Median County Earnings</i>
Transportation and warehousing, and utilities: Transportation, Warehousing and Utilities	\$57,625	\$54,525
Utilities	\$107,375	\$90,253
Information	\$100,417	\$65,229
Finance and insurance, real estate and rental and leasing: Real Estate and Rental and Leasing	\$70,139	\$43,994
Arts, Entertainment, and Recreation and Accommodation and Food Services: Accommodation and Food Services	\$17,431	\$16,676
Accommodation and Food Services	\$17,431	\$15,478
Public Administration	\$76,250	\$69,761

Source: Taken from Table IX-6.

Table IX-5
Occupation by Median Earnings in the Past 12 Months
(In 2019 Inflation-Adjusted Dollars)
For the Civilian Employed Population 16 Years and Over
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ

Subject	Burlington County		Florence Township	
	Employment Estimate ¹	Median Earnings Estimate ¹	Employment Estimate ¹	Median Earnings Estimate ¹
Civilian employed population 16 years and over with earnings	223,483	\$50,762	6,853	\$48,656
Management, business, science, and arts occupations:	99,986	\$72,274	2,804	\$72,089
Management, business, and financial occupations:	40,708	\$82,986	1,139	\$93,393
Management occupations	24,872	\$91,641	688	\$103,182
Business and financial operations occupations	15,836	\$73,705	451	\$62,390
Computer, engineering, and science occupations:	15,299	\$87,378	510	\$83,750
Computer and mathematical occupations	8,838	\$86,130	325	\$83,427
Architecture and engineering occupations	4,196	\$96,548	64	\$64,464
Life, physical, and social science occupations	2,265	\$76,303	121	\$85,313
Education, legal, community service, arts, and media occupations:	27,238	\$55,133	695	\$50,759
Community and social service occupations	4,556	\$51,268	89	\$45,893
Legal occupations	3,311	\$81,763	111	\$74,836
Educational instruction, and library occupations	15,445	\$56,446	403	\$50,069
Arts, design, entertainment, sports, and media occupations	3,926	\$42,697	92	\$34,375
Healthcare practitioners and technical occupations:	16,741	\$70,417	460	\$72,143
Health diagnosing and treating practitioners and other technical occupations	11,462	\$82,687	281	\$93,125
Health technologists and technicians	5,279	\$43,420	179	\$39,145

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Florence Township and Burlington County, NJ, Tables S2401 and S2411. ¹Estimates do not consider the Margin of Error of Data resulting from sampling variability. An “-” following a median estimate means the median falls in the lowest interval of an open-ended distribution.

Table IX-5
Occupation by Median Earnings in the Past 12 Months
(In 2019 Inflation-Adjusted Dollars)
For the Civilian Employed Population 16 Years and Over
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ
(Continued)

Subject	Burlington County		Florence Township	
	Employment Estimate ¹	Median Earnings Estimate ¹	Employment Estimate ¹	Median Earnings Estimate ¹
Service occupations:	32,351	\$23,785	865	\$28,750
Healthcare support occupations	5,414	\$25,935	198	\$30,536
Protective service occupations:	5,990	\$62,275	224	\$73,214
Firefighting and prevention, and other protective service workers including supervisors	3,048	\$36,399	132	\$54,375
Law enforcement workers including supervisors	2,942	\$78,661	92	\$110,556
Food preparation and serving related occupations	9,255	\$14,412	165	\$15,625
Building and grounds cleaning and maintenance occupations	5,556	\$26,845	128	\$26,146
Personal care and service occupations	6,136	\$16,838	150	\$11,188
Sales and office occupations:	52,712	\$40,024	1,890	\$37,043
Sales and related occupations	22,727	\$40,023	733	\$31,758
Office and administrative support occupations	29,985	\$40,025	1,157	\$38,393
Natural resources, construction, and maintenance occupations:	14,530	\$52,772	499	\$51,004
Farming, fishing, and forestry occupations	283	\$19,886	0	-
Construction and extraction occupations	8,265	\$51,521	265	\$50,335
Installation, maintenance, and repair occupations	5,982	\$54,113	234	\$53,438
Production, transportation, and material moving occupations:	23,904	\$36,331	795	\$38,518
Production occupations	7,811	\$45,544	225	\$42,188
Transportation occupations	9,176	\$39,935	305	\$38,845
Material moving occupations	6,917	\$25,674	265	\$35,511

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Florence Township and Burlington County, NJ, Tables S2401 and S2411.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

An “-” following a median estimate means the median falls in the lowest interval of an open-ended distribution.

Table IX-6
Industry and Median Earnings in the Past 12 Months
(In 2019 Inflation-Adjusted Dollars)
For the Full-Time, Year-Round Civilian Employed Population 16 Years and Over
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ

Subject	Burlington County		Florence Township	
	Employment Estimate ¹	Median Earnings Estimate ¹	Employment Estimate ¹	Median Earnings Estimate ¹
Civilian employed population 16 years and over	223,483	\$50,762	6,853	\$48,656
Agriculture, forestry, fishing and hunting, and mining:	851	\$30,426	0	-
Agriculture, forestry, fishing, and hunting	750	\$26,848	0	-
Mining, quarrying, and oil and gas extraction	101	\$166,875	0	-
Construction	12,152	\$53,682	390	\$50,446
Manufacturing	17,183	\$68,703	595	\$62,349
Wholesale trade	6,989	\$53,942	241	\$44,180
Retail trade	26,058	\$26,893	915	\$21,566
Transportation and warehousing, and utilities:	12,476	\$54,525	456	\$57,625
Transportation and warehousing	10,581	\$50,211	365	\$48,295
Utilities	1,895	\$90,253	91	\$107,375
Information	5,004	\$65,229	125	\$100,417
Finance and insurance, and real estate and rental and leasing:	18,734	\$64,068	402	\$56,607
Finance and insurance	14,433	\$73,546	307	\$56,563
Real estate and rental and leasing	4,301	\$43,994	95	\$70,139
Professional, scientific, and management, and administrative and waste management services:	27,328	\$62,634	757	\$58,698
Professional, scientific, and technical services	19,840	\$72,727	559	\$72,125
Management of companies and enterprises	408	\$104,655	33	\$82,031
Administrative and support and waste management services	7,080	\$33,317	165	\$28,319

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S2403, S2413.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

An “-” following a median estimate means the median falls in the lowest interval of an open-ended distribution.

Table IX-6
Industry and Median Earnings in the Past 12 Months
(In 2019 Inflation-Adjusted Dollars)
For the Full-Time, Year-Round Civilian Employed Population 16 Years and Over
2019 American Community Survey 5-Year Estimates
Burlington County and Florence Township, NJ
(Continued)

Subject	Burlington County		Florence Township	
	Employment Estimate ¹	Median Earnings Estimate ¹	Employment Estimate ¹	Median Earnings Estimate ¹
Educational services, and health care and social assistance:	57,250	\$51,115	1833	\$41,458
Educational services	23,404	\$54,883	793	\$48,264
Health care and social assistance	33,846	\$47,172	1040	\$39,359
Arts, entertainment, and recreation, and accommodation and food services:	15,417	\$16,676	211	\$17,431
Arts, entertainment, and recreation	3,933	\$23,610	20	-
Accommodation and food services	11,484	\$15,478	191	\$17,431
Other services, except public administration	8,166	\$31,142	296	\$30,556
Public administration	15,875	\$69,761	632	\$76,250

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S2403, S2413.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

An “-” following a median estimate means the median falls in the lowest interval of an open-ended distribution.

H. Commuting Characteristics: 2019, 5-Year Estimates, Florence Township and Burlington County

Commuting Characteristics in the Township and County for 2019, 5-Year Estimates are shown in **Table IX-7**. The largest percent of workers, in both the Township (91.3%) and the County(90.1%) that were 16 years and over who did not work at home, drove to work in a car, truck or van. In the County, 82.7% drove to work alone while 83.3% of Township workers drove to work alone. Only 3.4% of County workers and 4.6% of Township workers utilized public transportation for their travel to work.

Table IX-7 shows that 88.9% of Township and 85.5% of County workers worked in their state of residence. In the County, 31.6% worked outside of the County versus 44.9% of Township workers worked outside of the County. The lowest percentage of County workers (3.10%) and the lowest percentage of Township workers (4.0%) left for work between 5:00 am and 5:29 am. The largest percentage of workers in both the County (22.2%) and the Township (26.1%) left for work between 9:00 am and 11:59 am. Mean travel time to work in minutes was similar in the County (30 minutes) and the Township (31 minutes).

I. Economic Outlook for the Township of Florence Township

The Delaware Valley Regional Planning Commission (DVRPC) prepared County and Municipal-Level Employment Forecasts, 2015-2045 for the Tri-County region of Camden, Gloucester, and Burlington Counties in addition to Pennsylvania counties and municipalities they represent. **Figures IX-5 to IX-8** show the following:

Figure IX-5. 2045 Municipal Employment Forecast

Figure IX-6. Absolute Change: 2015-2045

Figure IX-7. Percent Change: 2015-2045

Figure IX-8. Absolute Change Per Square Mile By Municipality: 2015-2045

The maps and accompanying data prepared by DVRPC forecasts that Florence Township will have 4,297 employed in 2045 as compared to a 2015 employment estimate of 3,424. By 2025 Florence Township employment is forecast to be 3,889. The absolute change from 2015 to 2045 is 873 and the percentage change is 25.5%. The 2015 employment estimate for Burlington County was 241,298 and the 2045 Forecast is 263,622 which is an absolute change of 22,324 and a percent change of 9.3%. The forecasts suggest that the employment economy of Florence Township will be growing at twice the rate of the County.

**Figure 1:
2045 Municipal Employment Forecast**



Employees

- 1,000 or Fewer
- 1,001 to 2,500
- 2,501 to 5,000
- 5,001 to 10,000
- More than 10,000

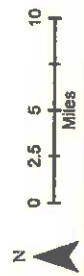
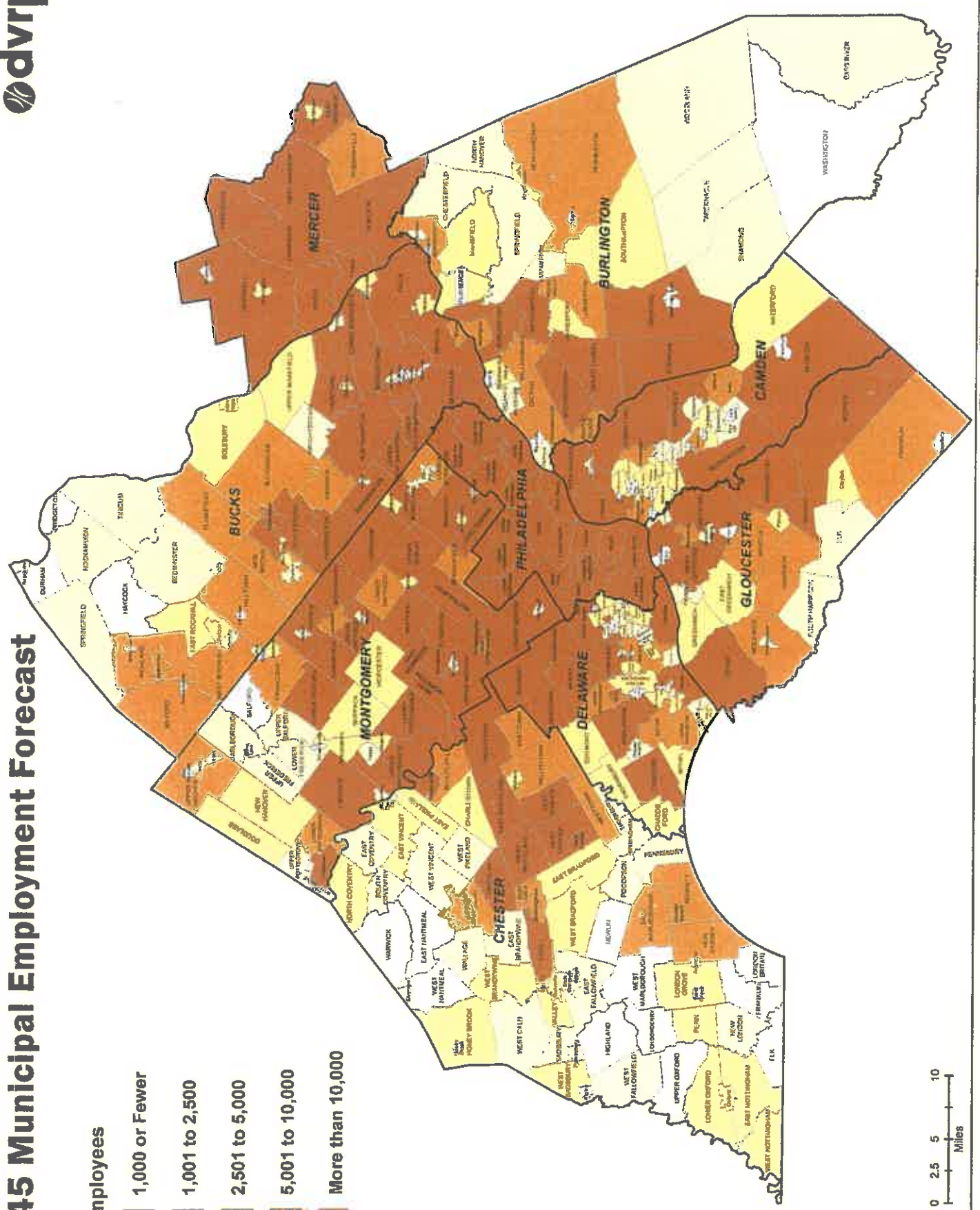


Figure IX-5. 2045 Municipal Employment Forecast



Figure 2:
2045 Municipal Employment Forecast
Absolute Change: 2015–2045

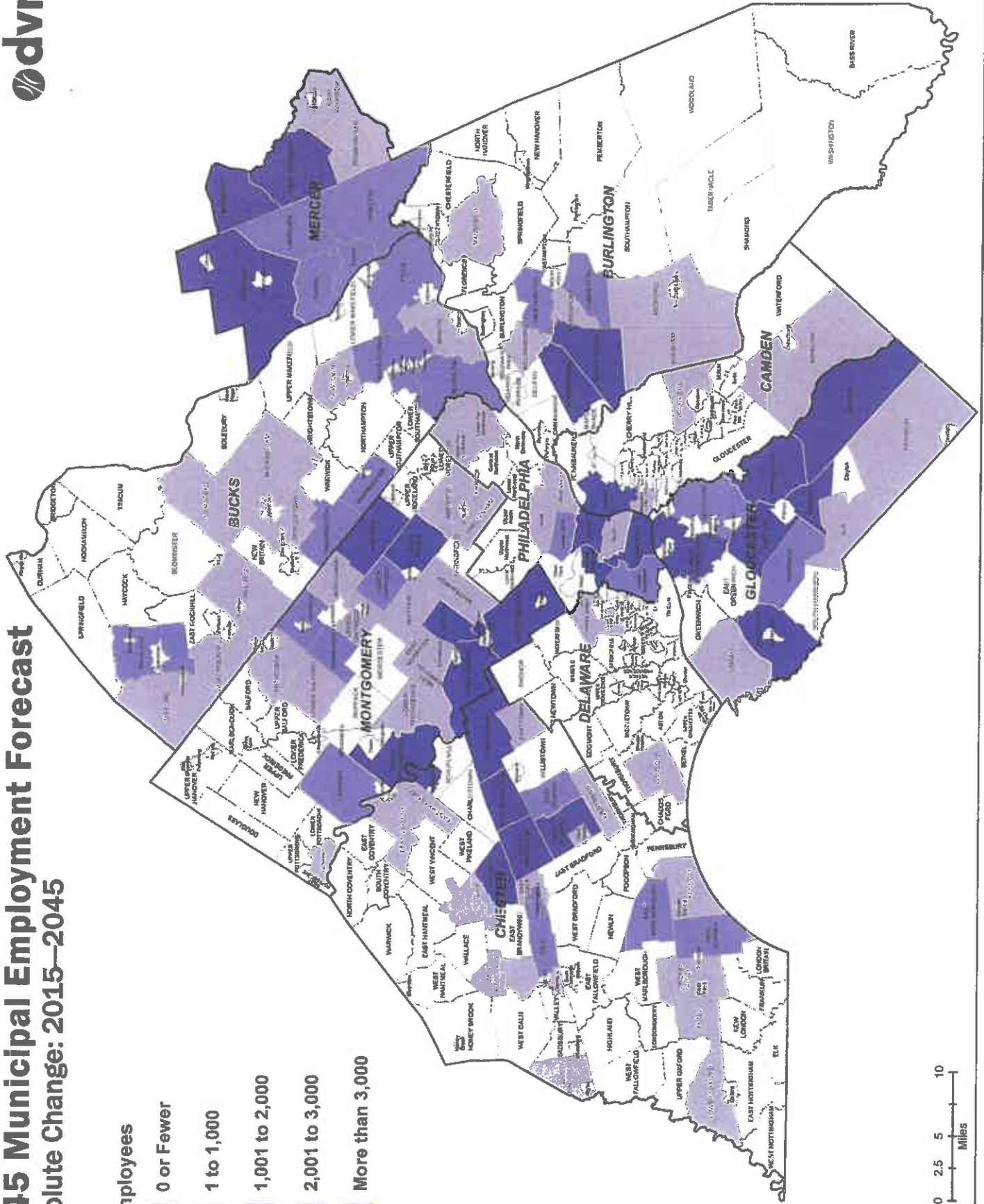






Figure IX-6. Absolute Change: 2015-2045



Figure 3:
2045 Municipal Employment Forecast
Percentage Change: 2015–2045

-  Stable (-5% to +5%)
-  Moderate Growth (+6% to +25%)
-  Significant Growth (+26% to +50%)
-  Exceptional Growth (Above +50%)

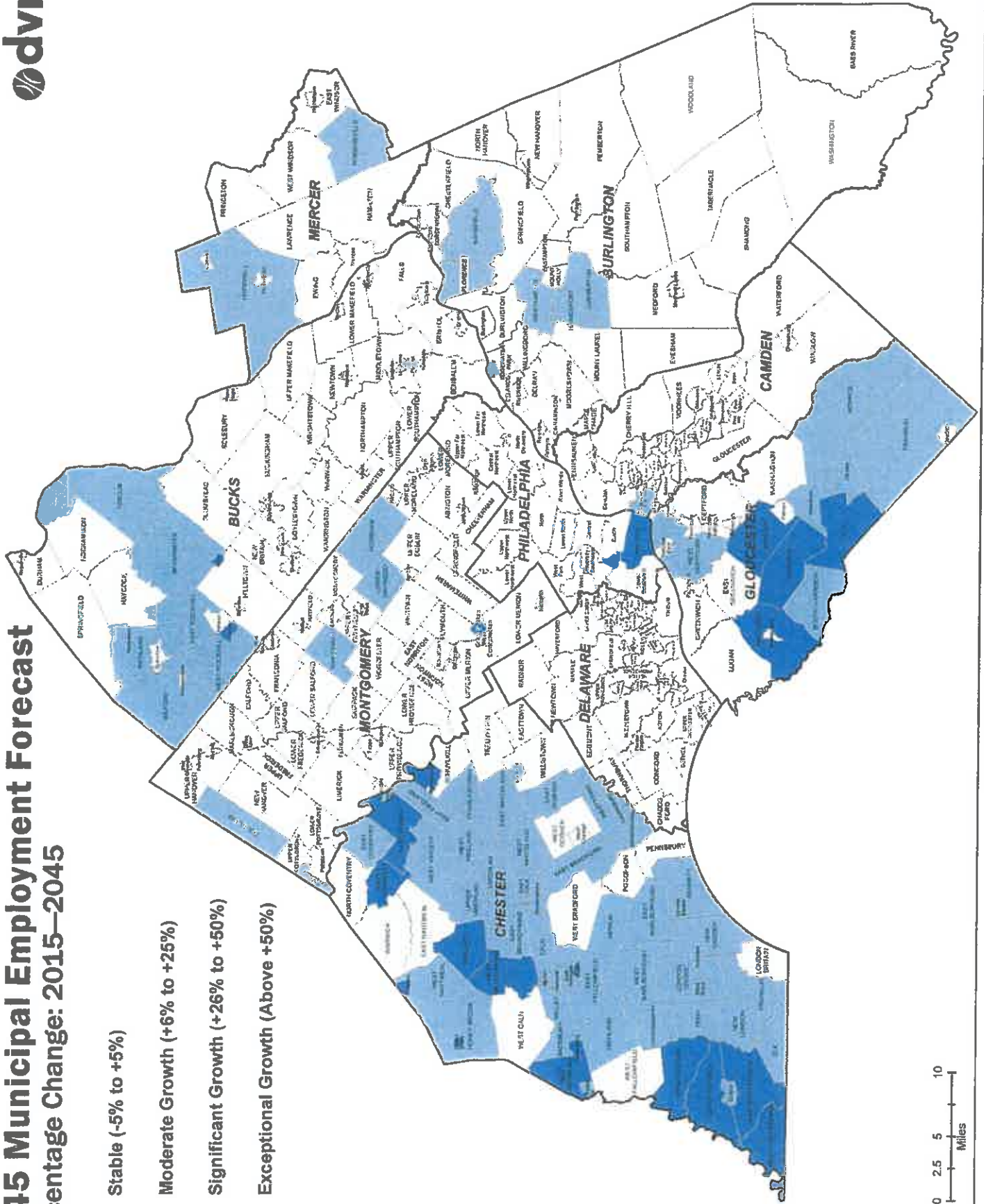


Figure IX-7. Percent Change: 2015-2045

Table IX-7
Commuting Characteristics: 2019
Workers 16 Years and Over
2019 American Community Survey 5-Year Estimates
Township of Florence and Burlington County, NJ

Subject	Burlington County	Florence Township
	Estimate ¹	Estimate ¹
Workers 16 years and over	223,799	6,772
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	90.1%	91.3%
Drove alone	82.7%	83.3%
Carpooled	7.4%	8.0%
In 2-person carpool	5.6%	6.0%
In 3-person carpool	1.1%	0.9%
In 4-or-more person carpool	0.8%	1.2%
Workers per car, truck, or van	1.1%	1.1%
Public transportation (excluding taxicab)	3.4%	4.6%
Walked	1.1%	0.9%
Bicycle	0.1%	0.0%
Taxicab, motorcycle, or other means	0.9%	1.0%
Worked from home	4.3%	2.2%
PLACE OF WORK		
Worked in state of residence	85.5%	88.9%
Worked in county of residence	53.9%	44.0%
Worked outside county of residence	31.6%	44.9%
Worked outside state of residence	14.5%	11.1%
Living in a place	22.9%	68.0%
Worked in place of residence	3.2%	5.3%
Worked outside place of residence	19.7%	62.7%
Not living in a place	77.1%	32.0%
Living in 12 selected states	100.0%	100.0%
Worked in minor civil division of residence	15.6%	11.0%
Worked outside minor civil division of residence	84.4%	89.0%
Not living in 12 selected states	0.0%	0.0%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S0801.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

Table IX-7
Commuting Characteristics: 2019
Workers 16 Years and Over
2019 American Community Survey 5-Year Estimates
Township of Florence and Burlington County, NJ
(Continued)

Subject	Burlington County	Florence Township
	Estimate ¹	Estimate ¹
Workers 16 years and over who did not work from home	214,266	6,624
TIME OF DEPARTURE TO GO TO WORK		
12:00 a.m. to 4:59 a.m.	3.2%	4.1%
5:00 a.m. to 5:29 a.m.	3.1%	4.0%
5:30 a.m. to 5:59 a.m.	4.5%	5.1%
6:00 a.m. to 6:29 a.m.	8.4%	4.4%
6:30 a.m. to 6:59 a.m.	11.4%	6.6%
7:00 a.m. to 7:29 a.m.	15.2%	18.5%
7:30 a.m. to 7:59 a.m.	12.5%	13.0%
8:00 a.m. to 8:29 a.m.	13.0%	15.3%
8:30 a.m. to 8:59 a.m.	6.6%	7.4%
9:00 a.m. to 11:59 p.m.	22.2%	21.6%
TRAVEL TIME TO WORK		
Less than 10 minutes	9.9%	8.8%
10 to 14 minutes	11.6%	5.5%
15 to 19 minutes	13.5%	13.3%
20 to 24 minutes	13.5%	16.6%
25 to 29 minutes	7.4%	11.4%
30 to 34 minutes	12.9%	15.6%
35 to 44 minutes	8.8%	7.9%
45 to 59 minutes	10.1%	8.7%
60 or more minutes	12.3%	12.4%
Mean travel time to work (minutes)	30	31

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates, Burlington County and Florence Township, NJ, Table S0801.

¹Estimates do not consider the Margin of Error of Data resulting from sampling variability.

J. Florence Township Economic Development Committee

Florence Township maintains an active Economic Development Committee which meets in the Municipal Complex on the first Tuesday of the month. The mission of the Committee is to enhance the numerous attributes of the Township. The Committee is dedicated to:

- Serving as a conduit between the commercial economic interests in Florence Township and the municipal government;
- Encouraging the economic well-being and expansion of the existing commercial businesses located within the Township;
- Responsibly assisting in developing properties within the Township in an effort to improve the aesthetics while providing additional revenue; and
- Reviewing Township ordinances, policies, and practices to determine their impact on existing and proposed commercial businesses.

The Economic Development Committee's Goals and Objectives include the following:

1. Retain and encourage expansion of existing businesses and industries and attract new economic activities including retail, office buildings, and small-scale light industries to provide desired levels of commerce and employment for the Township's existing and projected population.
2. Establish and improve networking to support local businesses and their employees.
3. Acknowledge and promote Florence Township as a great place to live, work and shop.
4. Seek grants through federal, state, county, local and other funding sources for infrastructure improvements and economic development projects.
5. Promote and expand upon the Township's environmental resources, natural features, cultural and historic sites, events and festivals as a way to foster tourism.
6. Provide changes and enhancements through zoning to establish adequate and appropriate spaces for the establishment of commercial businesses in the downtown area and the Route 130 corridor.
7. To promote the enhancement of current and future commercial properties within the Township.

8. Promote development of a planned revitalization of the Route 130 corridor.
9. Encourage economic development through planned promotion/marketing of those areas that are compatible with and accessible to existing services and transportation.
10. Encourage mixed-use developments along Hornberger Avenue as well as other key areas in conjunction with public improvements.
11. Continue to seek improvement of the infrastructure to accommodate projected increases in traffic associated with new commercial development.

The Economic Development Committee has indicated that future goals include the following activities to further engage with their local business community:

Establishing a Local Business Directory: As the Township transitions to an updated website, the Committee suggests a tab be created on the website identifying local business in the community. The business name, address, contact phone number and website/social media presence will be identified so the information will not only serve as a resource to residents looking for contact information but also as a means to support the businesses creating a way for visitors to the page to become future patrons.

Establishing an Online Resource Center for Residents/Businesses: As the Township website is redesigned, another goal of the Committee is to create a resource area where individuals may locate State and County links for employment opportunities, health department and other needs. Similarly local businesses may find links to State/County resources providing incentive for small business, loan programs and grant opportunities.

K. Vision Statement Strategies and Actions for Economic Development

Florence Township participated in the Plan Endorsement process for the regional Route 130/Delaware River Corridor Strategic Plan that the New Jersey State Planning Commission (SPC) endorsed on April 28, 1999. Plan Endorsement is a voluntary review process established by the SPC to provide technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and the State Development and Redevelopment Plan.

In 2021, the Florence Township Council agreed to participate with Burlington County and the eleven other municipalities that comprised the Route 130/Delaware River Corridor (Corridor) to attain a new Plan Endorsement for the Corridor from the SPC. The Plan Endorsement process requires a municipality to prepare a vision statement that is based on public input. Because of the obstacles for holding in-person public visioning sessions caused by the COVID-19 pandemic, Florence Township prepared and posted an online survey to obtain public

input to develop a vision statement for the municipality in early 2022. On March 22, 2022, the Florence Township Plan Endorsement Advisory Committee and the Florence Township Planning Board held a public meeting to review the results of the survey, discuss the draft vision statement, and refine the vision statement from public input obtained during the meeting.

The revised vision statement has six overarching strategies that are summarized below. The complete Vision Statement is provided in Appendix A of this 2022 Master Plan.

1. Protecting the environment and critical natural resources;
2. Achieving aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural disasters;
3. Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services;
4. Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes;
5. Improving and expanding the municipality's infrastructure, services and amenities that meet current and future needs; and
6. Preserving important historic resources, agricultural lands and open space.

These principal strategies are vital for informing actions needed for achieving economic development within Florence Township. The following actions taken from the strategies are recommended for this economic plan element:

1. Develop and redevelop the Town of Florence and the Village of Roebing, which are served by an extensive network of utilities, infrastructure, and community facilities and services, in the following manner:
 - Rehabilitate deteriorated and dilapidated housing stock and buildings.
 - Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
 - Encourage the adaptive reuse of buildings so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses.
 - Preserve historically significant buildings and structures with a view toward appropriate rehabilitation and adaptive reuse.
 - Develop and implement a menu of financial incentives to encourage housing and building rehabilitation, infill development, adaptive reuse of buildings, and preservation of historically significant buildings.
 - Undertake a "complete streets" analysis to identify: gaps in pedestrian and bicycle linkages needed to connect neighborhoods, commercial centers, recreational facilities and parks, and public facilities and services; and where traffic-calming

improvements should be made to improve pedestrian, bicyclist and motorized-vehicular safety.

- Implement Action No. A6 regarding street trees.
- Develop and implement an action plan to strengthen and improve neighborhood commercial areas, working with the local business community.
- Upgrade and improve open space and recreational facilities to meet current and future demand.
 - The former Roebling steel mill site has significant potential for being redeveloped as a major recreational facility. The attributes of the site are: more than a mile of shoreline along the Delaware River; publically accessible open space where the slag area was remediated; an area that served as a dock for barges; the county's regional Delaware River Heritage Trail traverses the shoreline of the site; the Roebling Museum with various artifacts and open areas for events; the New Jersey Transit RiverLINE light rail passenger station; and an expansive open area that is an open palette for improvement. A master plan for improving the entire site should be prepared.
- Improve the road network to address circulation issues.
 - Realign the segment of Hornberger Avenue from US Route 130 to vicinity of the tributary of Craft's Creek to lessen the sharpness of the curve in the road and raise a portion of the road to avoid flooding from Craft's Creek.
 - Work with Burlington County and New Jersey Transit to address the issue of tractor-trailers straddling the railroad tracks while attempting make a left turn to Railroad Avenue from northbound Delaware Avenue, which is CR 656, when vehicles occupy the lane exiting Railroad Avenue to Delaware Avenue.
 - Weight-restrict Delaware Avenue and Front Street to prohibit heavy trucks travelling these roads to access industrial development in the vicinity of West Front Street and River Road in Florence Township and Burlington Township, respectively.

2. Balance development and preservation of the Country according to its environmental sensitivity, the ability of its rural road network to handle additional traffic, and the need to maintain a critical mass of farmland to maintain viable agriculture.

- Aggressively pursue farmland and open space preservation.
- Encourage infill residential development in the area north of the New Jersey Turnpike Extension where utilities and infrastructure exist and can be readily extended.
- Avoid extending utilities and infrastructure, particularly public water service and sanitary sewers, into the non-sewer and non-water service areas south of the New Jersey Turnpike Extension.

- Avoid extending utilities and infrastructure, particularly public water service and sanitary sewers, into the non-sewer and non-water service areas south of the New Jersey Turnpike Extension.
3. Develop and redevelop the US Route 130 Corridor and Industrial Area as centers of commerce and industry that provide jobs, goods, services and a strengthened tax ratable base while addressing their increasing traffic issues that negatively affect the quality of life in Florence Township.
- Rehabilitate deteriorated and dilapidated buildings.
 - Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
 - Encourage the adaptive reuse of buildings along U.S. Route 130 so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses. When adaptive reuse is unattainable, redevelop sites with aim of satisfying local business needs and, where appropriate, providing mixed-use development.
 - Encourage the consolidation of small lots for the development and redevelopment of commercial uses along U.S. Route 130. Larger lots will allow for the more efficient of land and reduce the number of driveway access points along U.S. Route 130 thereby improving operations and safety of the state highway.
 - Develop and implement a menu of financial incentives to encourage building rehabilitation, infill development and adaptive reuse of buildings along U.S. Route 130.
 - Improve the road network to address circulation issues.
 - Work with Burlington County and New Jersey Transit (NJT) to address the issue of tractor-trailers straddling the railroad tracks while attempting make a left turn to Railroad Avenue from northbound Delaware Avenue, which is C.R. 656, when vehicles occupy the lane exiting Railroad Avenue to Delaware Avenue.
 - Implement weight-restricting Delaware Avenue and Front Street to prohibit heavy trucks travelling these roads to access the Industrial Area in the vicinity of West Front Street and River Road in Florence Township and Burlington Township, respectively.
 - Work with Burlington Township and Burlington County to plan, design and have constructed a connector road from River Road to Daniels Way, then to John Galt Way and ultimately to U.S. Route 130 to function as the primary access route from the state highway to the Industrial Area along River Road and West Front Street and to facilitate weight-restricting Delaware Avenue and Front Street so that heavy trucks are prohibited from travelling through residential areas along these roads.

- Work with New Jersey Department of Transportation (NJDOT) and Burlington County to improve failing intersection U.S. Route 130 and C.R. 656 (Florence-Columbus Road and Delaware Avenue) in order for it to handle current and future traffic.
- Work with NJDOT, NJT and Burlington County to plan, design and construct modifications to the road system associated with the Cedar Lane overpass (over the railroad), which is known locally as the “Whirlybird,” to: lessen the sharpness of the compound curves to improve vehicular safety; connect the enlarged curving road from the “Whirlybird” to a new “T” intersection that consists of an extension of Railroad Avenue toward John Galt Way; extend Railroad Avenue across the railroad spur to connect with John Galt Way; and provide pedestrian walkways from U.S. Route 130 along Cedar Lane through the “Whirlybird” to the roundabout. These improvements will allow for the elimination of truck traffic from the problematic intersection of Delaware Avenue and Railroad Avenue and the rerouting of such truck traffic to the Cedar Lane-“Whirlybird”-Railroad Avenue-John Galt Way roadway complex. In addition, these improvements will facilitate safe pedestrian movement from U.S. Route 130 and Cedar Lane to the industrial development along Cedar Lane and Railroad Avenue.
- Work with NJDOT, Burlington County and Burlington Township to study, plan and improve problematic intersections along U.S. Route 130 that serve the Industrial Area. The focus of addressing the problems associated with these intersections is to improve pedestrian, bicyclist and motorized vehicular operations and safety. Develop a comprehensive plan that addresses the traffic and circulation issues facing U.S. Route – the plan should provide a holistic approach to solving the problems and avoid shifting problems from one intersection or sections of roadway to another.
- Work with NJT to plan, design and construct a pedestrian-only light rail passenger station north of the New Jersey Turnpike Extension in the vicinity of the roundabout for Cedar Lane and Railroad Avenue. Many employees utilize Florence Station in the Haines Industrial Center and walk a great distance in an unsafe condition along the railroad tracks to their jobs in the industrial establishments north of the Extension. Albeit dangerous, walking along the railroad tracks is the most direct route between Florence Station and their places of employment. The new pedestrian-only station would be much closer to the industrial area north of the New Jersey Turnpike Extension and obviate the need to unsafely walk along the railroad tracks.
- Work with NJT to plan, design and construct a pedestrian path from the Florence Station in the Haines Industrial Center to the vicinity of the roundabout at Cedar Lane and Railroad Avenue as an interim step to the pedestrian-only light rail passenger station discussed above.
- Work with Burlington County to study Florence-Columbus Road from U.S. Route 130 to Exit 52 of I-295 to ensure the roadway adequately handles

6. Upgrade and improve the Township's water and sanitary sewer systems to ensure they comply with the latest state and federal regulations and adequately serve the community of today and tomorrow as projected. Complete gaps in the system to ensure adequate service to areas intended for more intensive development and redevelopment.

X. HISTORIC PRESERVATION PLAN ELEMENT

A. Context

An **Historic Preservation Plan Element** was prepared by the Florence Township Historic Preservation Commission in August 1991 and was adopted by the Florence Township Planning Board in September 1991. This document has been adapted from the 1991 Historic Preservation Element.

B. Introduction

Examination of the historic resources in the Township of Florence indicated the need to create an awareness of these resources and a method of their basic protection. Prior efforts of the Historic Commission to protect properties listed on the state and national registers by reviewing building permit applications provide problematic because of the large number of homes in the Roebling Historic District and the frequency of permits required for even small jobs. Therefore, an alternative, less regulatory approach was sought for the protection of the assets.

The technique proposed for the preservation of historic resources in Florence Township is not the review of building permits by the Historic Commission. The proposed technique is the review of certain types of development applications, which might affect historic resources, as they come before the zoning and planning boards. When the boards review applications, they should consider an application's effect upon historic resources at that time. Therefore, the purpose of this plan element is to enable planning and zoning board members to give consideration to the historic resources by making them aware of the township's unique sites. The Historic Commission will be available to testify should any question arise during the board deliberations.

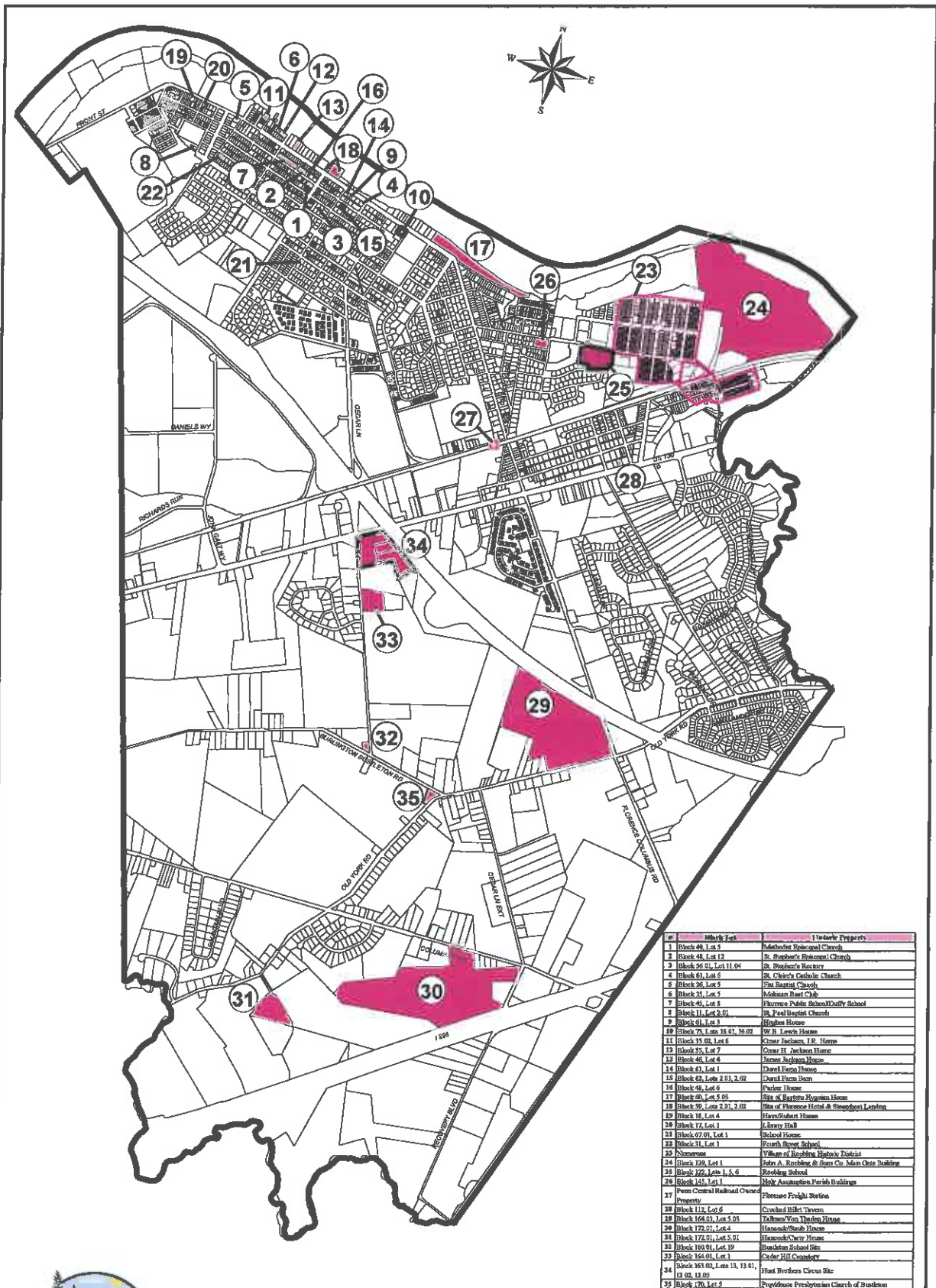
The standards used to assess the worthiness of historic sites are:

1. Sites associated with significant events in local, state or national history.
2. Sites associated with significant persons in local, state or national history.
3. Sites with significant architectural merit.
4. Sites that have yielded or are likely to yield important historical information.

Following is a list of all properties that the Historic Commission considers to be historic resources in Florence Township. The list provides the name, location, and significance of each resource. The location or former location of the resource is shown on *Figure X-1. Historic Preservation Plan Element*.

C. Municipal Land Use Law of New Jersey

The Municipal Land Use Law in C. 40:55D-28 provides for the preparation Master Plan and b. (10) provides for:



#	Block/Lot	Historic Property
1	Block 40, Lot 5	Methodist Episcopal Church
2	Block 45, Lot 12	St. Stephen's Episcopal Church
3	Block 25, Lot 11, 04	St. Stephen's Rectory
4	Block 61, Lot 6	St. Charles Catholic Church
5	Block 26, Lot 5	St. Basil's Church
6	Block 31, Lot 5	Methodist Rest Club
7	Block 45, Lot 5	Florence Public School/Duffly School
8	Block 11, Lot 2, 01	St. Paul Baptist Church
9	Block 61, Lot 3	Hughes House
10	Block 75, Lots 15, 07, 16, 07	W. B. Lewis House
11	Block 33, Lot 8	Oliver Jackson, 1.8. Home
12	Block 35, Lot 7	Oliver Jackson Home
13	Block 46, Lot 4	James Jackson House
14	Block 61, Lot 1	Charles Farm House
15	Block 45, Lots 2, 01, 2, 02	Charles Farm Home
16	Block 45, Lot 6	Palmer House
17	Block 60, Lot 5, 05	Site of Eastern Hospital Home
18	Block 50, Lots 2, 01, 2, 02	Site of Florence Hotel & Stagecoach Landing
19	Block 10, Lot 4	Haver/Robert House
20	Block 11, Lot 1	Abbey Park
21	Block 67, Lot 1	School House
22	Block 31, Lot 1	Fourth Street School
23	Numerous	Village of Rocking Bridge District
24	Block 120, Lot 1	John A. Rocking & Sons Co. Main Office Building
25	Block 122, Lots 1, 5, 6	Rocking School
26	Block 145, Lot 1	Holy Assumption Parish Building
27	Penn Central Railroad Overhead Trestle	Florence Freight Station
28	Block 112, Lot 6	Crowled Blkkt Tavern
29	Block 164, Lot 1, Lot 5, 01	Talman/Von Theoden House
30	Block 172, Lot 1, Lot 4	Hancock/Barb House
31	Block 172, Lot 1, Lot 5, 01	Hancock/Barb House
32	Block 160, Lot 1, Lot 19	Franklin School Site
33	Block 164, Lot 1	Cedar Hill Cemetery
34	Block 163, Lots 13, 13, 01, 13, 02, 13, 05	Hand Brothers Circus Site
35	Block 170, Lot 5	Providence Presbyterian Church of Brickton



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2022 MASTER PLAN
Florence Township
Historic Preservation Plan

 Florence Township
 Burlington County, New Jersey

Figure X-1. Historic Preservation Plan Element

An historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts;

D. Identified Historic Sites

Following is a summary of Historic Sites identified in the Township of Florence.

1. Methodist Episcopal Church - Block 49, Lot 5, Broad Street and Second Street.



Florence Methodist Episcopal Church.
Source: West Jersey History Project

Significance: Congregation dates from 1938 making it the oldest surviving church in Florence Township. The church was started by a group of farm families in the rural village known as High Banks prior to the development of Florence by the Florence City Company in 1849. Only the Duffy/Second Street School is an older institution dating from 1836. The existing Greek revival building, which replaced an earlier one, was built in 1881, a late date for that style. The building is on its original site and in excellent condition.

2. St. Stephen's Episcopal Church-- Block 48, Lot 12, West Second Street and Spring Street.



St. Stephen's Episcopal Church.
Source: Saints Stephen & Barnabas Episcopal Church.

Significance: The St. Stephen's Episcopal Church was constructed in 1859. The small church building is an excellent example of the Carpenter's Gothic style and is on its original site and in excellent condition. Located on Second Street near Spring Street, this building was constructed in just two months and was intended to be only the temporary chapel, but the small congregation never built a larger house of worship.

3. St. Stephens Rectory-- Block 56.01, Lot 11.04, East Third Street, Between Broad Street and Chestnut Street.



Reverend Samuel E. Hanger and his children in front of the St. Stephen's Episcopal Church Rectory, 1910.
Source: Florence Historical Society Book Committee, "Images of America: Florence Revisited" 2016.

Significance: This residence was designed by the noted Burlington and Philadelphia architect William D. Hewitt. The building was erected in 1883 in the stick style and is located on Third Street near Chestnut Street. Hewitt and his older brother were partners in a firm that included Frank Furness. The Hewitt and Hewitt firm is remembered for: The Philadelphia Zoo, the Bellevue Stratford Hotel, and the Bourse building, among others. Furness is locally remembered for the Pennsylvania Academy of Fine Arts and the Library of the University of Pennsylvania. William Hewitt also designed the Providence Presbyterian Church of Bustleton, which is on the state and national registers. The rectory was sold privately in 1986 and became a residence.

4. **St. Clare's Catholic Church**— Block 61, Lot 6, Front Street and Walnut Street.



Saint Clare's Catholic Church.
Source: West Jersey History Project.

Significance: St. Clare's Catholic Church was founded in 1874, and the stone church building was constructed in the Gothic style between 1875 and 1877. When completed, it was dedicated by Bishop Corrigan. This building exists today on the original lot.

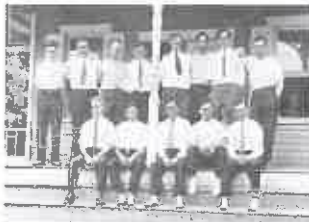
5. **First Baptist Church**— Block 26, Lot 5, Front Street and Church Street.



First Baptist Church, 1906.
Saint Clare's Catholic Church.
Source: West Jersey History Project.

Significance: Congregation was organized in 1875 and first met in the "Library" at the corner of Front and Foundry Streets. The neat little Gothic church was erected in 1879-80 on a lot donated by R. D. Wood and Co. The building has been added to several times over the last century. The neighboring parsonage was completed in 1888 and a small mission building was erected at the intersection of Route 130 & Florence-Columbus Road in 1889. (Removed circa 1950.)

6. **The Mohican Boat Club Building**— Block 35, Lot 5, Riverview Avenue.



Members of the Mohican Boat Club, Circa 1920.
Source: Florence Historical Society Book Committee, "Images of America: Florence Revisited" 2016.

Significance: In the days before television and the automobile, social clubs proliferated. While there are still Elk and Moose among us, their numbers are far fewer. Several of these clubs erected buildings. The Red Men Club build a large brick building at the corner of Third and Broad Street that many residents will recall after its conversion to the Florence Movie Theater.

When Florence was founded as a resort town in 1849, its main business was tourism and the attraction was fresh air and clean water away from the city. A place to rent canoes was needed and several were established along the riverfront. Over the years the Town changed from a tourist destination to a year round community and this canoe rental business changed into a canoe club with an emphasis on social occasions. The Mohicans seemed to have converted an existing building into a social club prior to 1900. They added a dining room, kitchen, and a large meeting room with a dance floor that could accommodate 100 people. He club held variety shows, dinner dances, and large open house parties on holidays, especially July fourth. It would be noted that the canoes were kept in a separate small building at the water's edge and that the foundation for the canoe house still exists as a cement wall jutting out of the riverbank. The club faded in the 1940's and the building was sold and converted into apartments.

7. Florence Public School/ Duffy School— Block 45, Lot 8, Second near Spring Street.



Florence Public School/Duffy School, Second Street near Spring Street.

Significance: The first school in Florence Township was a Quaker Sunday School, called a Preparatory Meeting, begun in 1750 in the Bustleton area. That meeting was closed after 102 years, but by then another school started. The School we call The Duffy School actually began over 150 years ago when Florence was known as High Banks. In 1836 local farmers William Durell, Harry Hale and William Hays erected a schoolhouse on the Second Street site. Durell alone had a dozen children the census reveals. At first Durell paid the teachers' salary, but soon the students were charged three cents a day for their education. After the development of Florence as a town the old village school was replaced on the same site in 1854 and again in 1871. This later substantial brick building was enlarged in 1907 and greatly enlarged again in 1924. The current Italian Revival style building was designed by P.L. Fowler and built by Thomas M. Day, so the Duffy Building is 120 years old and the site has been a town school for 155 years. (Written in 1991.)

8. St. Paul Baptist Church— Block 11, Lot 2.01, Fifth Street and Eyre Street.



St. Paul Baptist Church, Fifth and Eyre Streets.

Significance: The congregation is located near Fifth and Eyre Streets and was organized in 1910, shortly after the first black citizens were moved to Florence to find work in the pipe foundry. The Church was built in 1920 and enlarged several times as the congregation grew. A parsonage, located on West Fourth Street, was purchased in 1943.

9. Hughes House/Doctor's Office— Block 61, Lot 3, East Front Street, Between Chestnut and Walnut Streets.



Hughes House (Doctors Office). Front Street near Chestnut Street.

Significance: Birthplace of Governor Richard Hughes. The Hughes family lived here circa 1905-1915. They then moved to Burlington where Mr. Hughes became Mayor followed by his son who became Mayor and later Governor and Chief Justice of the New Jersey Supreme Court.

10. W.B. Lewis House— Block 75, Lots 16.01, 16.02, Front Street and Pine Street.



W. B. Lewis House, Front and Pine Streets.

Significance: Last of the Grant Victorian houses built in Florence during the 1850's. William B. Lewis was a former ambassador to Spain who moved to Florence from Philadelphia. The Mansard Styled third floor may have been added to an existing farmhouse built in 1792. Later, the Emmons family operated several popular businesses from the property. The Township High School and athletic field were formerly orchards of the Emmons Farm.

11. Omar Jackson Sr. Home– Block 35.02, Lot 6, Riverview and Winter Street.



Omar Jackson Sr. Home, Riverview and Winter Street.

Significance: Built Circa 1830, this modest farmhouse was part of the large Omar Jackson Sr. farm which was then sold to the Florence City Company in 1849.

12. Omar H. Jackson Home– Block 35, Lot 7, Riverview and Summer Street.



Omar H. Jackson Home, Riverview and Summer Street.

Significance: Original house circa 1800 was the homestead of the Jackson farm. Across Summer Street was a large two-story barn which was demolished around 1980. The Jackson house was extensively remodeled in the early 20th century by local store owner Carl Weber.

13. James Jackson Home– Block 46, Lot 4, Front Street, between Spring and Summer Streets.



James Jackson Home Front Street, between Spring and Summer Streets.

Significance: This home was built between 1800 and 1840 and was also a part of the Jackson farm. This home was extensively remodeled early in the 20th century. Today, it looks like a Colonial Revival House.

14 Durell Farm House - Block 61, Lot 1, Front Street at Chestnut Street.



Durell Farm House.
Source: Florence Historical Society Book Committee, "Images of America: Florence Revisited" 2016.

Significance: William Durell owned the largest farm in the area and eventually he sold it to the Florence City Company in 1849. The Durell farm, containing 170 acres and many out buildings, was purchased from the County Sheriff after Israel Kinsman defaulted on his purchase of the farms of Harriet Haines and Rebecca Gaskill. Road returns as late as 1870 still mention Durell's Lane which ran in a straight line from the farm to the intersection of what is now Route 130 and Cumberland Boulevard.

15. Durell Farm Barn– Block 62, Lots 2.01, 2.02, Second Street between Chestnut and Walnut Streets.

Significance: Now a duplex residence, this was formerly a barn for the Durell farm. The barn was built prior to the establishment of Florence City in 1849.

16. Parker House— Block 48, Lot 6, Front Street, between Broad and Spring Streets.



Parker House, Front Street between Broad and Spring Streets.

Significance: This is the finest example of an historic commercial building in Florence Township. This Mansard style Victorian building was erected circa 1875 at Front Street and Broad Street as an ice cream parlor for residents and steamboat visitors.

17. Site of Eastern Hygeian Home— Block 60, Lot 5.03, East Front Street at Oak Street.



Eastern Hygeian Home and Hygeio-Therapeutic College, 1876.
Source: Princeton University Library, Nova Caesarea: A Cartographic Record of the Garden State, 1666-1888

Significance: This building was originally constructed by the Florence City Company as a boarding house. After the company experienced bankruptcy, the boarding house was leased by Dr. Russel Thatcher Trall, a homeopathic doctor and writer. Trall opened the Hygeian Home and Hygeio-Therapeutic College in Florence in 1867. This location was a college of homeopathic medicine as well as a health resort for the ill. Trall practiced “natural hygiene”, which is the medical belief that all illness results from impure or unnatural habits, and that if one can purge themselves of unnatural impurities, illness will go away naturally. John Harvey Kellogg, an influential nutritionist and health advocate, spent six months at the Hygeio-Therapeutic College in 1972, first attending and later teaching classes at the college.

It is believed that Edgar Allen Poe stayed here. Ellen Beard Harman taught here; she became famous during the Civil War as one of the first women doctors in America. She also headed a reformism movement in women’s clothing urging women to shed their tight corsets and bustiers.

18. Site of Florence Hotel & Steamboat Landing—Front Street and Broad Street



Florence Hotel.
Source: West Jersey History Project



Florence Hotel.
Source: West Jersey History Project

Significance: The Florence Hotel was constructed by the Florence City Company in 1853 to attract residents to the company’s real estate venture. It was constructed in the Greek Revival Style, featuring five-story tall white columns and a spacious veranda overlooking the Delaware River. The hotel was built of brick and covered in stucco and was originally six stories tall. The building contained 35 guest rooms, and one bathroom on each floor.

The hotel was a popular destination for residents of Philadelphia and Trenton, many of whom arrived by steamboat. Recreation was provided by the boat launch directly adjacent to the hotel, as well as hunting and fishing in the wooded areas of the Florence Country. The hotel ceased operation in the 1920s, and the building would later serve as the Township municipal building, until it was destroyed in a fire in 1979.

19. Hays/Rubart House-Front Street near Foundry Street



Significance: A Greek Revival town house that appears to predate Florence. Most likely a part of the Stacy Hays farm, which was sold in 1853 to create the foundry, as were parts of the Richardson and Ranier farms. Building erected circa 1825.

20. Library Hall-Front Street and Iron Street



Library Hall
Source: West Jersey History Project

Significance: This building was erected with funds from Richard D. Woods's estate in 1859, under the direction of his wife for the expressed purpose of becoming a library and meeting hall for the people of Florence. Walter Wood later had the building enlarged to seat 300 persons and had a gymnasium built in the cellar. The large front porch has since been removed.

21. School House-Chestnut Street and Wilbur Henry Drive



Significance: This building is reported to be the first schoolhouse in the village of Florence.

22. Fourth Street School- Fourth Street and Church Street



Significance: Built circa-1915, this small two-room schoolhouse was for years called the Cripple School, not because handicapped children went there - they did not - but because a section of woods called the cripple was partially cleared to make way for the building. During Florence's short period of school segregation, about 1920- 1950, this school was called the "Colored School" as black children in grades 1-4 attended classes taught by Wilbur Henry. Mr. Henry also taught at the Florence Station School when that was the segregated schoolhouse.

23. Village of Roebing Historic District – Approximately Second to Eighth Streets.



Aerial image of Roebing, 1924.
Source: Victor Dallin Aerial Survey Collection,
Hagley Museum and Library

Significance: The Roebing Historic District includes the housing and small commercial district adjacent to the industrial plant built 1905-1911, as currently listed on the State and National Registers of Historic Places. Charles G. Roebing planned a complete town for the company's workers, many of whom were enticed to leave their rural homes in Eastern Europe for steady employment in America. Virtually all of the original housing survives in this unique context.

24. John A. Roebling and Sons Co. Main Gate Building-Main Street and Second Avenue



Significance: This building stands as the architectural link between the two great achievements of Charles Roebling's career - the town and the plant. In the beginning, neither was possible without the other and many residents can recall looking for their father or husband from among the many thousands who exited through that gate at the end of the day. The gate house is a stucco-covered brick structure of rectangular plan with Main Street running through a covered passageway framed with semi-elliptical wood joists supporting a cross gable roof. The right half of the building was the employment office, and the left half was a station magistrate's office. Additional office space, in the form of a metal skinned building was added to the left rear section circa 1980 during an attempt to revive part of the steel business.

25. Roebling School-Hornberger Avenue



Significance: Superintendent of school Maja Mathis is credited with prevailing upon the Roebling family to pay for the construction of a school in Roebling. Construction began in about 1914 and when it was finished it was the largest school building in the country at least until the Second World War. In his manuscript, Washington Roebling stated that the family paid \$30,000 as their share for the project. The architects were Klemann & Fowler. The property has been nominated to the State and National Registers of Historic Places in 1991.

26. Holy Assumption Parish Buildings-Hornberger Avenue and Parish Lane



Holy Assumption
Source: West Jersey History Project

Significance: Begun in 1912 -3 by a group of immigrants from Hungary, they first worshipped at the Roebling Boarding House under the incorporated name of St. Emericus Hungarian Church. The congregation grew to include others and the cornerstone for the existing church was laid in 1922 when the name was changed to The Roman Catholic Church of the Holy Assumption. Later, the Convent & Friary were added. The Holy Assumption School's first year was 1923-4 in which 170 students attended classes in the basement of the church. The church was enlarged in 1947 to accommodate the growing congregation and the growing student body.

27. Florence Freight Station-Railroad Avenue



Significance: Victorian era railroad station, not, however, the passenger station which has been demolished. The building has been renovated and serves as a private railroad library. Now it appears to be a rental property. Florence Station also formally included Whorell's store, Zeily's Produce shipping establishment, a Baptist Church, a schoolhouse (now a bar), the Township's first auto dealership, the original Wilson showroom, and Irvin's Hotel.

28. Crooked Billet Tavern-US 130 Near Potts Mill Road



Significance: The oldest building in Florence Township. A Tavern license was first granted for this property in 1746 to Issac Gibbs. A later proprietor, Solomon Rockhill filed a claim against the new United States government for losses he incurred by being forced to quarter and feed the troops of General Pulaski in October of 1778. The tavern is said to have gotten its name because a man was killed there after being hit on the head with a billet of wood. (A former owner stated that the Daughters of the American Revolution refused his application for certification as a historic place because the Crooked Billet had prostitutes during the Revolution. He said he applied to the Moorestown chapter. He also stated that a teacher from the Roebbling School, who lived nearby, perhaps Mrs. Masic, used to bring her classes out to tour the building.) This building is clearly eligible for the State and National Registers of Historic Places.

29. Tallman/Von Thaden House-Old York Road near Florence-Columbus Road



Significance: Dated 1752, this building is a good example of a pre-Revolutionary patterned brick farmhouse. The front facade is done in Flemish Checker and the other facades are in common bond.

30. Hancock/Staub House-Burlington-Columbus Road

Significance: Said to be the finest pre-Revolutionary dwelling in the township.

31. Hancock/Carty House-Old York Road near Suttons Bridge Road



Significance: Good example of pre-Revolutionary brick farmhouse on its original site. This house dates to about 1750, but the Hancock family was one of the first to settle in the Township in about 1690 at a location called Hancock's Bridge. This farm appears to have been part of the original Godfrey Hancock farm. He was one of the signers of the "Concessions and Agreements" along with William Penn in 1676.

32. Bustleton School House/Lower Mansfield Meeting House-Bustleton-Burlington Road near Cedar Lane



Significance: Built in 1878, the date is in the bricks. It served as the rural schoolhouse for more than 50 years. Some of the school children have scratched their names in the side of the building; one reads "B. Carty 1884". The 1849 map of Burlington County places the Lower Mansfield Meeting House at this location. The current owner stated that when they bought the property in 1968, one of the Rainers told him the school was built on the old foundation of a wooden meeting house that had burned. The Quaker records indicate that William Fowell and Thomas English were appointed the first overseers of the meeting on January 1, 1753. By 1783 the Quakers had opened a Preparative Meeting at this site, which means they were teaching school here. The membership declined later, and the meeting was closed in about 1850. Also notable on this property are the foundations to a privy and a 200-year-old white oak.

33 Cedar Hill Cemetery-Cedar Lane near U.S. 130



Significance: This cemetery is denoted on the old maps as the Lower Mansfield Burial Ground which dates back to 1752 when the congregation was first organized. The cemetery also reported to be an old Indian Burial ground. Located nearby was the Lower Mansfield Meeting House.

34. Hunt Brothers Circus Winter Headquarters– Block 163.02, Lots 13, 13.01, 13.02, 13.05, US 130 at Cedar Lane



Significance: After a decade of working in various circus acts, Charles T. Hunt formed his own show in 1892. His traveling circus moved to Florence from Broad Street in Hamilton Township in 1942 where it continued to operate until about 1970. The property has a bid top arena, an elephant house, worker housing, and many other buildings for exotic animals. The property is currently for sale as the "Big Top Industrial Park."

35. Providence Presbyterian Church of Bustleton – Block 170, Lot 5, Old York Road



Original Church Building
Roy, J. (1985). *Providence Presbyterian Church of Bustleton*. National Register of Historic Places Inventory Nomination.

Significance: The original structure of the Providence Presbyterian Church was built in the fall of 1863, just months after the Church's first service in the summer of 1863. The original church house was a simple one-story wood frame structure, which stood until at least 1985 before being demolished. A larger brick church building was constructed in 1878. Additionally, a two-story wooden Victorian residence was built on the property in 1890, and a brick building housing the Christian Education Center was built in 1960.

The structure built in 1878 has served as the primary church building since it was constructed. It was designed by architect.

35. Providence Presbyterian Church of Bustleton – Block 170, Lot 5, Old York Road (cont'd)



Main Church Building
Roy, J. (1985). *Providence Presbyterian Church of Bustleton*. National Register of Historic Places Inventory Nomination.

William Hewitt in the Carpenter Gothic Style and erected by local builders Miller and Estelow. The total cost of constructing and furnishing the new church was \$3,100. It is rectangular in plan, and the façade is constructed with brick and wood panels. Noted architectural features include the steep open gable roof and the ornate stained-glass windows. The property on which the church stands was donated by Joseph P. Zelle, a local merchant who owned and operated a neighboring property in Bustleton.

This site is listed on the National Register of Historic Places.



Main Church Interior
Roy, J. (1985). *Providence Presbyterian Church of Bustleton*. National Register of Historic Places Inventory Nomination.

XI. RECYCLING PLAN ELEMENT

A. Introduction

The **Recycling Plan Element** shall incorporate the state Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

B. New Jersey Recycling Program

The State of New Jersey passed mandatory recycling legislation in April, 1987. This was a major milestone in the state's solid waste management history and helped to establish New Jersey as a leader in the recycling field. The "New Jersey Statewide Mandatory Source Separating and Recycling Act" (Recycling Act), N.J.S.A. 13:1E-99.11 et seq., established an ambitious program that reshaped at least one aspect of the everyday lives of state residents, businesses and institutions. The Recycling Act required New Jersey's twenty-one counties to develop recycling plans that mandated the recycling of at least three designated recyclable materials, in addition to leaves. County recycling plans were also required to designate the strategy to be utilized for the collection, marketing and disposition of designated recyclable materials. Other provisions of the Recycling Act required municipalities to adopt an ordinance based upon their county's recycling plan.

Initially, the Recycling Act designated the recycling of 15% of the municipal solid waste stream in the first year of the program followed by the recycling of 25% of the municipal solid waste stream thereafter. That goal was more than doubled through legislation enacted in 1992 (P.L. 1992, c.167), amending the 1987 Recycling Act with a new challenge to recycle 50% of the municipal solid waste stream and 60% of the overall waste stream by the end of 1995. Another important provision of New Jersey's landmark recycling legislation was the establishment of a tax of \$1.50 per ton on solid waste disposed at landfills and transfer stations statewide. In accordance with the Recycling Act, revenue from this tax was credited to the State Recycling Fund and allocated and used for the following purposes:

- 40% Municipal and county recycling tonnage grants;
- 35% Low interest loans or loan guarantees to recycling businesses and industries and recycling market development research;
- 10% Public information and education;
- 8% County recycling program grants; and
- 7% State recycling program planning.

The dedicated funding source for recycling expired at the end of 1996. Funds generated by the Recycling Tax were used at the local level to support recycling coordinator positions, education and promotion campaigns, business and school recycling programs and enforcement functions, among other projects.

The Recycling Act also contained other provisions including:

- the requirement that all counties designate a recycling coordinator (N.J.S.A. 13:1E-99.13);
- the requirement that all municipalities designate a recycling coordinator (N.J.S.A. 13:1E-99.16);
- the requirement that municipal master plans be revised to require that provisions for recycling be incorporated into new residential, commercial and industrial development (N.J.S.A. 13:1E-99.16);
- the requirement that municipalities submit a tonnage grant report every year (N.J.S.A. 13:1E-99.16);
- the requirement that municipalities publicize the provisions of the local recycling program at least once every six months (N.J.S.A. 13:1E-99.16);
- the establishment of a tax credit program for the purchase of new recycling equipment (N.J.S.A. 13:1E-99.50);
- specific provisions pertaining to plastics and bimetal beverage containers (N.J.S.A. 13:1E-99.19), scrap tires (N.J.S.A. 13:1E-99.20) and motor oil (N.J.S.A. 13:1E-99.51);
- the provision of funds for recycling market development studies (N.J.S.A. 13:1E-99.56).

The Electronic Waste Management Act, approved on January 13, 2008, amended the 1987 legislation to establish a recycling system for the safe and environmentally sound management of end-of-life electronic devices and components. The law required original equipment manufacturers (OEMs) to pay a registration fee to the NJDEP and establish a collection, transportation and recycling system, either independently or jointly, for the recovery of computers and televisions. Fees generated were to be used to fund the program and issue payments to authorized processors for the recycling of used electronic devices. The act also establishes a disposal ban that was scheduled to start in 2010.

The Recycling Enhancement Act, also approved on January 13, 2008, established a source of funding for recycling in New Jersey through a \$3.00 per ton tax on solid waste accepted for disposal or transfer at in-state solid waste facilities. Solid waste that was transported out of state, either directly or by railroad, was also subject to the new recycling tax.

In such cases, the solid waste collector is responsible for paying the tax. The Recycling Enhancement Act required that 60% of the recycling tax fund be used for recycling tonnage grants to municipalities and counties. The law also required municipalities to expend its recycling grant funds only for its recycling program. One-

fourth of the recycling fund was targeted to counties for preparing and implementing solid waste management plans, including the implementation of the goals of the State Recycling Plan.

The funds could be used to pay for household hazardous waste collection events. Counties were to receive 5% of the recycling fund for public information and education programs concerning recycling. Another 5% of the fund was to be used by the NJDEP to provide grants to institutions of higher education to conduct research in recycling. The final 5% of the recycling fund was for use by the Department for recycling program planning and administrative expenses associated with the program.

Other aspects of the law included the expiration of the Solid Waste Services Tax (which was \$1.65 per ton) that had been levied on solid waste disposed at landfills and the requirement that municipal and county recycling coordinators become certified through a formal course of instruction. In addition, the Recycling Enhancement Act required an \$8,000,000 appropriation from the General Fund to the Recycling Fund for recycling grants to counties and municipalities.

The Department was to use the grants within the next twelve months. While recycling funds collected in the upcoming years were to be used to repay this amount to the General Fund, this monetary infusion made available by the Act was proposed to assist in reinvigorating New Jersey's programs over the short term.

Changes to the Recycling Enhancement Act were approved on March 26, 2008 and included somewhat minor changes and clarifications to the act.

In February, 2009, New Jersey's Recycling Rules became law. The laws are regularly updated with proposed rules and adoptions for the comprehensive recycling of waste. The regulations are contained in N.J.A.C. 7:26A-1 et seq.

On January 27, 2020, the Food Waste Recycling Law was adopted. This law regulates large food waste generators and establishes within the NJDEP a Food Waste Recycling Market Development Council.

An indication of how seriously New Jersey views recycling is the state's launch of a free app for mobile phones, Recycling Coach 2018. New Jersey was the first state to purchase a program that centralizes local recycling information at every government level in one app. The NJDEP offers the service to all governments free of charge under a three-year renewable contract. The app will set up a personalized garbage and recycling calendar with reminders and it allows answers to find local disposal information for thousands of household items. It is available on every device, including Amazon Alexa and Google Assistant. The app also has a friendly interface that appeals to children.

C. Burlington County Recycling Program

The Burlington County Recycling Office is the administrative and planning agency for the County-sponsored recycling programs. The office also oversees the operation of the Burlington County Regional Recycling Program. The Program has been operated by the Occupational Training Center of Burlington County, Inc, (OTC) since 1982. The OTC is a private, non-profit agency that trains and employs individuals with disabilities. The Regional Recycling vehicles are dispatched from the Center and collect from single family homes, multi-family complexes, public schools and municipal drop-off sites. The recyclables collected are brought back to the Center, processed and shipped to a variety of markets by the OTC. The Recycling Program is funded by the Burlington County Board of Commissioners. The County's website contains information, facts, questions, and answers about the County Recycling Program.

Burlington County converted to single stream recycling on September 1, 2014. This means that residents with curbside recycling collection, including the Township of Florence, are able to recycle all their cans, bottles, newspapers and cardboard in one container. The benefit of single stream recycling is the convenience of not having to separate recyclables which in turn, has proven to increase recycling by 10% or more. In addition, in 2020, recycling saved Burlington County towns more than \$3.2 Million in landfill tipping fees according to the Burlington County Single Stream Recycling website. The County's website contains an interesting YouTube video of the Single Stream System and how the various recyclables are sorted and processed.

D. Florence Township Recycling Program

Florence Township maintains an Office of Recycling under the direction of the Florence township Recycling Coordinator who is responsible for ensuring that residents and businesses are participating in recycling and that they maintain informed about recycling efforts and information. The Office of Recycling promotes recycling throughout the year through bulk mailings, brochures, calendars, newspaper articles and an informative website. Convenient curbside recycling is available to residents including single stream recycling using wheeled recycle carts where it is possible for collection vehicles to operate. Where vehicles cannot collect the wheeled containers, single stream collection is provided by alternative containers.

In addition to information the Township provides on recycling, residents can subscribe to recycling information via email to the Burlington County Recycling Office at recycle@co.burlington.nj.us.

The Township's website contains a wealth of information about recycling including:

- Curbside Recycling Collection Schedules and Hours
- Recycling Brochure - What and How to Recycle
- Single Stream Recycling Information
- Electronics Recycling
- Clothing/Textile Recycling
- Goodwill Car Donation
- Sharps Handling - Proper Disposal of Syringes
- Recycling NJ Web Site
- Burlington County Office of Recycling
- Shredded Paper Update
- Curbside Recycling
- Municipal Collection
- Municipal Drop-Off
- Occupational Training Center
- Savings

Florence Township also advertises Recycle Coach on its website encouraging residents and businesses to recycle.

Evidence of the Township's commitment to recycling is demonstrated by the fact that the Township's first recycling ordinance was adopted on April 4, 1990 by Ordinance 1990-13. The Township's current recycling regulations are contained in two sections of the Township's Code. Chapter 91, Article XVIII, §91-124 regulates recycling containment areas and definitions and Chapter 122, Article IV, §122-18 to 35 regulates Recycling.

XII. FARMLAND PRESERVATION PLAN ELEMENT

A. Introduction

The **Farmland Preservation Plan Element** shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging moneys made available by P.L. 1888, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

B. New Jersey Farmland Preservation and Right to Farm Program

The New Jersey Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC) which coordinates with County Agriculture Development Boards, municipal governments, nonprofit organizations and landowners in the development of plans that best meet the needs of individual landowners. New Jersey's Farmland Preservation and Right to Farm Programs will celebrate their 37th anniversary in 2020. The Agriculture Retention and Development Act, which established the Farmland Preservation Program and the Right to Farm Act was signed into law on January 26, 1983. Together they were intended to permanently preserve a stable land base for agriculture and to ensure that farmers could be economically successful on their land free of undue constraints on their operations. Thirty-seven years later, both programs are nationally recognized – the Farmland Preservation Program for an unparalleled public funding commitment leading to the preservation of more than 232,500 acres of farmland and Right-to-Farm protection that is one of the strongest in the nation. There have also been a number of notable achievements and developments in Farmland Preservation and Right to Farm over the past 37 years. The State Agriculture Development Committee (SADC) strives to improve programs, increase efficiency and maximize public benefits. SADC staff have been realigned to foster improved outreach, training and assistance for preservation partners and landowners. Workshops, presentations, written publications, webinars and videos, have increased efforts to provide a better understanding of the information and resources available through the SADC and the opportunities available through the committee. The efforts provide more information on New Jersey's Right to Farm Act and how it can be effectively implemented on a local basis and the availability of SADC grant funding for soil and water conservation projects and deer fencing. The SADC continues to focus on preserving much of the state's remaining farmland and also on the tools needed to promote the long term agricultural viability of New Jersey's preserved farmland owners.

The SADC coordinates with counties and municipalities in developing and updating their comprehensive farmland preservation plans. There are now eighteen counties and forty-five municipalities that have developed comprehensive plans. After the plans are approved, there are continuing efforts to update and refine mapping of targeted farms, project areas and Agricultural Development Areas (ADA's).

As an overview of the program, there are valuable incentives for landowners to participate in the Farmland Preservation Program. The program can help landowners meet their financial goals, by providing them with the capital to expand their existing operations; eliminate or reduce their debt load; or further their estate or retirement planning. Participants in the program also are eligible to apply for cost-sharing grants to fund soil and water conservation projects. Landowners enjoy limited protection from government acquisition of land through eminent domain; public and private nuisances; and emergency restrictions on the use of water and energy supplies.

Farmlands can be preserved under the Farmland Preservation Program in a number of ways including:

Sale of Development Easements - Landowners who want to continue farming their land can sell their development easements. When landowners sell development easements, they still own their land but sell the rights to develop it for anything other than agriculture. Deed restrictions imposed remain in force for any future owners. Landowners can sell the development rights on their land to the SADC, to the County Agriculture Development Boards, to municipalities or to nonprofit organizations. The sale price is based on the difference between what a developer would pay for the land and what it is worth for agriculture. Most farms enter the Farmland Preservation Program through the sale of development rights.

Donation of Development Easements - Some farmers and landowners may want to donate the development rights for all or a portion of the land they own. In certain cases, this can provide significant income and estate tax benefits.

Sale of Entire Property -If a landowner wants to sell a farm outright, the SADC can purchase it at fair-market value under its fee simple program. The SADC then auctions the farm to a private owner with agricultural deed restrictions in place that ensure its permanent preservation. This option also provides other farmers with opportunities to purchase land at reasonable prices that reflect only farmland values, not the property's development potential.

Term Farmland Preservation - Landowners can also voluntarily restrict development on their land for a period of eight (8) or sixteen (16) years. Landowners receive no payment under this type of preservation but they become eligible to apply for cost-sharing grants for soil and water conservation projects, and are eligible for the Farmland Preservation Program's other benefits and protections.

In the NJ SADC's Annual Report for FY2018, there was a description of the New Jersey Blueprint Project which the SADC continues to support. The Blueprint Project is described as a powerful and easy to use computer mapping site created by Rowan University's Geospatial lab that allows users to access high-resolution, site specific information about land in New Jersey, including various agricultural and environmental characteristics. *Figure XII-1. Priority Lands for Agricultural Preservation Map* for Florence Township shows Township lands with a High, Medium and Low Priority for



MAP LEGEND

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOW PRIORITY



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Florence Township Farmland Preservation Map

Florence Township
Burlington County, New Jersey

Figure XII-1. Priority Lands for Agricultural Preservation Map

agricultural preservation. The map shows potential priority lands throughout the Township and not just in the Township's target region south of I-295.

C. Burlington County Farmland Preservation Program

The Burlington County Farmland Preservation Program was established in 1985 by the Burlington County Board of Chosen Freeholders with a mission to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supported a viable agricultural industry. On May 8, 1985, five farms totaling 608 acres in Chesterfield Township were purchased by the Board of Chosen Freeholders and were preserved. The County's Agricultural Development Board (CADB) and its staff were charged by the Freeholder Board with implementing the strategies contained in the County's Comprehensive Farmland Preservation Plan, the most recent of which is dated 2009-2018. The County's efforts are intended to ensure that a strong and dynamic local agricultural industry persists and contributes to a vigorous local economy and an enhanced quality of life for all County residents.

The Burlington County Comprehensive Farmland Preservation Plan (2009-2018), (the "Plan") was developed to guide the County's Farmland Preservation Program through a ten year period. The Plan was adopted by the Burlington County Board of Chosen Freeholders on December 30, 2008. The Plan was prepared to fulfill a new requirement of the State Agricultural Development Committee (SADC) Regulations (N.J.A.C. 4:76-17.3) for funding through the Garden State Preservation Trust in 2009 and beyond.

Annually, the Burlington County Agriculture Development Board (CADB) identifies the highest quality and most threatened farmland within the ADA and invites the owners of these properties to participate in the Easement Purchase Program. The criteria for inclusion in an ADA are that the land contains a predominance of high quality soils, is relatively free from conflicting residential development, and is not located in a planned growth area. All applications that are received by the Burlington CADB are reviewed to determine their relative ranking according to the CADB's adopted criteria. The criteria include soil quality, tillable acres, septic limitations, farm size, location to other applications, proximity to existing non-agricultural development, and municipal commitment. Based on the results of the ranking, the County will determine which applications will receive preliminary approval. Approved farms are then appraised in order to determine their easement value.

Burlington County draws from a dedicated Farmland and Open Space Property Tax Trust Fund in order to preserve land when its cost share is required to preserved farmlands.

D. Township Participation History

Florence Township has a long history of agriculture and farming and has taken significant efforts to preserve and target for preservation, farmlands in the

southern portion of the Township, south of the New Jersey Turnpike. Since 1997, the following farms have been preserved. The location of each farm is shown on *Figure XII-2. Farmland Preservation Map*.

**Table XII-1. Preserved Farms in Florence Township
Burlington County Farmland Preservation Program.**

Map ID	Application	Block	Lot	Land Owner	Easement	Closing
P1	Preserved EP	168	1	Schoen, Joseph	73.89 Acres	6/24/1997
P2	Preserved EP	168 173.01	4 7.01	Hathaway, Charles & Eleanor	28.51 Acres	11/12/1998
P3	Preserved EP	172.01	4	Staub, Grace K	80.47 Acres	11/12/1998
P4	Preserved EP	172.01 172.01 174.01 174.01 174.01	5 5.01 1 1.01 5	Reeder, Gordon & Elizabeth	102.78 Acres	6/29/2005
P5	Preserved Fee Simple	171.01	4.01	Ashmore, William V.	35.24 Acres	10/26/2007

Total Preserved Acreage = 320.89 Acres

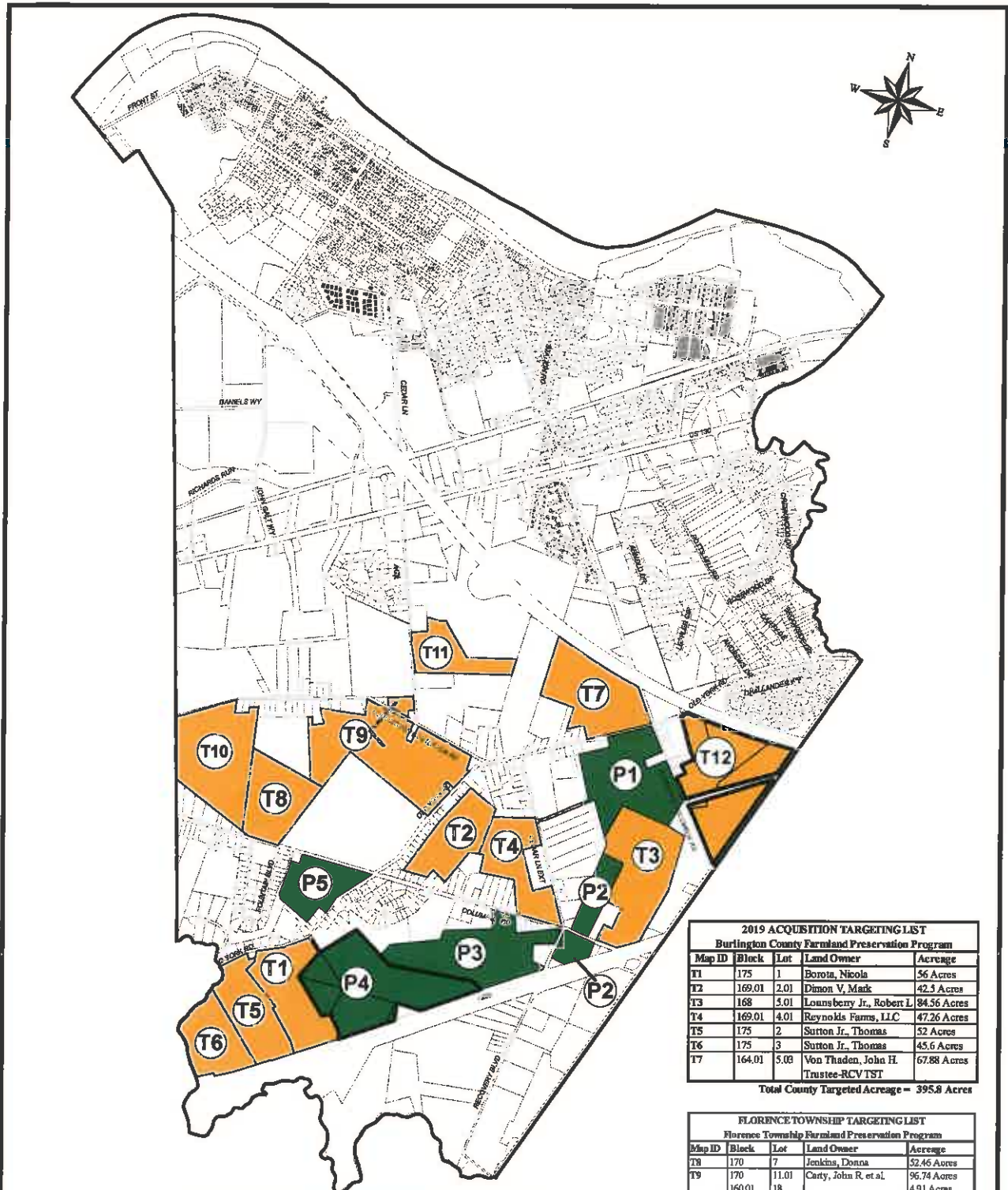
Farms that are listed on the 2019 Burlington County Farmland Preservation Program Targeting List include the following:

**Table XII-2. Burlington County 2019 Targeting List
Farmland Preservation Program.**

Map ID	Block	Lot	Land Owner	Acreage
T1	175	1	Borota, Nicolae	56 Acres
T2	169.01	2.01	Dimon V, Mark	42.5 Acres
T3	168	5.01	Lounsberry Jr., Robert L	84.56 Acres
T4	169.01	4.01	Reynolds Farms, LLC	47.26 Acres
T5	175	2	Sutton Jr., Thomas	52 Acres
T6	175	3	Sutton Jr., Thomas	45.6 Acres
T7	164.01	5.03	Von Thaden, John H. Trustee-RCV TST	67.88Acres

Total County Targeted Acreage = 395.8 Acres

In addition to the Burlington County Acquisition Targeting List, Florence Township maintains its own list of Farmlands that should be Targeted for Preservation. These include the following five tracts of farmlands:



2019 ACQUISITION TARGETING LIST
Burlington County Farmland Preservation Program

Map ID	Block	Lot	Land Owner	Acres
T11	175	1	Borota, Nicola	56 Acres
T2	169.01	2.01	Dimon V. Mark	42.5 Acres
T3	168	5.01	Lounsberry Jr., Robert L.	84.56 Acres
T4	169.01	4.01	Reynolds Farms, LLC	47.26 Acres
T5	175	2	Surton Jr., Thomas	52 Acres
T6	175	3	Surton Jr., Thomas	45.6 Acres
T7	164.01	5.03	Von Thaden, John H. Trustee-RCV TST	67.88 Acres

Total County Targeted Acreage = 395.8 Acres

FLORENCE TOWNSHIP TARGETING LIST
Florence Township Farmland Preservation Program

Map ID	Block	Lot	Land Owner	Acres
T8	170	7	Jenkins, Donna	52.46 Acres
T9	170	11.01	Carty, John R. et al.	96.74 Acres
	160.01	18		4.91 Acres
T10	170	1.01	Burlington Coat Factory Warehouse Corp.	83.68 Acres
T11	164.01	2.04	Lasko Farm	34.56 Acres
T12	167.01	2.01	Wainwright Property	97.33 Acres
		3.01		
		3.02		
		4		

Total Township Targeted Acreage = 369.68 Acres

PRESERVED FARMS LISTING
Burlington County Farmland Preservation Program

Map ID	Application Status	Block	Lot	Land Owner	Essential Acreage	Closing Date
P1	Preserved EP	168	1	Schoon, Joseph	73.89 Acres	6/24/1997
P2	Preserved EP	168	4	Harbaway, Charles & Eleanor	28.51 Acres	11/12/1998
P3	Preserved EP	173.01	7.01			
P4	Preserved EP	172.01	4	Staub, Graze K.	80.47 Acres	11/12/1998
		172.01	5	Rooder, Gordon & Elizabeth	102.78 Acres	6/29/2003
		172.01	5.01			
		174.01	1			
		174.01	1.01			
		174.01	5			
P5	Preserved Fee Simple	171.01	4.01	Ashmore, William V.	35.24 Acres	10/26/2007

Total Preserved Acreage = 320.89 Acres

Legend
 PRESERVED FARMLAND
 TARGETED FARMLAND

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2022 MASTER PLAN

Florence Township Farmland Preservation Map

Florence Township
 Burlington County, New Jersey

Figure XII-2. Farmland Preservation Map

**Table XII-3. Florence Township Targeting List
Farmland Preservation Program.**

Map ID	Block	Lot	Land Owner	Acreage
T8	170	7	Jenkins Donna	52.56 Acres
T9	170, 160.01	11.01, 18	Carty, John R. et al	96.74 Acres 4.91 Acres
T10	170	1.01	Burlington Coat Factory Warehouse Corp	83.68 Acres
T11	164.01	2.04	Lesko Farm	34.56 Acres
T12	167.01	2.01 2.05 3.01 3.02 4	Wainwright Property	97.33 Acres

Total Township Targeted Acreage = 369.68 Acres

E. Florence Township Municipal Open Space and Farmland Preservation Trust Fund

On November 4, 2008, the voters of Florence Township passed a referendum question which established an annual levy for the Municipal Open Space and Farmland Preservation Fund Trust as permitted by N.J.S.A. 40:12-15.7-Submission by municipality of proposition authorizing annual levy.

Preceding that referendum question for the November 4, 2008 General Election was Florence Township's adoption on July 16, 2008 of Ordinance No. 2008-11, "An Ordinance Authorizing the Submission to the Voters of the Township of Florence at the General Election on November 4, 2008, A Proposition Authorizing an Annual Levy at the Rate of \$0.01 (One Cent) per \$100.00 of Assessed Value of Real Property for the Establishment of a "Municipal Open Space, and Farmland Preservation Trust Fund" as Permitted by N.J.S.A. 40:12-15.7, for a Period not Exceeding Twenty Years." The ballot question did not include all of the purposes permitted under N.J.S.A. 40:12-15.7 and was limited to the following:

- (a) Acquisition of lands for conservation purposes;
- (c) Maintenance of lands acquired for conservation purposes;
- (d) Acquisition of farmland for farmland preservation purposes;
- (f) Payment of debt service on indebtedness issued or incurred by the Township of Florence for any of the purposes set forth in subparagraph (a), (c), or (d) hereinabove.

Since Florence Township has established an annual levy for Municipal Open Space and Farmland Preservation Trust Fund, the Township could potentially utilize funds in this account to preserve farmlands that may not yet be listed on the County's Targeted list, particularly if there is a threat from development that the agricultural lands may be lost to a developed land use in the future.

Table XII-4. shows the properties that have been preserved through the Municipal Open Space and Farmland Preservation Trust Fund.

Table XII-4. Florence Township Preserved Farmlands and Open Space, Preserved Through Florence Township Open Space Tax.

Block	Tax	Land Owner	Acreage
164.01	3.01	Rainer Farm	37.05 Acres
170	11.01	HA Carnival Grounds	4.174 Acres
165.03	5.09, 5.10	Friday Property	5.88 Acres
164.01	2.04	Florence-Columbus Road Property	11.15 Acres

Total Township Preserved Acreage Through Open Space Tax = 55.824 Acres

XIII. EDUCATIONAL FACILITIES PLAN ELEMENT

A. Purpose

The **Educational Facilities Plan Element** of the Master Plan incorporates the purposes and goals of the "Long-Range Facilities Plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P. L. 2004, c.272 (C.18A:7G-4). This Educational Facilities Plan Element provides a review of existing Township of Florence Schools, proposed improvements to existing schools, enrollment comparisons and enrollment data, facility efficiency standards and district practices capacity, and functional capacity.

B. Existing Schools and Administrative Facilities

There are four schools that serve Florence Township which includes one charter school: Roebling Elementary School (Grades Pre-K to 3), Riverbank Charter School of Excellence (Grades K to 3), Florence Riverfront School (Grades 4 to 9), and Florence Township Memorial High School (Grades 9 to 12). Information on each of the schools is provided in the following sections. The school district's administrative offices, with the exception of Riverbank Charter School of Excellence, are located at 201 Cedar Street in Florence Township. The administrative office for Riverbank Charter School of Excellence is located at 1300 Hornberger Avenue, Roebling.

Information obtained from the Florence Township Board of Education website and the New Jersey Department of Education website indicate the following actual, revised or proposed Total Operating Budgets for the 2017-2020 period:

2017-2018 Actual Total Operating Budget - \$25,780,750
2018-2019 Revised Total Operating Budget - \$28,101,183
2019-2020 Proposed Total Operating Budget - \$28,549,445

1. Roebling Elementary School (Pre KG to Grade 3)

Block 122, Lots 1, 5, 6

5.98 Acres

1330 Hornberger Avenue, Roebling, New Jersey 08554

Roebling Elementary School is located at 1330 Hornberger Avenue in Roebling and was constructed in 1914. In 1924, a two-story classroom wing was constructed and in 1963, a cafe/gym/multi-purpose room was added. In 1993, an elevator was added to the school. The school contains a ground floor, first floor and second floor. The school contains approximately 62,000 square feet of floor area and is situated on a 5.98 acre parcel of land. The school provides education to students Pre KG to Grade 3.



Photos 1 and 2. Roebling Elementary School, 1330 Homberger Avenue, Roebling.



Photo 3. Aerial View of Roebling Elementary School.

- 2. Riverbank Charter School of Excellence (KG to Grade 3)**
 Block 143.01 Lot 1.01
 4.318 Acres
 1300 Hornberger Avenue
 Roebling, NJ 08554

Riverbank Charter School of Excellence is located at 1300 Hornberger Avenue in Roebling. The school provides education to students KG to Grade 3. In September, 2009, Riverbank Charter School of Excellence was "chartered" by the New Jersey Commissioner of Education in September, 2009 to operate an independent public school. The mission of the school is to provide students with opportunities to develop their intellectual, emotional, and social potential through the implementation of a dynamic curriculum that fosters learning through a cooperative effort involving home, school, and community.



Photo 4 Riverbank Charter School of Excellence, 1300 Hornberger Avenue.



Photo 5 Aerial View of Riverbank Charter School of Excellence.

- 3. Riverfront School (Grade 4 to Grade 8)**
School - Block 84, Lot 1, Athletic Field – Block 83, Lot 1
School - 6.08 Acres, Athletic Field – 6.37 Acres
500 East Front Street, Florence, NJ 08518

Riverfront School, located at 500 East Front Street, is bounded by an athletic field and Fifth Street to the south, Pine Street to the west, and Cedar Street to the east. The school provides education for students in Grades 4 to 8. The school contains 6.08 acres of land and an athletic field to the south of the school is 6.37 acres in size. Riverfront School contains two floors and was constructed in 1951. A two-story addition was constructed in 1963 and classrooms, a gym and a library were added in 1993. The school is approximately 130,000 square feet in size.



Photos 6 and 7. Riverfront School, 500 East Front Street, Florence Township.



Photo 8. Aerial View of Riverfront School.

- 4. Florence Township Memorial High School (Grade 9 to Grade 12)**
Block 160.01, Lot 17
59.33 Acres
1050 Cedar Lane,
Burlington, NJ 08016

Florence Township Memorial High School is located at 1050 Cedar Lane. The school is a one story structure that was constructed in 2005. The school contains approximately 123,000 square feet and provides education to students in Grades 9 to 12. The school site is 59.33 acres in size.



Photos 9 and 10. Memorial High School, 1050 Cedar Lane, Florence Township.



Photo 11. Aerial Florence Township Memorial High School.

C. Proposed Improvements

In 2019, the Board of Education proposed an estimated \$21,566,938 in improvements to the three Township schools with an option for an additional \$2,612,500 of improvements. On March 12, 2019, voters rejected the bond referendum that required voter approval for the facility upgrades and repairs. With the rejection of the bond referendum, the work proposed will not proceed.

D. Long-Range Facilities Plans

The most recent Approval of the Long-Range Facilities Plan (LRFP) Major Amendment was obtained for the Township of Florence School District from the Board of Education. The Amended Approval letter was dated January 10, 2019 and it amended the prior December 26, 2008 Long-Range Facilities Plan Final Determination. The 2019 Long-Range Facilities Plan is noted in this Educational Facilities Plan Element but it is

not included in this Master Plan due to the inclusion of rejected bond referendum improvements in the Long-Range Facilities Plan.

E. School Enrollment-New Jersey Department of Education, School Performance Reports

School Enrollment for the Florence School District, School, Grade and Year was obtained from the New Jersey Department of Education, NJ School Performance Reports. *Tables XIII-1, 2, 4 and 5* show enrollment for the District and individual schools for various time periods as indicated. *Table XIII-3* contains information from the same source for the Riverbank Charter School of Excellence.

Table XIII-1. District-Wide School Enrollment, 2015 to 2019.

Grade	2015-2016	2016-2017	2017-2018	2018-2019
PK	46	26	28	36
KG	94	116	82	83
1	128	94	115	87
2	87	130	98	112
3	131	83	115	106
4	151	157	107	140
5	150	150	153	107
6	135	147	142	158
7	136	127	146	145
8	119	139	126	153
9	112	112	115	131
10	92	104	109	102
11	104	84	105	110
12	104	104	82	105
Total	1,589	1,573	1,523	1,575

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

Table XIII-2. Roebling Elementary School Enrollment, 2015 to 2019.

Grade	2015-2016	2016-2017	2017-2018	2018-2019
PK	0	26	28	36
KG	94	116	82	83
1	128	94	115	87
2	87	130	98	112
3	131	83	115	106
Total	441	450	438	424

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

Table XIII-3. Riverbank Charter of Excellence School Enrollment, 2015 to 2019.

Grade	2015-16	2016-17	2017-18	2018-2019
KG	36	36	37	41
1	36	37	34	38
2	34	37	38	38
3	34	34	35	38
Total	140	144	144	155

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

Table XIII-4. Riverfront School Enrollment, 2015 to 2019.

Grade	2015-16	2016-17	2017-18	2018-2019
PK	46	0	0	0
KG	0	0	0	0
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	150	156	107	140
5	150	150	153	107
6	135	147	142	158
7	136	127	146	145
8	119	139	126	153
Total	737	719	674	703

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

Table XIII-5. Florence Township Memorial High School Enrollment, 2015 to 2019.

Grade	2015-2016	2016-2017	2017-2018	2018-2019
9	112	112	115	131
10	91	104	109	102
11	104	84	105	110
12	104	104	82	105
Total	411	404	411	448

Source: NJ DOE website, NJ School Performance Report, Florence Township, 2017-2018, 2018-2019.

F. School Enrollments, October 16, 2017 and Projected Enrollment, 2022 - 2023

A Demographic Study prepared for the Florence Township Board of Education, prepared by Whitehall Associates, Inc. and dated April 26, 2018 provided the data shown in **Table XIII-6** on school enrollment, by school, by grade for October 16, 2019. In addition, the Demographic Study provided Projected Enrollment by school, by grade for 2022-2023 as shown in **Table XIII-7**.

Table XIII-6. October 16, 2019 Enrollment, By School, By Grade.

School	Grade	October 16, 2019
Roebing Elementary School	PK	19
	KG	79
	1	119
	2	95
	3	115
	Ungraded	20
	Total - Grades PK - 3	
Riverfront School	4	106
	5	146
	6	140
	7	140
	8	128
	Ungraded	29
	Total - Grades 4-8	
Florence Township Memorial High School	9	112
	10	103
	11	107
	12	72
	Ungraded	26
	Total - Grades 9 - 12	
Total		1,556

Table XIII-7. Projected Florence Township School Enrollment, By School, By Grade, 2022-2023.

School	Grade	October 16, 2019
Roebbling Elementary School	PK	20
	KG	91
	1	95
	2	100
	3	100
	Ungraded	20
	Total - Grades PK - 3	
Riverfront School	4	119
	5	111
	6	149
	7	118
	8	141
	Ungraded	29
	Total - Grades 4-8	
Florence Township Memorial High School	9	99
	10	122
	11	117
	12	111
	Ungraded	26
	Total - Grades 9 - 12	
Total		1,568

XIV. PUBLIC ACCESS PLAN ELEMENT

A. Introduction

A **Public Access Plan Element** provides for, encourages, and promotes permanently protected public access to all tidal waters and adjacent shorelines consistent with the public trust doctrine, and which shall include a map and inventory of public access points, public facilities that support access, parking, boat ramps, and marinas; an assessment of the need for additional public access; a statement of goals and administrative mechanisms to ensure that access will be permanently protected; and a strategy that describes the forms of access to satisfy the need for such access with an implementation schedule and tools for implementation.

A Public Access Plan Element was only recently added as an optional Master Plan Element under the Municipal Land Use Law. Existing, Proposed, and Potential public access points to tidal waters in Florence Township are shown on *Figure XIV. Public Access Plan*.

B. Public Access

Public access to the waterfront is the ability of the public to pass physically and visually to, from, and along tidal waterways and their shores and to use such shores, waterfronts and waters for activities such as navigation, fishing, and recreational activities including, but not limited to, swimming, sunbathing, surfing, sport diving, bird watching, walking, and boating. Public accessways and public access areas include streets, paths, trails, walkways, easements, paper streets, dune walkovers/walkways, piers and other rights-of way.

New Jersey Administrative Code, NJAC 7:7-16.9, contains a policy for Public Access which, in Florence Township, is used in reviewing applications for coastal permits under the Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. (coastal wetlands permits), and the Waterfront Development Law, N.J.S.A. 12:5-3 (waterfront development permits). The rules are also used in the review of water quality certificates subject to Section 401 of the Federal Clean Water Act, 33 U.S.C. § 1341, and Federal consistency determinations under Section 307 of the Federal Coastal Zone Management Act, 16 U.S.C. § 1456. The rules also provide a basis for recommendations by the Program to the Tidelands Resource Council on applications for riparian grants, leases, and licenses.

Coastal wetlands reviewed under the Wetlands Act of 1970 are shown on *Figure VIII-5. NJDEP Tidal Wetlands Act of 1970 Wetlands Map* in the Conservation Plan Element of this Master Plan. Areas regulated under the Waterfront Development Law include all tidal waterways and lands lying thereunder, up to and including the mean high water line; and adjacent upland areas within 100 feet of the mean high water line. For properties within 100 feet of the mean high water line that extend inland beyond 100 feet from the mean high water line, the regulated waterfront area shall extend inland to the lesser of the following distances:

- (1) 500 feet from the mean high water line; or
- (2) To the first paved public road, railroad, or surveyable property line that:
 - (a) Existed on September 26, 1980; and
 - (b) Generally parallels the waterway.

The Public Access Policy in NJAC 7:7-16.9 states that public access shall be provided in a manner designed to achieve the following public access goals:

1. All levels of government in New Jersey shall seek to create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis;
2. All existing public access to, and along tidal waterways and their shores shall be maintained to the maximum extent practicable;
3. New development shall provide opportunity for public access to tidal waterways and their shores on or offsite;
 - i. Public access proposed by an applicant may include any one or combination of the following:
 - (1) A 10' wide obstruction free public access with amenities such as public benches, litter or recycling receptacles, and lighting features;
 - (2) A boat ramp, pier, fishing, or other direct access to the waterway;
 - (3) A waterfront pocket park;
 - (4) Public restrooms to accommodate those utilizing public access; and/or
 - (5) Additional public parking to accommodate those utilizing public access.
 - ii. Public access proposed by an applicant shall incorporate, to the maximum extent practicable, fishing access and associated amenities, including parking that accommodates nighttime fishing for a reasonable duration of time, on or adjacent to tidal waterways and their shores. In the case of a beach, fishing access shall not be required in areas designated for swimming during hours designated for swimming.
4. Public access to tidal waterways and their shores shall be provided in such a way that it shall not create conditions that may be reasonably expected to endanger public health or safety, or damage the environment. To that end, public access may be restricted seasonally, hourly, or in scope (for example, access restricted to a portion of the property, or access allowed for fishing but not swimming due to consistent strong currents); and

5. Public access to tidal waterways and their shores shall be provided in such a way that it shall not create a significant homeland security vulnerability, as determined by the Department in consultation with the New Jersey Office of Homeland Security and Preparedness or the United States Department of Homeland Security.

C. Public Trust Doctrine

The definition of “Public Trust Doctrine” in NJAC 7:7 means:

A common law principle that recognizes that the public has particular inalienable rights to certain natural resources. These resources include, but are not limited to, tidal waterways, the underlying submerged lands and the shore waterward of the mean high water line, whether owned by a public, quasi-public or private entity. In the absence of a grant from the State, submerged lands under tidal waterways and the shore of tidal waterways waterward of the mean high water line are owned by the State. Regardless of the ownership of these resources, under the Public Trust Doctrine, the public has rights of access to and use of these resources, as well as a reasonable area of shoreline landward of the mean high water line. Under the Public Trust Doctrine, the State is the trustee of these publicly owned resources and public rights for the common benefit and use of all people without discrimination. As trustee, the State has a fiduciary obligation to ensure that its ownership, regulation and protection of these properties and rights will safeguard them for the enjoyment of present and future generations. The public rights to use these resources extend both to traditional activities such as navigation and fishing, but also to recreational uses such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating. The specific rights recognized under the Public Trust Doctrine, a common law principle, continue to develop through individual court decisions.

As the trustee of the public rights to natural resources, including tidal waterways and their shores, it is the duty of the State not only to allow and protect the public’s right to use them, but also to ensure that there is adequate access to these natural resources. As the State entity managing public access along the shore, NJDEP has an obligation to ensure that this occurs. Access ensured by the Public Trust Doctrine can be classified into three different types, including linear/lateral access, perpendicular access, and visual access.

Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into New Jersey’s constitution and statutes, allowing the public the right to all lands, water and resources held in the public trust by the state.

D. Inventory of Public Access Points

1. Existing Public Access Point

Clark T. Carey Memorial Park, previously known as Volunteer Park, is shown on *Figure XIV-1. Public Access Plan*. The park is located on Block 59, Lots 1, 2.01, 2.02 and Block 60, Lot 1 on East Front Street and the Delaware River. The park is 2.09 acres in size and includes the municipal boat ramp and floating docks, car and car/trailer parking spaces, a gazebo with

benches, walkway along the Delaware River, and a memorial to Chester Sutphin and Alfred Brown and Those Serving the Township of Florence.

2. Proposed Public Access Point

A proposed public access point is envisioned further east from the existing access point along the existing Delaware River Heritage Trail on the former Roebbling Steel property that is owned by the Township. The proposed access would include a boat ramp, marina, floating docks, and other waterfront amenities. This access point is proposed in the location of the historical Roebbling Steel Plant wharf. The steel plant used the wharf for the receipt of pig iron and fuel oil used at the plant. The wharf was a timber bulkhead constructed on solid fill with a wood deck. The wharf was 348' in length, with the entire length available for berthing. The wharf contained a mechanical landing facility consisting of one electric locomotive crane for unloading. The track connected to the Pennsylvania Railroad. A 16" pipeline on the wharf extended to fuel oil storage tanks.

3. Potential Waterfront Access Point

A potential waterfront access point is situated at the eastern end of Railroad Avenue or Amboy Avenue, east of Peace Street. This area provides access to the wider portions of Crafts Creek at a sluice gate. The Township envisions kayak and paddle boat use along this portion of Crafts Creek.

E. Public Facilities that Support Access

Clark T. Carey Memorial Park supports public access in the form of a municipal boat ramp, floating docks, car and car/trailer parking, gazebo with benches and a walkway along the Delaware River. If parking within the parking lot is full, street parking along Front Street is available and is supported by the Township.

The existing Delaware River Heritage Trail provides visual public access to the riverfront as does H. Kenneth Wilkie Memorial River's Edge Park, Front Street Park, River Bank Drive and Walkway, John A. Roebbling Playground and Park, and the Proposed Rail to Trail Extension Easement Area on the Florence Township Crossing West site. Public parking is available in parking lots in Wilkie Memorial River's Edge Park, John A. Roebbling Playground and Park. On-street parking is available at the remaining locations.

F. Assessment of Need for Additional Public Access

The existing riverfront parks that provide walking trails and visual access, along with the proposed riverfront trails, the existing boat ramp and docks, and the proposed boat ramp/marina and floating docks encompass the entire length of the Delaware River frontage in the Township. The potential Crafts Creek access point will provide water access to Crafts Creek for kayaks, paddleboats and other non-motorized waterfront uses.

Figure XIV-1 Public Access Plan also shows a Potential Riverfront Trail along the waterfront of the former Griffin Pipe property, continuing eastward along the waterfront to join the Delaware River Heritage Trail on the former Roebling Steel property in John A. Roebling Park. The developer of the former Griffin Pipe property (western-most portion of the potential trail) indicated that if the Township finds a way to fund public access, they would consider providing access to their property in the future.

G. Goals and Administrative Mechanisms to Ensure that Access Will be Permanently Protected

Florence Township affirms the following goals and administrative mechanisms to ensure that public access will be permanently protected:

Goals

1. Public improvements will be provided to maximize public access.
2. All existing public access will be maintained to the maximum extent practicable.
3. Clear informative signage for access locations will be provided.

Administrative Mechanisms

1. The Recreation Department and Public Works routinely check parks and access points to ensure they are free from debris, barriers and remain safe for users. The Department of Public Works regularly adds beautification to access points and parks in general, by maintaining facilities and by adding amenities and landscaping as needed. The cost to maintain public access points will vary between the Department of Public Works annual budget and the capital budget.

H. Strategy that Describes the Forms of Access to Satisfy the Need for Such Access with an Implementation Schedule and Tools for Implementation

Florence Township owns the land on which the Delaware River Heritage Trail along the former Roebling Steel Plant is located. The Planning Board has discussed changing the zoning from GM-General Manufacturing to WF-Waterfront. Waterfront related recreational and commercial uses would be permitted in the new Waterfront Zone to be developed. One of the goals of the proposed zone, as discussed in the Land Use Element, is to utilize the open space along the Heritage Trail for waterfront uses that will attract resident and visitors to the area. Key to that goal and vision are additional enhancements to the existing park with access to the Delaware River in the form of a marina, floating dock, boardwalk, fishing pier and other waterfront attractions. The next step to implementation is preparation and adoption of a Waterfront Ordinance. After that, the Township will seek developer(s) with a creative plan, consistent with the ordinance, to be implemented.

A specific implementation schedule has not been developed for the proposed boat ramp/marina/floating dock except that zoning changes have been discussed, will continue to be

discussed, and a new zone and ordinance will be developed and approved to attract redevelopment to the waterfront.

A specific implementation schedule has, likewise, not been developed for waterfront access east of Peace Street. Mapping and identifying the areas for public waterfront access is the first step to realizing the goal. The potential waterfront access to Craft's Creek will be dependent on funding.

XV. INTERRELATIONSHIP OF THE PLAN TO THE ADJACENT MUNICIPAL, COUNTY, STATE PLANS

A. Introduction

Florence Township's Master Plan and Zoning Map were reviewed in relationship to adjoining municipalities that include Burlington Township to the west, Springfield Township to the south, and Mansfield Township to the east. Adjacent zoning is shown on *Figure XV-1. Regional Zoning Map*.

B. Burlington Township

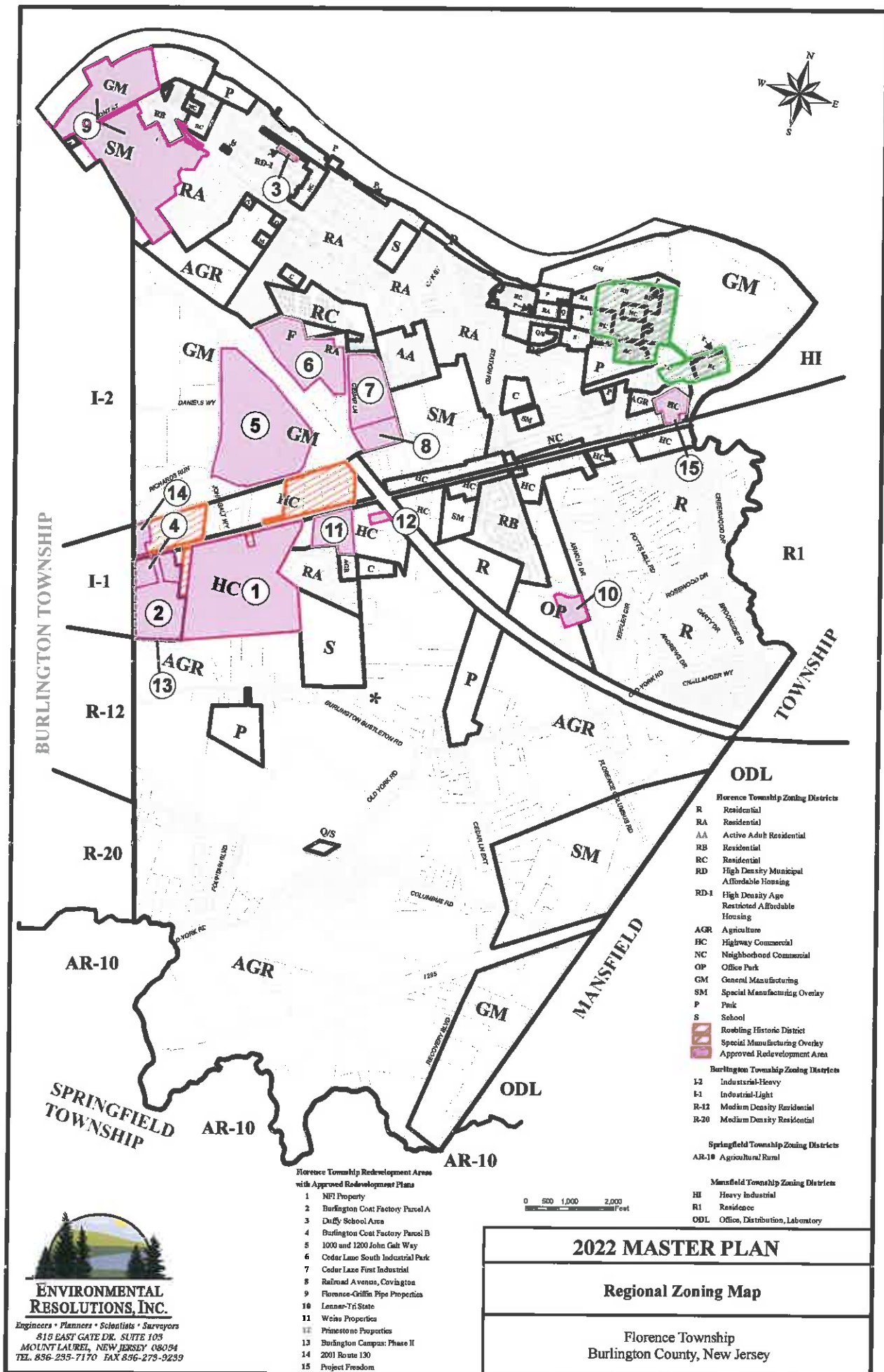
Burlington Township is situated along the western border of Florence Township. As *Figure XV-1. Regional Zoning Map* shows, zoning in Burlington Township is I-2 Industrial-Heavy from the Delaware River south to the railroad line. The I-1 Industrial-Light district is situated between the railroad south to approximately 1,700 feet south of US Route 130. Areas south of Burlington Township's Industrial Zones are the R-12 Medium Density Residential District which contains a planned single family residential development and further south, the R-20 Medium Density Residential District which is also developed and contains single family residential units.

The intent and purpose of the industrial zones in Burlington Township are for development of a variety of industrial and manufacturing activities. The residential zone districts are intended to be developed to provide cohesive neighborhoods offering viable living environments for the creation of a variety of housing types at a range of costs. Residential zones are created with a variety of lot sizes and with planned residential options in specified locations in order to achieve these intents and purposes.

In Florence Township, zoning districts from the Delaware River to the railroad include the General Manufacturing and Special Manufacturing and the area is also either developed, approved for development or within the Route 130 Corridor Redevelopment Area or the Griffin Pipe Redevelopment Area (Florence Turnpike Crossing East and West). The HC-Highway Commercial/Special Manufacturing Overlay District is located between the rail line and US Route 130 and developed redevelopment areas are located south of US Route 130 for a distance of approximately 1,700 feet. Areas to the south are situated in the AGR-Agriculture Zoning District which permits single family residential dwellings, farms and farm buildings.

Zoning and developed uses in Burlington and Florence Township are compatible.

Burlington Township's latest Master Plan Reexamination Report is dated 2018 and was adopted by the Planning Board on December 13, 2018. The report provides 2018 updates including the following relevant issues to Florence Township:



ENVIRONMENTAL RESOLUTIONS, INC.
 Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-278-9239

- Florence Township Redevelopment Areas with Approved Redevelopment Plans**
- 1 NFI Property
 - 2 Burlington Coat Factory Parcel A
 - 3 Duffy School Area
 - 4 Burlington Coat Factory Parcel B
 - 5 1000 and 1200 John Galt Way
 - 6 Cedar Lane South Industrial Park
 - 7 Cedar Lane First Industrial Park
 - 8 Railroad Avenue, Covington
 - 9 Florence-Griffin Pipe Properties
 - 10 Lenner-Tri State
 - 11 Weiss Properties
 - 12 Prinstone Properties
 - 13 Burlington Campus: Phase II
 - 14 2001 Route 130
 - 15 Project Freedom

0 500 1,000 2,000 Feet

2022 MASTER PLAN
Regional Zoning Map
Florence Township Burlington County, New Jersey

Figure XV-1. Regional Zoning Map

1. In July, 2018, Burlington County entered into an Interlocal Services Agreement with Burlington Township and surrounding communities to coordinate, develop and implement The Northern Route 130 Circulation and Transportation Plan with input from NJDOT.
2. Burlington Township intends to monitor market demands for industrial and commercial space and update their codes, as necessary.

C. Springfield Township

Springfield Township is located adjacent to the southern border of Florence Township. Zoning in Springfield adjacent to Florence Township is AR-10, Agricultural Rural. The zoning district permits detached single family homes, farms and farm buildings, public playgrounds, public conservation areas, public parks, public and common open space and public purpose uses. In addition, community residences for the developmentally disabled and community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries are permitted.

In Florence Township, the area adjacent to Springfield Township is zoned AGR-Agriculture with the exception of an area in the southeastern side of the Township that is zoned GM-General Manufacturing and contains the Burlington County Resource Recovery Facility.

Springfield Township's last Master Plan Reexamination Report and Land Use Plan Amendment is dated 2010. A November 20, 2020 Notice was received regarding a Hearing for the Reexamination of the Master Plan and Development Regulations and Amendment to the Master Plan that would be held on December 15, 2020. A recent email and telephone call with Patricia A. Clayton, Township Clerk indicated the Draft Master Plan and reports were not provided on the website and the Public Hearing was not held. The documents are undergoing further review and revisions so the most recent Master Plan is the 2010 plan. There were no changes in the 2010 documents that would affect zoning in areas adjacent to Florence Township and other than the Burlington County facility, zoning in the two townships is compatible.

D. Mansfield Township

Mansfield Township is adjacent to Florence Township's eastern border. Zoning in Mansfield from the Delaware River and Crafts Creek to US Route 130 is HI-Heavy Industry. South of US Route 130 to the Pennsylvania Extension of the New Jersey Turnpike, zoning is R-1 Residence District. South of the R-1 Residence District is the ODL-Office Distribution Laboratory District to the Mansfield Township boundary.

The purpose of the HI-Heavy Industry zone is to recognize existing heavy industrial uses and to permit development of administrative office uses, light industrial uses, such as food manufacturing, transportation and warehousing uses, wholesale trade uses, and other compatible uses in proximity to the Delaware River, Conrail and US Routes 130 and 206 in the Township

that will not substantially impair the intent or purpose of the Zone Plan. The HI zone permits the following uses:

- Light Industrial uses such as:
 - Light manufacturing of beverages, cosmetics, pharmaceuticals, printing and publishing, confections, food products (exclusive of meat and fish packing, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils), ceramics, clothing, plastics, electrical goods, furniture and wood products, hardware, tools, dies, patterns, professional and scientific instruments, handcraft products, electronics and small parts assembly and/or manufacture.
 - Wholesale business establishment.
 - Indoor storage building or warehouses.
 - Light metal processing as follows: cleaning, finishing, grinding, heat-treating, plating, polishing, rust-proofing and sharpening; metal stamping and extrusion of small products; similar metalworking processes.
 - Job printing, newspaper or book publishing.
 - Baking, food and dairy processing.
 - Agricultural uses in accordance with the farm regulations of this chapter.
 - Shopping centers in accordance with certain provisions.
- Building materials sales yards.
- Contractors equipment storage yard or building or rental of equipment commonly used by contractors.
- Substation, telephone central office, electric and gas facilities, sewage lift stations or water pumping station, subject to the following special requirements:
- No storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings shall be permitted.
- Warehousing and wholesale establishments, storage yards, lumberyards for retail and wholesale and similar establishments.
- Transportation and trucking terminals, terminal facilities for passengers and/or freight for trucks, railroads, taxi and bus lines, including maintenance and service facilities.
- ODL uses shown below.

The purpose of the ODL District is to permit development of administrative office uses, selected light manufacturing uses, scientific and industrial research uses, transportation and warehousing uses, wholesale trade uses and other compatible uses in proximity to the interstate highway interchanges in the Township that will not substantially impair the intent or purpose of the Zone Plan. The following uses are permitted:

- Electronics and small parts assembly and/or manufacture.
- Scientific or industrial research, engineering laboratory, testing or experimental laboratory or similar establishment for research or product development.
- Warehouse facilities, trucking facilities and distribution facilities.
- Administrative activities and offices.

- Government buildings, facilities and uses.
- Hotels or motels.
- Restaurants.
- Banks.
- Child-care facilities, subject to certain standards.
- Wholesale establishments.
- Municipal parks and recreation, including active, both indoor and outdoor facilities, and passive recreation.
- Churches and places of worship.
- Public or private nonprofit elementary and/or secondary school.

The R-1 Residence District permits the following uses:

- Single-family detached house.
- Government buildings, facilities and uses.
- Substation, electric and gas facilities, sewage lift station, water pumping station, transmission lines, gas regulator stations.
- Model homes or sales offices within a subdivision shall be allowed but only during the period necessary for the sale of new homes within such subdivision. Such uses shall not be considered a business use.
- Senior citizen housing in conformance with the single-family concept of this district.
- Agricultural uses.
- Residential cluster.
- Township or County owned and operated parks and recreation, including active, both indoor and outdoor facilities, and passive recreation. Subject to an approved site plan, facilities may be lighted.
- Public or private nonprofit elementary and/or secondary school.
- The following uses shall be subject to the same regulations as single-family, detached dwelling units:
 - Community residences for the developmentally disabled;
 - Community shelters for victims of domestic violence;
 - Community residences for the terminally ill;
 - Community residences for persons with head injuries;
 - Family day-care home;
 - Group homes for the placement of children.

The Mansfield Township Planner indicated a large farm situated north of Old York Road is now Preserved (Wainwright Farm). In the ODL zoning district, there are a number of Redevelopment Areas and while no Redevelopment Plans have been prepared, the uses at this time are proposed for ODL type use.

Mansfield Township's most recent Master Plan Reexamination Report was adopted on September 26, 2016. The Township's most recent Land Use Plan Element Amendment was adopted on January 25, 2016 and a Land Use Plan Element Update was adopted on September 26, 2016. In addition, a Land Use Analysis and Land Use Plan Amendment for the Route 130 Corridor were adopted on November 27, 2017.

Proposed zoning in the 2016 Master Plan Land Use Plan included the Preserved Wainwright Farm and a revision of the R-1 District to R-3.

The Route 130 Corridor Plan proposes an Environmental Protection-1 District along the northern boundary with Florence Township and the floodplain areas. To the east, R-4 Village Residential is proposed along US Route 130. To the south of the R-4 District is a long narrow GI-General Industrial District with R-1 Transfer of Development Rights Sending Area to the south of the study area.

E. State, Regional and County Plans

Florence Township actively participates in planning studies conducted by the County, the Delaware Regional Planning Commission (DVRPC) and the New Jersey Department of Transportation, particularly in regard to Circulation issues that affect the region as it develops.

The Township has reviewed the eight (8) goals of the State Development and Redevelopment Plan and has found consistency as follows:

Goal 1: Revitalize the State's Cities and Towns

Florence Township has recognized the desirability of revitalizing and enhancing economic opportunities and effectively planning development in areas of existing development and growth where utilities and services are available. The Township has been extremely proactive in its revitalization efforts. In 2009, the Township embarked on a plan to redevelop and revitalize the Route 130 Corridor. A Preliminary Investigation for the Determination of An Area in Need of Redevelopment for 56 lots was prepared and approved. In 2013, these efforts were expanded along Route 130 and in other areas of the Township that were in Need of Redevelopment. The 2013 investigation included 109 lots. As a result of the Determination, numerous Redevelopment Plans were prepared for development and redevelopment within the Township.

Goal 2: Conserve the State's Natural Resources and System

The Township is keenly aware of the need to conserve its natural resources and systems. Preservation of farmland and targeting development to those areas of the Township that are developed and within existing utility service areas is

identified in the Objectives, Principles, Assumptions, Policies and Standards stated by the Planning Board for its 2022 Master Plan. The Township has also prepared and adopted a Conservation Plan Element of the Master Plan to further identify areas that should be reserved for conservation.

Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of NJ

As stated in Goal 1, the Township firmly believes in beneficial economic growth, development and renewal for its residents and has taken definitive steps to achieve that goal.

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

The Township has been working with US EPA for years to remediate and clean up the Roebing Steel Plant site and to convert portions of it to a premier waterfront park along the Delaware River. Recently, a redeveloper worked with the Township to clean up pollution at the Griffin Pipe Plant and redevelop it to warehousing. The redevelopment was mindful of sensitive environmental areas and protected those areas while providing economic opportunities to the Township. These are just two examples of the Township efforts. The Township has an active Environmental Commission that provides comments on developments to the Planning Board and Zoning Board and the Township Professionals echo the concerns of the Township and Commission to protect, prevent, and clean-up the environment.

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

The Township has been proactive in its efforts to provide public facilities and services to its residents at reasonable costs. Costs have successfully been offset by forward thinking and planning for public facilities and services and appropriate economic developments. The average Township residential property tax is significantly lower than both the County and State taxes. In Burlington County, Florence Township has the 7th lowest average total property tax.

Goal 6: Provide Adequate Housing at a Reasonable Cost

The Township provides a wide range of housing at reasonable costs: from historically significant townhouse style housing units in Roebing constructed for the workforce at Roebing Steel Plant, to the age restricted, owner occupied community on the western side of the Township, to the planned community at Mallard Creek. In addition, the Township seeks opportunities to develop or

redevelop sites for affordable housing. A prime example of this is the reconstruction of the Duffy School into affordable age-restricted rental units. Duffy School is just one example of Township efforts to provide adequate housing at reasonable costs.

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

The Township is proud of its past and protective of its scenic views of the Delaware River, preserved farmlands and its open space and recreational areas. For the 2022 Master Plan, the Township has prepared a Community Facilities Plan Element, a Recreation Plan Element, a Farmland Preservation Plan Element, and an Historic Preservation Plan Element. Other elements relevant to Goal 7 include a Public Access Plan Element and Conservation Plan Element that are included in this Master Plan.

Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide

The Township recognizes the importance of sound, integrated planning with neighboring communities, the County, the region, and the State. As evidence of this, the Township is most recently working with the Burlington Township, Burlington County, Delaware Valley Regional Planning Commission, and New Jersey Department of Transportation to resolve truck traffic and circulation issues resulting from the rise of warehouse uses in Florence Township and Burlington Township and surrounding communities. Planning efforts by these agencies for a By-Pass route and improvements to US Route 130 have been underway for some time and a final plan is anticipated in the near future with construction the next step in the process for implementation.

APPENDIX A

**VISION FOR FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

**VISION FOR FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY
March 2022**

Vision Statement

The quality of life for Florence Township's residents is enhanced by balancing the community's growth with the preservation of its unique physical character, scale and proportion, and its history, realized by:

- Protecting the environment and critical natural resources;
- Achieving aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural hazards;
- Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services;
- Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes;
- Improving and expanding the municipality's infrastructure, services and amenities that meet current and future needs; and
- Preserving important historic resources, agricultural lands and open space.

Context for Vision

The following distinct geographical areas contribute toward Florence Township's unique physical character, scale and proportion, and its history:

- Town of Florence – The Town of Florence is identified as the northwestern area of Florence Township bounded by the Delaware River to the north from which the Town developed along Front Street and expanded eastward along Delaware Avenue, southward along Broad Street, and southeastward toward the Camden and Amboy Railroad along Delaware Avenue and Station Road. This area of the Township began its development in earnest during the mid-nineteenth century. For the most part, the Town of Florence consists of lands subdivided in grid street patterns oriented along Delaware Avenue and Front Street with industry located at the northwestern most portions of the area and commercial development along Broad Street and portions of Delaware Avenue and Front Street.

The Town of Florence is where the municipality's first settlements and development occurred beginning in the late 18th century. The location known as High Banks, named for the high elevations of land along about one mile of shoreline of the Delaware River, was settled as a small farming community in what was Mansfield Township at the time.

The advent of the Camden and Amboy Railroad operating with a stop in Florence in 1834 ushered in a new era that initiated the transformation of the area from a farming community to a new town. In 1849, the Florence City Company purchased 600 acres with the intention of subdividing and developing the land. A street grid-pattern was laid out and Front Street was constructed at the beginning of the grid. In 1854, the Florence City Company experienced bankruptcy and was sold. The Florence Iron Works was constructed on a tract of land at the edge of the Delaware River near present-day Foundry Street in 1857. In 1867, Richard D.

**VISION FOR FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY
March 2022**

Wood purchased the foundry to produce iron-plumbing materials. Florence Township was incorporated by an act of the New Jersey Legislature separating it from Mansfield Township in 1872.

The R. D. Wood Company expanded its operations and, in order to facilitate this expansion, built 125 new residences for employees. In the 1870s, the company secured a spur connection from the foundry to the Camden and Amboy Railroad, aiding in the industrial growth of the Town known as Florence City. R. D. Wood Company is responsible for installing the original water and sanitary sewer infrastructure of the City and constructed several commercial buildings and a library. In 1962, the foundry was sold to Griffin Pipe Foundry, which ceased operation in 2009.

An area known as Florence Station anchors the southeastern portion of the Town. It began as a stop along the Camden and Amboy Railroad and continued to grow along with the Town of Florence. Residential and commercial development concentrated along Delaware Avenue and expanded to the northwest along Delaware Avenue, the north along Station Road and south of the railroad toward Burlington Pike, which eventually became U.S. Route 130.

The original grid pattern of Florence City influences the present day street and development patterns of the Town of Florence. Industry located at the northwestern end along the Delaware Avenue, commercial development concentrated along segments of Delaware Avenue and Broad Street, and residential development filled in the areas extending from the industrial areas and along and away from Front Street and Delaware Avenue. Residential development in vacant areas that occurred post-World War II abandoned the strict grid pattern and took on modified-grid patterns that were connected by curvilinear roads and, in some instances, contained curved roads and lot arrangements. Areas that display these modified street patterns are found in the eastern sections of the Town. The Town remains a cohesive, traditional community.

- Village of Roebling – The Village of Roebling is located in the northeastern area of Florence Township bounded by the Delaware River to the north, Crafts Creek to the east and the Camden and Amboy Railroad to the southeast, and is bisected by Hornberger Avenue, which was originally named Knickerbocker Avenue and intersects Route 130 to the south, crosses the Camden and Amboy Railroad, and intersects Station Road and Delaware Avenue to the west. In 1905, the Village of Roebling began as a company town consisting of a planned development of 750 homes anchored by the Roebling steel mill, which was known as the Kinkora Works. The Village was laid out in a grid street pattern connecting to Main Street that was the primary spine extending from the Main Gate of the steel plant through the community. Rowhomes, which were affordable to general workers, comprised the majority of housing units. Semi-detached duplexes for skilled laborers and large detached single-family homes for managers and senior

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members of the company were built farther from the mill, some of which were built along Riverside Avenue that afforded views of the Delaware River. Early commercial development was centered in the Village of Roebling along Main Street at a roundabout. In 1915, the Roebling Auditorium was built to provide entertainment for the residents of the Village. As one of the first centrally air-conditioned building in the United States, the auditorium hosted vaudeville shows, minstrels, boxing matches and movies.

The Kinkora Works enjoyed a strategic location for receiving raw materials for steel production and sending out finished products. The plant was accessible by barge on the Delaware and by rail via the Camden and Amboy and the Delaware and Atlantic Railroads. When trucking became more prevalent for shipping products after World War II, the plant had excellent access to U.S. Route 130 via Hornberger Avenue.

As the Kinkora Works expanded between 1920 and the 1930s additional housing, mostly in the form of rowhomes, was constructed south of Hornberger Avenue to the north side of the railroad and, then, south of the Camden-Amboy Railroad to accommodate more workers. The street patterns for these areas were based on the grid. North of the railroad the grid pattern runs parallel to Hornberger Avenue. The grid pattern for the other area was arranged parallel to the railroad. For the most part, commercial development for the southern area was oriented along a short segment of Hornberger Avenue.

In 1953, the Kinkora Works was sold to Colorado Fuel and Iron, which operated the steel mill until 1974. Steel production continued under several owners until 1981. The United States Environmental Protection Agency added the steel mill site to Superfund program's National Priorities List in 1983 and began site remediation in 1985.

Residential development, not associated with the steel mill, continued after World War II with detached single-family dwellings arranged in a grid and modified grid patterns that extended southward along Hornberger Avenue from the Village. This development continued until it met the residential development that extended from the Town of Florence in the vicinity of the intersection of Hornberger Avenue and Delaware Avenue.

The residential component of the Village of Roebling exists today, with the original housing stock of the company town remaining intact. This housing, its grid development patterns and mature streetscapes preserve the unique company town character of the Village. The steel mill and almost all of its buildings and structures are gone, razed as part of the federal government's continuing remediation of the Superfund site. The main gatehouse was saved, renovated and opened as the Roebling Museum, which preserves the history of the Village of Roebling and the Kinkora Works. The large overhead crane-way used for moving

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steel scrap from rail cars to a later installed electric arc furnace and a massive, vertically mounted flywheel from the mill, which are located at the corner of Hornberger Avenue and Second Avenue, are reminders of the Village's industrial heritage. These industrial features are retained as part of the museum site. Some of the commercial buildings in the Village were razed; others are waiting to be renovated and repurposed.

Roebbling Village remains a cohesive, traditional community reflecting its early 20th century beginning. The former steel mill site, which is still a Superfund Site and mostly remains an open, undeveloped area, is a dominant feature in the landscape of the Village. The former slag area along the Delaware River has been remediated and redeveloped into a waterfront park with the Delaware River Heritage Trail that connects to Ninth Avenue, follows the shoreline of the Delaware River at the site's top of embankment, crosses Craft's Creek and exits the site before crossing the Bordentown Secondary railroad tracks in the right-of-way that follows the original Camden and Amboy Railroad. The remaining portion of the Superfund Site holds great potential for redevelopment that should be integrated into the Village of Roebbling.

- The Country – The Country is identified as the area of Florence that lies south and east of U.S. Route 130, which became part of the U.S. Highway System in 1926 and is the generally recognized transitional area from the Town of Florence and the Village of Roebbling to the Country. It contains a significant amount of farmland and environmentally sensitive areas, such as freshwater wetlands, wildlife habitat, ground water recharge areas, and floodplains along streams. The New Jersey Turnpike Extension traverses through the County in an east-to-west manner. Most of the lands north of the Turnpike Extension are developed with low-density residential housing arranged in typical post-World War II curvilinear road and subdivision patterns, which are designed to avoid environmentally sensitive areas such as 100-year floodplains and freshwater wetlands and provide open space areas within the developments.

Prominent residential developments in the northern area of the Country are Mallard Creek and the Preserve, each of which consists of several hundred detached single-family homes built in the late 1990s and early 2000s. These developments extend from U.S. Route 130 (Mallard Creek) to Old York Road (The Preserve) between Craft's Creek to the northeast and a tributary to Craft's Creek to the southwest. Across Old York Road from The Preserve is a retirement community known as Greenbriar, which was built between 2004 and 2006 and consists of 240 single-family homes laid out in a curvilinear road pattern backing up to the New Jersey Turnpike Extension. Two other major residential developments in the Country front along Florence-Columbus Road (County Route [C.R.. 656). They include The Manors at Crossroads, which is located northeast of C.R. 656 and consists mostly of detached single-family dwellings built between 2008 and 2010, and Birch Hollow, which is a townhouse subdivision

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fronting along the southwestern side of C.R. 656 built from 1991 to 2000. Older detached single-family homes most of which are built on large lots that are served by individual onsite septic systems front along segments of Potts Mill Road.

The area south of the Turnpike Extension is largely undeveloped with large expanses of farmland, woodlands and open space. Residential development, which consists of detached single-family dwellings on large lots, front along the major roads that traverse the southern area of the Country. This typical residential development exists along segments of Old York Road and Burlington-Columbus Road. A mix of houses built in the mid- to late-19th century and mid- to late 20th century exist in the crossroad settlement known as Bustleton, which was a stagecoach stopping point. These houses occupy large lots that front along segments of Old York Road, Bustleton Road and Florence-Bustleton Road. A significant structure in this settlement is the Providence Presbyterian Church of Bustleton constructed in 1878 and associated structures that include a residence built in 1890 and a Christian Education Center completed in 1960.

The crossroads of Old York Road and Burlington-Columbus Road known as Frazier's Corner, where an older settlement once called Bustletown existed, has modern developments on its northwestern and southeastern quadrants. The Fountain of Life Center, a large-scale house of worship and preschool with expansive paved parking areas, occupies a portion of a 100-acre parcel of land located at the northwestern corner of Frazier's Corner. The southeastern quadrant is occupied by a residential subdivision consisting of detached single-family dwellings. Coachman's Drive, a curvilinear road, loops through the subdivision and intersects Old York Road with Burlington-Columbus Road.

Farther south along Burlington-Columbus Road is a modern residential subdivision that has about 38 detached single-family dwellings. Fountain Boulevard loops through the subdivision intersecting Burlington-Columbus Road at two points.

Interstate 295 traverses the southern end of the Country in a northeastern to a southwestern direction. This major limited access highway separates the southern end of the Country from the rest. The Burlington County Resource Recovery Facility occupies the southernmost portion of the Country and extends into neighboring Mansfield Township.

The Country is a mix of rural and suburban landscapes with most of the residential development occurring north of the New Jersey Turnpike Extension and the open lands with less residential development existing south of the Extension. The southern portion of the Country is under development pressure, particularly with industrial development in the vicinity of Interchange 52 of Interstate 295.

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- U.S. Route 130 Corridor and Industrial Area – Over the past 25 years large-scale industrial development, which consists primarily of warehouses and distribution facilities, reshaped the landscape of Florence Township situated around Exit 6A of the New Jersey Turnpike Extension at U.S. Route 130, whose construction began in 1997, and along the southwestern segment of U.S. Route 130 where it traverses into neighboring Burlington Township and to the Delaware River. Northwest of U.S. Route 130 industrial development flanks both sides of the Turnpike Extension. Industrial sites were developed on vacant lands south of the Town of Florence to the Turnpike Extension, principally along Railroad Avenue and Cedar Lane. Industrial development is occurring on lands of the former Griffin Pipe Foundry that is north of the Turnpike Extension and continues along Front Street to the Delaware River.

South of the Turnpike Extension this industrial development continues into neighboring Burlington Township and to the Delaware River. The Haines Industrial Center occupies about 800 acres, which are almost evenly divided between the two municipalities. Additional large-scale industrial development has occurred on lands outside of the Haines Industrial Center.

The corridor of U.S. Route 130 that extends from Mansfield Township in the northeast to Burlington Township in southwest experienced sporadic development over the years. Small-scale commercial and industrial development is concentrated along segments of the highway that are centered at the highway's intersections of Florence-Columbus Road and Cedar Lane/Florence-Bustleton Road. Undeveloped and underdeveloped parcels of land create gaps between the commercial and industrial development throughout most of the corridor that lies northeast of the New Jersey Turnpike Extension and become more prevalent heading toward Mansfield Township. Large-scale industrial development and the modern headquarters of national department store retailer Burlington, formerly known as Burlington Coat Factory, punctuate the southern side of the U.S. Route 130 that borders Burlington Township.

The U.S. Route 130 Corridor has significant potential for infill development and redevelopment consisting of smaller-scale commercial development and possibly, in appropriate locations, commercial development mixed with higher-density residential uses. The Industrial Area is approaching full build-out. The remediated portion of the former Griffin Pipe Foundry site along the Delaware River is currently under construction. There are a few undeveloped parcels within the Haines Industrial Center. The U.S. Route 130 Corridor faces the challenges of upgrading and improving highway infrastructure to handle increased traffic generated by the new industrial development and Exit 6A of the New Jersey Turnpike. This highway infrastructure is under the jurisdiction of the New Jersey Department of Transportation, and the majority of the roads intersecting the state highway are under Burlington County's purview. The challenge is to get these

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state and county agencies to work together and expend funds to make needed improvements.

Vision Strategies and Actions

Florence Township envisions the way in which to enhance the quality of life for its residents is by balancing the community's growth with the preservation of its unique physical character, scale and proportion and its history. Six primary strategies by which to realize this vision for the Township were identified in the vision statement. Specific actions recommended for realizing Florence's vision are provided for each strategy.

Strategy A – Protecting the environment and critical natural resources

The following actions are recommended for protecting Florence Township's environment and critical natural resources:

Action No. A1 – Adopt and implement land development ordinances that protect the riparian area of streams and waterways within the Township and prohibits development within the 100-year flood plain of the Delaware River, Craft's Creek, Bustleton Creek, Assiscunk Creek and the tributaries of these streams and waterways.

Action No. A2 – Adopt and implement a land development ordinance that protects freshwater and tidal wetlands, vernal pools, aquifer recharge areas and wellhead areas within the Township.

Action No. A3 – Adopt and implement a land development ordinance that protects endangered habitats.

Action No. A4 – Investigate and evaluate the potential for future landslide events in the vicinity of the steep slopes along the Delaware River between Broad Street and Cedar Street. Upon completing the evaluation prepare a plan of action to protect against future landslides.

Action No. A5 – Preserve as much of the farmland and open space in the Country as possible. Preserving this farmland will facilitate the attainment of most of the foregoing objectives.

Action No. A6 – Continue efforts to preserve and plant disease resistant street trees through a Shade Tree Commission and participating in Tree City USA Program, and adopt and implement ordinances that require the replacement of removed street trees.

Action No. A7 – Prepare and implement a Community Forest Management Plan.

Action No. A8 – Initiate and maintain a community garden program.

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Action No. A9 – Amend Township landscape design standards to require the use of native plant material and to avoid the use of invasive species.

Action No. A10 – Amend Township landscape design standards to encourage the provision of buildings with maximum solar access, shading and wind protection.

Action No. A11 – Adopt and implement a water conservation ordinance.

Action No. A12 – Adopt and implement a land development ordinance that requires the preparation and implementation of a woodland conservation plan for development applications that have critical forest resources and a reforestation plan for development applications that involve the loss of forest vegetation.

Action No. A13 – Establish an ongoing program to educate the public about the importance of protecting the environment and critical resources including, but not limited to, the improper disturbance of vegetation and filling of wetlands and flood plains, preventing the discharge of toxic and hazardous pollutant into groundwater, conserving water and ways to conserve water, the importance of preserving farmland and open space, and the protection of other resources.

Strategy B – Achieving aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural hazards

To achieve aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural hazards, the following actions are recommended.

Action No. B1 – For environmental sustainability of development and redevelopment, undertake the actions of Strategy A.

Action No. B2 – Prepare a vulnerability assessment, which includes a build-out analysis of future development and an inventory of critical infrastructure, basing it on climate change-related natural hazard projections of the Township provided by the New Jersey Department of Environmental Protection. Prepare a policy statement on the consistency, coordination and integration of such vulnerability assessment with master plan elements. Develop and implement strategies and design standards to reduce or avoid risks associated with natural hazards.

Action No. B3 – Develop and redevelop the Town of Florence and the Village of Roebling, which are served by an extensive network of utilities,

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infrastructure, and community facilities and services, in the following manner:

- Rehabilitate deteriorated and dilapidated housing stock and buildings.
- Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
- Encourage the adaptive reuse of buildings so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses.
- Preserve historically significant buildings and structures with a view toward appropriate rehabilitation and adaptive reuse.
- Develop and implement a menu of financial incentives to encourage housing and building rehabilitation, infill development, adaptive reuse of buildings, and preservation of historically significant buildings.
- Undertake a “complete streets” analysis to identify: gaps in pedestrian and bicycle linkages needed to connect neighborhoods, commercial centers, recreational facilities and parks, and public facilities and services; and where traffic-calming improvements should be made to improve pedestrian, bicyclist and motorized-vehicular safety.
- Implement Action No. A6 regarding street trees.
- Develop and implement an action plan to strengthen and improve neighborhood commercial areas, working with the local business community.
- Upgrade and improve open space and recreational facilities to meet current and future demand.
 - The former Roebing steel mill site has significant potential for being redeveloped as a major recreational facility. The attributes of the site are: more than a mile of shoreline along the Delaware River; publically accessible open space where the slag area was remediated; an area that served as a dock for barges; the county’s regional Delaware River Heritage Trail traverses the shoreline of the site; the Roebing Museum with various artifacts and open areas for events; the New Jersey Transit RiverLINE light rail passenger station; and an expansive open area that is an open palette for improvement. A master plan for improving the entire site should be prepared.

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- Improve the road network to address circulation issues.
 - Realign the segment of Hornberger Avenue from U.S. Route 130 to vicinity of the tributary of Craft's Creek to lessen the sharpness of the curve in the road and raise a portion of the road to avoid flooding from Craft's Creek.
 - Work with Burlington County and New Jersey Transit to address the issue of tractor-trailers straddling the railroad tracks while attempting make a left turn to Railroad Avenue from northbound Delaware Avenue, which is CR 656, when vehicles occupy the lane exiting Railroad Avenue to Delaware Avenue.
 - Weight-restrict Delaware Avenue and Front Street to prohibit heavy trucks travelling these roads to access industrial development in the vicinity of West Front Street and River Road in Florence Township and Burlington Township, respectively.

Action No. B4 – Balance development and preservation of the Country according to its environmental sensitivity, the ability of its rural road network to handle additional traffic, and the need to maintain a critical mass of farmland to maintain viable agriculture.

- Aggressively pursue farmland and open space preservation.
- Increase the required minimum lot size for residential development supported solely by onsite septic systems in accordance with the Burlington County Wastewater Management Plan.
- Emphasize and undertake the environmental protection actions of Strategy A because of their importance to the Country.
- Emphasize and undertake natural hazard Action No. B2 of Strategy B because of its importance to the Country.
- Encourage infill residential development in the area north of the New Jersey Turnpike Extension where utilities and infrastructure exist and can be readily extended.
- Avoid extending utilities and infrastructure, particularly public water service and sanitary sewers, into the non-sewer and non-water service areas south of the New Jersey Turnpike Extension.
- Develop and implement a trail network plan to connect residential neighborhoods with parks and preserved open space in the Country and with the waterfront and existing and planned trails, parks and recreational facilities in the Town of Florence and Village of Roebling.

Action No. B5 – Develop and redevelop the U.S. Route 130 Corridor and Industrial Area as centers of commerce and industry that provide jobs,

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goods, services and a strengthened tax ratable base while addressing their increasing traffic issues that negatively affect the quality of life in Florence Township.

- Rehabilitate deteriorated and dilapidated buildings.
- Encourage infill development that respects existing land use patterns and the arrangement, size, scale and proportion of surrounding existing buildings and structures.
- Encourage the adaptive reuse of buildings along U.S. Route 130 so that they contribute toward satisfying local housing and business needs including, but not limited to, mixed uses, affordable housing, and emergent demand for new and expanding businesses. When adaptive reuse is unattainable, redevelop sites with aim of satisfying local business needs and, where appropriate, providing mixed-use development.
- Encourage the consolidation of small lots for the development and redevelopment of commercial uses along U.S. Route 130. Larger lots will allow for the more efficient of land and reduce the number of driveway access points along U.S. Route 130 thereby improving operations and safety of the state highway.
- Develop and implement a menu of financial incentives to encourage building rehabilitation, infill development and adaptive reuse of buildings along U.S. Route 130.
- Improve the road network to address circulation issues.
 - Work with Burlington County and New Jersey Transit (NJT) to address the issue of tractor-trailers straddling the railroad tracks while attempting make a left turn to Railroad Avenue from northbound Delaware Avenue, which is C.R. 656, when vehicles occupy the lane exiting Railroad Avenue to Delaware Avenue.
 - Implement weight-restricting Delaware Avenue and Front Street to prohibit heavy trucks travelling these roads to access the Industrial Area in the vicinity of West Front Street and River Road in Florence Township and Burlington Township, respectively.
 - Work with Burlington Township and Burlington County to plan, design and have constructed a connector road from River Road to Daniels Way, then to John Galt Way and ultimately to U.S. Route 130 to function as the primary access route from the state highway to the Industrial Area along River Road and West Front Street and to facilitate weight-restricting Delaware Avenue and Front Street so that heavy trucks are prohibited from travelling through residential areas along these roads.

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- Work with New Jersey Department of Transportation (NJDOT) and Burlington County to improve failing intersection U.S. Route 130 and C.R. 656 (Florence-Columbus Road and Delaware Avenue) in order for it to handle current and future traffic.
- Work with NJDOT, NJT and Burlington County to plan, design and construct modifications to the road system associated with the Cedar Lane overpass (over the railroad), which is known locally as the “Whirlybird,” to: lessen the sharpness of the compound curves to improve vehicular safety; connect the enlarged curving road from the “Whirlybird” to a new “T” intersection that consists of an extension of Railroad Avenue toward John Galt Way; extend Railroad Avenue across the railroad spur to connect with John Galt Way; and provide pedestrian walkways from U.S. Route 130 along Cedar Lane through the “Whirlybird” to the roundabout. These improvements will allow for the elimination of truck traffic from the problematic intersection of Delaware Avenue and Railroad Avenue and the rerouting of such truck traffic to the Cedar Lane-“Whirlybird”-Railroad Avenue-John Galt Way roadway complex. In addition, these improvements will facilitate safe pedestrian movement from U.S. Route 130 and Cedar Lane to the industrial development along Cedar Lane and Railroad Avenue.
- Work with NJDOT, Burlington County and Burlington Township to study, plan and improve problematic intersections along U.S. Route 130 that serve the Industrial Area. The focus of addressing the problems associated with these intersections is to improve pedestrian, bicyclist and motorized vehicular operations and safety. Develop a comprehensive plan that addresses the traffic and circulation issues facing U.S. Route – the plan should provide a holistic approach to solving the problems and avoid shifting problems from one intersection or sections of roadway to another.
- Work with NJT to plan, design and construct a pedestrian-only light rail passenger station north of the New Jersey Turnpike Extension in the vicinity of the roundabout for Cedar Lane and Railroad Avenue. Many employees utilize Florence Station in the Haines Industrial Center and walk a great distance in an unsafe condition along the railroad tracks to their jobs in the industrial establishments north of the Extension. Albeit dangerous, walking along the railroad tracks is the most direct route between Florence Station and

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their places of employment. The new pedestrian-only station would be much closer to the industrial area north of the New Jersey Turnpike Extension and obviate the need to unsafely walk along the railroad tracks.

- Work with NJT to plan, design and construct a pedestrian path from the Florence Station in the Haines Industrial Center to the vicinity of the roundabout at Cedar Lane and Railroad Avenue as an interim step to the pedestrian-only light rail passenger station discussed above.
- Work with Burlington County to study Florence-Columbus Road from U.S. Route 130 to Exit 52 of I-295 to ensure the roadway adequately handles current and projected traffic, and to plan for, design and construct needed improvements to the roadway.
- Ensure that “complete streets” are provided in the Industrial Area to address the needs and safety of pedestrians, bicyclists and motorized vehicles.

Action No. B6 – Adopt and implement new design standards that require more aesthetic development and redevelopment of sites and subdivisions, and that incorporate the actions of Strategy A.

Strategy C – Expanding and strengthening the local economy and the municipality’s tax base to provide needed jobs, goods and services

The following recommended actions target expanding and strengthening the local economy and the municipality’s tax base to provide needed jobs, goods and services.

Action No. C1 – Undertake Action No. B3 of Strategy B that targets the Town of Florence and the Village of Roebing, and the needed improvements to address the Township’s circulation and traffic issues.

Action No. C2 – Undertake Action No. B4 of Strategy B that targets the agricultural industry in the Country.

Action No. C3 – Undertake Action No. B5 of Strategy B that targets the U.S. Route 130 Corridor.

Action No. C4 – Actively engage local businesses in an ongoing Township-sponsored initiative to learn about the needs, challenges and concerns of the business community, and translate the findings from the initiative into changes needed to local ordinances, new programs to promote the local business community, and partnerships among the business community, the Township, and various civic and non-profit organizations.

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- Charge the Township Economic Development Committee with establishing ongoing engagement mechanisms to build relationships with and obtain input from the local business community. Such mechanisms may include various outreach efforts, roundtables, surveys, seminars, ongoing communications (emails and social media, newsletters, etc.), and events to recognize local businesses and their contributions to the Township (economic development breakfasts, luncheons or dinners, etc.). The Committee must forge partnerships among the business community, the Township and various civic and non-profit organizations. Together these entities must promote Florence Township as a place of business opportunity. One way to accomplish this is by sponsoring major public events including, but not limited to: events to bring the community together, such as a Florence Day; events centered around the Township's history, such as the Roebling steel mill and its importance in steel wire manufacturing; and events to promote the future, such as Science, Technology, Engineering and Mathematics (STEM) and Science, Technology, Engineering, Mathematics and Education (STEME).
- Modify and amend ordinances as necessary to address the needs, challenges and concerns of the business community.
- Identify current properties available for development and redevelopment on the Township website.
- Provide online resources on the Township website for the business community including, but not limited to, low- and no-interest financing offered by the local banking community, and state, county and other governmental agencies , and other federal, state and county services targeted for businesses.
- Provide a current local business directory made available on the Township website.

Action No. C5 – Work with state and county economic development agencies, such as the New Jersey Office of Business Advocacy, the New Jersey Economic Development Authority, and the Burlington County Bridge Commission Department of Economic Development and Regional Planning, to actively promote Florence Township for economic development, and to retain, expand and attract businesses to the Township.

Strategy D – Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes

The following recommended actions are aimed at providing safe, code-compliant housing stock to meet the needs of a diverse cross-section of households and household incomes in Florence Township.

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Action No. D1 – Undertake Action No. A4 of Strategy A that recommends studying an area of the Town of Florence where landslide potential is significant and develop methods to avoid future landslides negatively affecting nearby housing.

Action No. D2 – Undertake Action No. B2 of Strategy B that recommends preparing a vulnerability assessment and apply the results of the assessment to develop strategies and methods to address housing that has a potential risk of being damaged or destroyed from natural disasters and to change zoning to avoid developing lands of high risk potential from natural disasters with housing.

Action No. D3 – Undertake Action No. B3 of Strategy B that targets the Town of Florence and the Village of Roebling for development, redevelopment and rehabilitation of housing.

Action No. D4 – Undertake Action No. B4 of Strategy B that recommends increasing minimum lot sizes in the non-sewered areas of the Country to comply with the Burlington County Wastewater Management Plan.

Action No. D5 – Undertake Action No. B5 of Strategy B that recommends developing and redeveloping mixed-uses that include housing along sections of U.S. Route 130. This action has the potential to help the Township address future affordable housing obligations.

Action No. D6 – Continue enforcing code-compliance regulations and requirements for the Township’s housing stock.

Action No. D7 – Continue implementing the Township’s court-approved Housing Element and Fair Share Plan to meet its affordable housing obligation for rehabilitating residential units occupied by low- and moderate-income households and providing new affordable housing units, and prepare and implement such plans to address future affordable housing obligations as determined by either the court or responsible state agency.

Strategy E – Improving and expanding the municipality’s infrastructure, services and amenities that meet current and future needs

To improve and expand Florence Township’s infrastructure, services and amenities that meet current and future needs, the following actions are recommended.

Action No. E1 – Undertake Action No. B2 of Strategy B that recommends preparing a vulnerability assessment for critical infrastructure and utilities and their potential risk resulting from natural disasters.

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Action No. E2 – Undertake Action No. B3 of Strategy B that recommends addresses road network issues and achieve “complete streets” in the Town of Florence and the Village of Roebling.

Action No. E3 – Undertake Action No. B4 of Strategy B regarding limiting development in the County in order to avoid unnecessarily extending utilities in this area of the Township and needlessly widening roads.

Action No. E4 – Undertake Action No. B5 of Strategy that targets improving the road network to address traffic and circulation issues for motorized vehicles, bicyclists and pedestrians along U.S. Route 130 and in the Industrial Area.

Action No. E5 – Upgrade and improve the Township’s water and sanitary sewer systems to ensure they comply with the latest state and federal regulations and adequately serve the community of today and tomorrow as projected. Complete gaps in the system to ensure adequate service to areas intended for more intensive development and redevelopment.

Action No. E6 – Upgrade and improve the Township’s recreational and community facilities to meet the current and future needs of its residents.

- Acquire additional open space that strategically provides needed passive and active recreational opportunities.
- Continue monitoring changes in the demand for different types of recreational and community facilities and make required changes and improvements to the facilities.
- Connect neighborhoods with recreational facilities, open space and community facilities by means of walkways and paths accessible to pedestrians and bicyclists.
- Undertake a “complete streets” analysis to identify: gaps in pedestrian and bicycle linkages needed to connect neighborhoods, recreational facilities and parks, and public facilities and services; and where traffic-calming improvements should be made to improve pedestrian, bicyclist and motorized-vehicular safety.
- Provide new recreational opportunities along the Delaware River.
 - The former Roebling steel mill site has significant potential for being redeveloped as a major recreational facility. The attributes of the site are: more than a mile of shoreline along the Delaware River; publically accessible open space where the slag area was remediated; an area that served as a dock for barges; the county’s regional Delaware River

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Heritage Trail traverses the shoreline of the site; the Roebing Museum with various artifacts and open areas for events; the New Jersey Transit RiverLINE light rail passenger station; and an expansive open area that is an open palette for improvement. A master plan for improving the entire site should be undertaken.

Strategy F –Preserving important historic resources, agricultural lands and open space

The following actions are recommended for the preservation of important historic resources, agricultural land and open space.

Action No. F1 – Undertake Action No. B3 of Strategy B that recommends preserving and reusing historic buildings and structures in the Town of Florence and the Village of Roebing and creating a menu of financial incentives for preserving the historic buildings and structures.

Action No. F2 – Update inventories of historic buildings and sites eligible for preservation. Publish the inventory on the Township website.

Action No. F3 – Educate property owners of the historic buildings and sites about the importance and benefits of preserving these buildings and sites.

Action No. F4 – Develop and execute a program to educate the public about the history of Florence Township and the importance of preserving historic buildings and sites. Post educational information on the Township’s website. Partner with local historic preservation organizations, such as the Roebing Museum, to promote the importance of historic preservation in the Township. Hold events to further promote the importance of the history of the Township.

Action No. F5 – Review and revise historic preservation regulations for the Roebing Historic District. Ensure that the regulations are reasonable and flexible to permit proper use of the historic buildings and sites while preserving their historic significance.

Action No. F6 – Undertake Action No. B4 of Strategy B that recommends aggressively preserving farmland and open space in the Country. Work with state and county agencies to assist in the preservation of farmland and open space.