
**TOWNSHIP OF EDGEWATER PARK
BURLINGTON COUNTY, NEW JERSEY
2021 MASTER PLAN UPDATE
LAND USE PLAN ELEMENT**



**ADOPTED BY:
THE PLANNING BOARD OF THE TOWNSHIP OF EDGEWATER PARK
BURLINGTON COUNTY, NEW JERSEY**

Adopted: May 2021



**PREPARED BY:
BURLINGTON COUNTY BRIDGE COMMISSION
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An original copy of this document is signed and sealed and filed with the municipal clerk.

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Executive Summary

Just five years after the formation of Edgewater Park Township, the forward-looking “Town Plan for Edgewater Park” was crafted in 1929 to become the basis for guiding anticipated growth. As the Township experienced a surge residential growth, Edgewater Park’s first Comprehensive Master Plan was adopted in 1967. Fifteen years later as development slowed and market trends shifted, the Township reevaluated its Master Plan in 1982. By 2000, Edgewater Park updated the Land Use Plan Element of the Master Plan in response to recommendations made in the 1997 Master Plan Reexamination Report. In 2017, the Edgewater Park Township Planning Board adopted its most recent Master Plan Reexamination Report, which recommended an to update the 2000 Land Use Plan Element, Zoning Ordinance and Zoning Map.

In 2019, Edgewater Park Township submitted a technical assistance request to the Burlington County Bridge Commission (BCBC) for the preparation of a new Land Use Plan Element. As the improvement authority for Burlington County, the BCBC’s Economic Development and Regional Planning Office offers planning to assistance to the municipalities of Burlington County at no cost to the taxpayer. The BCBC began drafting the Land Use Plan Element for the Township in the beginning of 2020 in accordance with the requirements set forth in N.J.S.A. 40:55D-1 et seq. entitled "Municipal Land Use Law" (MLUL). The worldwide COVID-19 pandemic caused a delay in finalizing this Plan, which was adopted in early 2021.

Based on direction from the 2017 Reexamination Report, this 2021 Land Use Plan Element reviews and revises the vision, goals, and recommendations set forth in the 2000 Land Use Plan Element. Changes in demographic indicators, markets trends, employment shifts and land use patterns have necessitated a fresh look at existing zoning boundaries, land use regulations and strategies. In 2004, the NJ Transit’s RiverLine was activated and today the Beverly-Edgewater Park train station is one of the busiest along the route. A shift in consumer buying habits toward online purchases has initiated a construction boom in warehouses and distribution centers at the expense of traditional brick and mortar shopping centers. As an example, in the early 2000s, the 785,000-square foot Burlington Stores distribution center was built at the former Metro Market Place site and more warehouse space was recently approved along U. S. Route 130. Edgewater Park has been aggressive in planning for and addressing its affordable housing obligations with several multifamily projects already built and others in the approval process and under construction.

As the Township approaches buildout, now is an ideal opportunity to forge a path toward the future. In this new decade, Edgewater Park must capitalize on potential redevelopment opportunities to meet the needs of the community. U.S. Route 130, which runs the length of the Township’s southern boundary with Willingboro Township, is the commercial core and economic generator for Edgewater Park. Maintaining its prominence and vitality is of utmost importance to a vibrant Edgewater Park. Protecting the stability and social fabric of the well-established residential neighborhoods in Edgewater Park is essential to the well-being of its residents. By balancing development with preservation, the Township will provide open spaces and recreational opportunities for everyone to enjoy while promoting a sustainable environment.

To achieve the goals set forth by the Township, the 2021 Land Use Plan Element, suggests revisions to the zoning map and land use ordinances to encourage development that is compatible with the surrounding area, promote economic growth and reduce nonconforming uses. Creating vision statements for each zoning district recognizing the intent and purpose of each zone and provide clarity to residents and developers alike. Finally, participating with neighboring towns, County and State agencies to achieve Plan Endorsement will ensure Edgewater Park continues to be eligible for the benefits of center designation.

Introduction

The Township of Edgewater Park has had a longstanding tradition of identifying changing development trends, assessing its current land uses and planning for projected growth. In June 1929, just 5 years after the Township incorporated, the Planning and Zoning Commission submitted to the Township Committee the “Town Plan for Edgewater Park” during a period when the community was “feeling the impetus of metropolitan growth.” At the time, local leaders foresaw an impending building boom, as Edgewater Park was located approximately halfway between the soon-to-be opened Tacony-Palmyra and the Burlington Bristol bridges, which would enhance connections between Philadelphia and New Jersey. Edgewater Park sought to manage development by crafting a town plan, a zoning ordinance and building code regulations. The Plan evaluated current conditions while acknowledging the need to accommodate anticipated growth by proposing suitable locations of future land uses, roadways, parks, schools and other public facilities.

The growth that was expected in the 1929 Plan was not realized in Edgewater Park until the late 1950s. During the period of post-war expansion of the highway system, a pattern of suburbanization in the region began to emerge. To address the surge in new development, the Township adopted a Comprehensive Master Plan for Edgewater Park in 1967. This eight-volume document meticulously evaluated the physical features, land uses, trends in housing, population and economics, the regional context, transportation system, municipal finance, community facilities and current zoning. According to the Plan, the Township’s population between 1950 and 1960 grew at a faster rate than the State, the region, the County and many neighboring municipalities. At the time, just over half of Edgewater Park was developed and the Plan described the Township as a predominately single-family residential community with no areas of concentrated commercial development. The Plan stated that care should be taken to ensure future development is compact and contiguous and that lands adjacent to U.S. Route 130 be developed to high standards. It continued to note consideration should be given to the possibility of new and improved public facilities, the location of industrial facilities and what uses would best serve the Township’s needs.

In 1982, Update ‘82 was prepared as a reevaluation of the 1967 Master Plan for Edgewater Park. The document compares the objectives and the extent to which problems have been reduced or increased between 1967 and 1982. As part of the reassessment, the Plan acknowledges that pace of residential development that that occurred in the Township during the 1950s and 1960s has subsided and shifted toward other parts of the County. It states that Edgewater Park has remaining capacity, especially in the western section of the Township, for more growth when development inevitably returns. The Plan sought to reduce densities of future multi-family developments and plan for senior citizen housing alternatives as the Township’s population begins to age. Additionally, the Plan recognizes the shift in non-residential development trends from traditional manufacturing toward more service and technology industries and that new commercial development along U.S. Route 130 should be well-planned and properly controlled.

In response to the outcome of the reexamination of the Master Plan conducted in 1997, Edgewater Park updated its Land Use Plan Element in 2000, as part of a comprehensive revision to the Master Plan. Significant changes between 1982 and 1997, such as demographic and employment shifts in the region and new planning initiatives, such as the 1992 New Jersey State Development and Redevelopment Plan and the 1999 Route 130/Delaware River Corridor Plan, necessitated an update of the master plan and zoning regulations. The 2000 Land Use Plan Element was drafted as the Township was in the midst of planning to meet its State-mandated affordable housing obligations, while seeking to revitalize its commercial centers and anticipating the arrival of a new light rail service. The 2000 Plan sets forth a new

vision for the Township, revises the goals and sets new recommendations. As new issues and situations arose in the Township, the Land Use Plan Element has undergone several minor amendments since 2000.

In 2017, the Edgewater Park Township Planning Board adopted its most recent Master Plan Reexamination Report. The report recommends *“the Planning Board should update the Township’s Land Use Plan Element of its Master Plan, as well as its Zoning Ordinance and Zoning Map.”* The report further states that during the reexamination process, the Planning Board identified a number of zoning and land use planning issues that need to be resolved through an updated Land Use Plan. These issues include:

- Zoning district boundaries;
- Zoning district purpose statements;
- Zoning definitions;
- Existing agricultural uses;
- Consistency in residential accessory uses;
- Potential future locations of government uses, assisted living facilities, quasi-public uses and places of worship;
- Potential future locations of financial institutions, restaurants, personal and household service uses, retail sales and service uses;
- Potential future locations of billboards and “publishing and media” uses; and
- Potential future locations for food manufacturing and wholesale trade uses.

This 2021 Land Use Plan Element evaluates these issues and recommends changes to the zoning districts and zoning ordinance based on a review of relevant planning documents, input from a working committee formed by the Planning Board and an in-depth analysis of current conditions and future trends.

Municipal Land Use Law

N.J.S.A. 40:55D-1 et seq. entitled "Municipal Land Use Law" (MLUL) allows for local governments to set land use policy and regulate development through the creation of a master plan, which includes a statement of objectives, descriptive text and supporting maps and tables. N.J.S.A. 40:55D-28 states:

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 public health and safety and promotes the general welfare.

The Land Use Plan Element, along with the Housing Element, is one of the two required components of a master plan. It is one of the most important elements as it informs and connects the other elements together and serves as the basis for the municipal zoning map and zoning district controls. The Land Use Plan Element summarizes and explains how a municipality’s policies and proposals for future physical, economic and social development will affect land development in the municipality.

N. J. S. A. 40:55D-28 b (2), sets forth the required contents of the Land Use Plan Element:

A land use plan element (a) taking into account and stating its relationship to the statement provided for in paragraph (1) hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof 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 redevelopment 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 any airport safety zones delineated pursuant to the “Air Safety and Zoning Act of 1983,” P. L. 1983, (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 encroachment 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.

In 2021, N. J. S. A. 40:55D-28 b (2) was amended to include the following text:

(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 subparagraph (i) of this subparagraph related to that development; (i) 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; (ii) analyze the potential impact of natural hazards on relevant components and elements of the master plan; (iii) provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards; (iv) 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 (v) rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

The Township of Edgewater Park’s climate change-related hazard vulnerability assessment is found in Appendix 1.

Vision

A Vision for Edgewater Park was crafted in 2000, with input from the public to capture the future outlook for the community. It has been over twenty years since the Vision was first developed, therefore, the new Vision statement for 2021 is modified to reflect present conditions and priorities. In order to properly frame a picture of the future, the Township's Vision (see below) is presented in the "present tense."

A visitor's first impression is important because, after all, there is only one opportunity to make a positive first impression. Therefore, it is crucial that Edgewater Park's gateways area inviting and attractive. U.S. Route 130 is the Township's front yard, where most of its commercial and industrial uses are open for all to see. The five county roads stemming from the highway are the doorways into its neighborhoods, parks, schools, civic uses, light rail station, and the Delaware River.

U.S. Route 130 is reimagined as the visual clutter caused by the proliferation of signs and utility poles along the highway has been eliminated. The appearance of the signs has been enhanced due to the creation and implementation of signage design guidelines. Landscaping and buffering have been added to the parking areas along U. S. Route 130 according to the newly created and implemented landscape design guidelines. Shared driveways to businesses have reduced the excessive amount of individual driveway cuts. Light pollution caused by excessive parking lot lighting has been eliminated due to the reduction in the number of light fixtures, replacement with more energy efficient LED technologies and the redesign of lighting layouts. The vacant stores and shops and underutilized properties along the highway have been redeveloped into a diverse mix of commercial, light industrial and residential uses. The former appearance of decline along the highway has been changed to one of economic vitality.

The intersections of the five north-south roads that connect to U. S. Route 130 have been improved to facilitate safe, easy, convenient movement into and out of the Township. Cooper Street has been transformed as attractive place for residents to do their local shopping for convenience goods and services. The remaining north-south major gateways and thoroughfares have also been upgraded. Mount Holly Road, Beverly-Bridgeboro Road, Delanco-Coopertown have a more open and less intensely developed land use pattern. These roads have a simple beauty created by the planting of street trees and landscaped areas along the roadside. Bicycle paths run parallel to these roads. Woodlane Road, which traverses through a suburban setting, is tree-lined with traditional sidewalks running along the road. A pedestrian crossing designed to carefully cross U.S. Route 130 connects the sidewalks of Woodlane Road to the Willingboro Town Center, which is located along the south side of the highway. Warren Street, which runs east to west from Burlington Township to Beverly City, is another major gateway and thoroughfare in Edgewater Park, with its maintained trees that arch over the roadway, has changed little of the years.

The Township envisions the revitalization of its neighborhoods through the upgrade and renovation of its housing stock. Assisting in this effort is the enforcement of housing maintenance codes. Older housing stock is rehabilitated with modern features and amenities. The garden apartment complexes have been renovated, including some of which have been converted into owner-occupied units. Maintenance codes are enforced to maintain sound, code-compliant housing stock and attractive neighborhoods. The Township permits an array of housing options that accommodates a diversity of needs and incomes and fulfils its affordable housing obligations.

Light industrial uses are intermixed among commercial development along U. S. Route 130. The result is the diversification of the local economic base, which used to rely heavily on just commercial development. Higher density residential development, with a mix of market-rate and affordable options, is selectively located next to the commercial facilities. The former Pathmark shopping center has been redeveloped and transformed into a thriving retail center.

The Township's community buildings and grounds are upgraded to meet the needs of the Township's residents. All community buildings and facilities are compliant with the Americans with Disabilities Act. Upgrades to the existing municipal building provide adequate space for employees, meetings and functions. A state-of-the-art Police Department and Municipal Court facility is located on the former "brownfield" site, Cassidy's junkyard, which is across Mount Holly Road from the Municipal Building. This new building allows greater opportunities for shared services with neighboring municipalities. The Weimann Building on Mount Holly and Delanco-Coopertown roads is a two-story multipurpose center that provides recreation opportunities and accommodates various community services for all residents, as well as serving as a disaster relief shelter during emergencies. The Township's school facilities are renovated and updated, providing the latest in educational technologies. The school system has kept pace with student growth.

The Township envisions enhancing its parks and open space areas. The heavily used parks have been renovated and refurbished to meet the needs of the Township's residents. Opportunities for active and passive recreation are provided for both young and old. Playgrounds and sitting areas are reconstructed and expanded. Soccer fields are upgraded to host regional tournaments. All facilities are well lit and designed for minimal maintenance. Off-road trails link the Township's parks and preserved open space areas. The Delaware River Heritage Trail, which provides a continuous pedestrian and bicycle path from Trenton to Palmyra, runs through Edgewater Park. The trail links Woodlake Park, Kite Field, Roosevelt Park and Memorial Field and offers residents an enjoyable walk or bike ride through a natural wooded and wetland setting.

The NJ Transit RiverLine light rail passenger stop that straddles the municipal boundary between Edgewater Park and Beverly at Cooper Street is bustling with commuters. The light rail system accesses job markets outside the Township, e. g., Camden, Philadelphia, Trenton, and industrial complexes in and outside the county, and conveys workers to local industry and business within the county. The light rail transit system provides access to cultural, educational and recreational opportunities in the region, i.e., Center City Philadelphia, New York City, the Camden Waterfront, the Trenton Waterfront and Capital Complex, New Brunswick, Newark and others. Pedestrian access is enhanced by reconstructing the sidewalk system from the neighborhoods to the stop. A pedestrian-friendly, mixed-use, transit-oriented village stretching alongside the tracks between Mount Holly Road and Cooper Street, replaces vacant and under-utilized industrial facilities.

This vision is a guide for the future of Edgewater Park. It is flexible and not cast in concrete. The vision sets the tone for the Township's revitalization and identifies achievable goals for how the Township should look and function in the near future. The changes and improvements recommended by the vision are significant and will be accomplished incrementally. The 2000 Land Use Plan emphasized that it is tantamount to revisit the vision when the Township's master plan is re-examined and updates to the master plan and vision should be made as one. The 2021 Land Use Element accomplishes this mission.

Statement of Goals

The 2000 Land Use Plan Element set forth land use goals for the Township that were pertinent at the time of its adoption. The goals were reviewed and adjustments were recommended in the 2017 Reexamination Report to more accurately reflect existing conditions. The 2021 Land Use Element Plan incorporates the changes with further modifications based on input from the Planning Board and feedback gathered from a web-based community survey that was conducted in 2021 (see Appendix 2). These goals are the basis by which the Township promotes and protects the health, safety and general welfare of the community.

Neighborhoods/Quality of Life

1. Protect established residential neighborhoods from deterioration and encroachment by incompatible uses.
2. Maintain and enhance residential neighborhoods.
3. Create new residential neighborhoods in appropriate locations.
4. Prohibit conversion of single-family residential units into multi-family units, which increase adverse density impacts on neighborhoods, and remove illegal two-family and multi-family conversions.
5. Re-establish a pedestrian-friendly neighborhood business district along Cooper Street.

Business/Commerce/Industry

1. Reuse vacant and underutilized land and abandoned sites.
2. Establish provisions for home-based occupations taking into consideration the character and physical constraints of residential neighborhoods.
3. Encourage the re-establishment of a pedestrian-friendly neighborhood business district along Cooper Street.
4. Investigate the creation of a mixed-use commercial and residential transit-friendly village along the RiverLine in the current light industrial area between Mt Holly Road and Cooper Street.
5. Strengthen the Township's economic position by encouraging a diverse mix of commercial, professional and industrial uses.
6. Retain and enhance existing industrial uses and attract new, compatible industrial and commercial uses to the Township along the U.S. Route 130 corridor.
7. Retain existing jobs and attract an array of new job opportunities that provide the ability for the Township residents to earn a "living" wage within Township boundaries.

Environment/Recreation

1. Continue to rehabilitate and renovate the Township's parks and open space areas.
2. Provide for the Delaware Heritage River Trail, which is being planned by the National Parks Service, Burlington County, Edgewater Park and other riverfront communities, by linking Edgewater Park to Beverly City and Burlington Township.
3. Provide trails in the wooded area next to Woodlake Park in order to link the naturalized area with the park facility.
4. Utilize the resources of the Edgewater Park Township Shade Tree Commission in planning the improvement of the Township's landscape.
5. Encourage vegetating parking lots and sites devoid of plantings.

Development/Redevelopment

1. Rehabilitate existing deteriorated multi-family developments.
2. Remove, by attrition, nonconforming uses, particularly those in residential neighborhoods.

3. Encourage development that respects existing development intensities, densities and patterns and environmental constraints.
4. Identify, protect and preserve the Township's historically significant structures.
5. Continue to participate in the joint county-municipal regional planning initiative, which began as a result of the New Jersey State Planning Commission endorsing the Route 130/Delaware River Corridor Strategic Plan in 1999.
6. Capitalize on the state benefits and incentives for redevelopment made available to the Township through State Plan Endorsement.
7. Take steps to mitigate undue vehicular congestion, with a focus on reducing the number of driveways cuts along Route 130 and encouraging shared driveways, encouraging traffic calming along local roads, such as Cooper Street, improving traffic flow through the Township and enhancing aesthetics along Township roads.
8. Work with County, State and neighboring municipalities to study ways to limit truck traffic on local roads, with an emphasis on eliminating shortcuts through residential neighborhoods.
9. Enhance the entrances into Edgewater Park, recognizing that such entrances are gateways into the Township.
10. Study use of various impact fees to address increased infrastructure and services needs from anticipated growth in the Township.

Policy Statements

This Land Use Plan Element includes policy statements to meet P. L. 2017, c. 275, which requires Master Plans to include a statement of strategy concerning smart growth, including consideration of potential locations of installation of electric vehicle charging station; storm resiliency with respect to energy supply, flood-prone areas and environmental infrastructure; and environmental sustainability. The statements below are crafted to be consistent with the State of New Jersey, Department of State, Office of Planning Advocacy's Plan Endorsement Guidelines adopted by the State Planning Commission in 2020. P.L. 2021, c 6 requires any land use plan element adopted after December 17, 2020, to assess likely impacts associated with climate change-related risks and devise strategies to address them (see Appendix 1).

Smart Growth

State and national experts agree that "smart growth" should be based on these ten basic principles:

1. Mix Land Uses,
2. Take Advantage of Existing Community Assets,
3. Create a Range of Housing Opportunities and Choices,
4. Foster Walkable Neighborhoods,
5. Promote Distinctive, Attractive Communities with a Strong Sense of Place,
6. Preserve Open Space, Farmland, and Critical Environmental Areas,
7. Strengthen and Encourage Growth in Existing Communities,
8. Provide a Variety of Transportation Choices,
9. Make Development Decisions Predictable, Fair, and Cost-Effective, and
10. Encourage Citizen and Stakeholder Participation in Development Decisions.

Edgewater Park will promote smart growth by continuing to implement sound planning practices, which balance development with land conservation and environmental stewardship. The Township will promote environmental sustainability and safeguard environmental infrastructure by adopting water conversation,

floodplain, wellhead protection, stormwater and stream corridor protection ordinances consistent with the New Jersey Department of Environmental Protection. The Township will preserve and protect its limited natural habitat, wetlands and flood-prone areas that are concentrated along the Delaware River.

Sustainability and Resiliency

In 1987, the United Nations defined sustainability as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainable design supports social, economic and environmental sustainability and seeks to mitigate the impacts of climate change by promoting clean air and water, renewable energy and green infrastructure. “Resiliency” means “the ability of people, communities, places, infrastructure, economies, and other systems to withstand, recover from extreme, damaging conditions, including weather and other natural disasters, cyber- and physical-attacks, and design failures.

The Township will research the latest technologies for reducing greenhouse gas emissions and coordinate with the Delaware Valley Regional Planning Commission’s Regional Electric Planning Program. The Township will evaluate electric vehicle options and assess the Township’s existing vehicle fleet, consider potential locations for the installation of electric vehicle charging stations at Township facilities as well as investigate options for permitting electric vehicle charging stations in multifamily and commercial districts. Edgewater Park will address resiliency by investigating redundant and backup energy supplies, conversion to renewable energy generation and energy efficiency measures at municipal facilities.

Environmental Justice and Social Equity

The U.S. Environmental Protection Agency (EPA) defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” PolicyLink defines equity as “just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all.”

To protect the health, safety and general welfare of all residents of Edgewater Park, the Township continues to promote a diverse and inclusive community by accommodating all types of housing options for a variety of family types and household incomes. Edgewater Park strives to provide fair and equitable access to all community assets, programs, activities and services essential to the quality of life of all residents. Edgewater Park will effect change by providing training and resources to their staff, elected officials and boards to build awareness of environmental justice and social equity issues.

Background

Geographic Location

Edgewater Park Township is a suburban municipality in the developed northwestern portion of Burlington County. It is 3.08 square miles and consists predominately of post-World War II residential development. The Township is surrounded by the City of Beverly and the Delaware River to the north, Burlington Township to the east, Willingboro Township to the south and Delanco Township to the west. It is located approximately 15 miles from Center City Philadelphia and 70 miles from Midtown Manhattan. Edgewater Park’s optimal location and accessibility has contributed to a rich history of commerce and manufacturing.

Population

In 1900, the area consisting of Edgewater Park was part of Beverly Township, which also included modern day Beverly City and Delanco Township. The Census of 1900 reported the population of Beverly Township was 1,804. Edgewater Park Township was formed in 1924. The census following Edgewater Park’s incorporation was conducted in 1930 and indicated 1,243 inhabitants lived within the Township (see Table 1). The low population and density reflected Edgewater Park’s mostly rural and agricultural character as compared to other communities along the Delaware River at the time. The population remained flat until after the World War II when the Township experienced an explosion of residential construction. Beginning in the late 1950s, large single-family, suburban-style neighborhoods such as Capitol Hill, Williamsburg Colonial Village, Edgewater Park Village, Robinhood, and Del Vue were constructed east of Cooper Street. These communities were built by independent housing developers, unlike the comparable Levittown neighborhoods in Willingboro Township south of U. S. Route 130. Several garden-style apartment communities were built throughout the Township. As a result, the population more than tripled from 2,866 in 1960 to a peak of 9,273 in 1980. In the decades to follow, as baby-boom children aged out of their parent’s homes, construction dwindled in Edgewater Park and shifted to other parts of Burlington County, the Township experienced a decrease in population between 1980 and 2000. However, residential construction began to reemerge in the early 2000s as Edgewater Park sought fulfil its affordable housing obligation with new developments such as Fox Run and The Courtyards. During this time, as demographic and market trends shifted, a large senior housing development, known as Silver Park West, was constructed near U. S. Route 130. According to the most recent American Community Survey (2014-2018), Edgewater Park’s current population is 8,731, which is 1.7% less than it was in 2010.

Table 1–Population of Edgewater Park 1930 -2010

Year	Population	Density	Percent Change
2010	8,881	3,073	12. 9%
2000	7,864	2,702	-6. 2%
1990	8,388	2,902	-9. 5%
1980	9,273	3,208	25. 1%
1970	7,412	2,564	158. 6%
1960	2,866	991	124. 1%
1950	1,279	442	9. 2%
1940	1,171	405	-5. 8%
1930	1,243	430	

Source: New Jersey State Data Center - New Jersey Resident Population by Municipality

Today, Edgewater Park’s population is older and more racially diverse. The median age of Township residents has increased from 37.9 years in 2000 to 41.0 years in 2018. As described in the previous section, the increase in age may be contributed to the construction of age-restricted housing units during that same timeframe. Table 2 shows Edgewater Park’s median age is similar to Burlington County (41.5 years) but higher than the State of New Jersey (39.8 years). As a percentage of the total population, the Township has less persons under 18 years old and more residents 65 years old and over than both the County and the State, which is also represented in Figure 1.



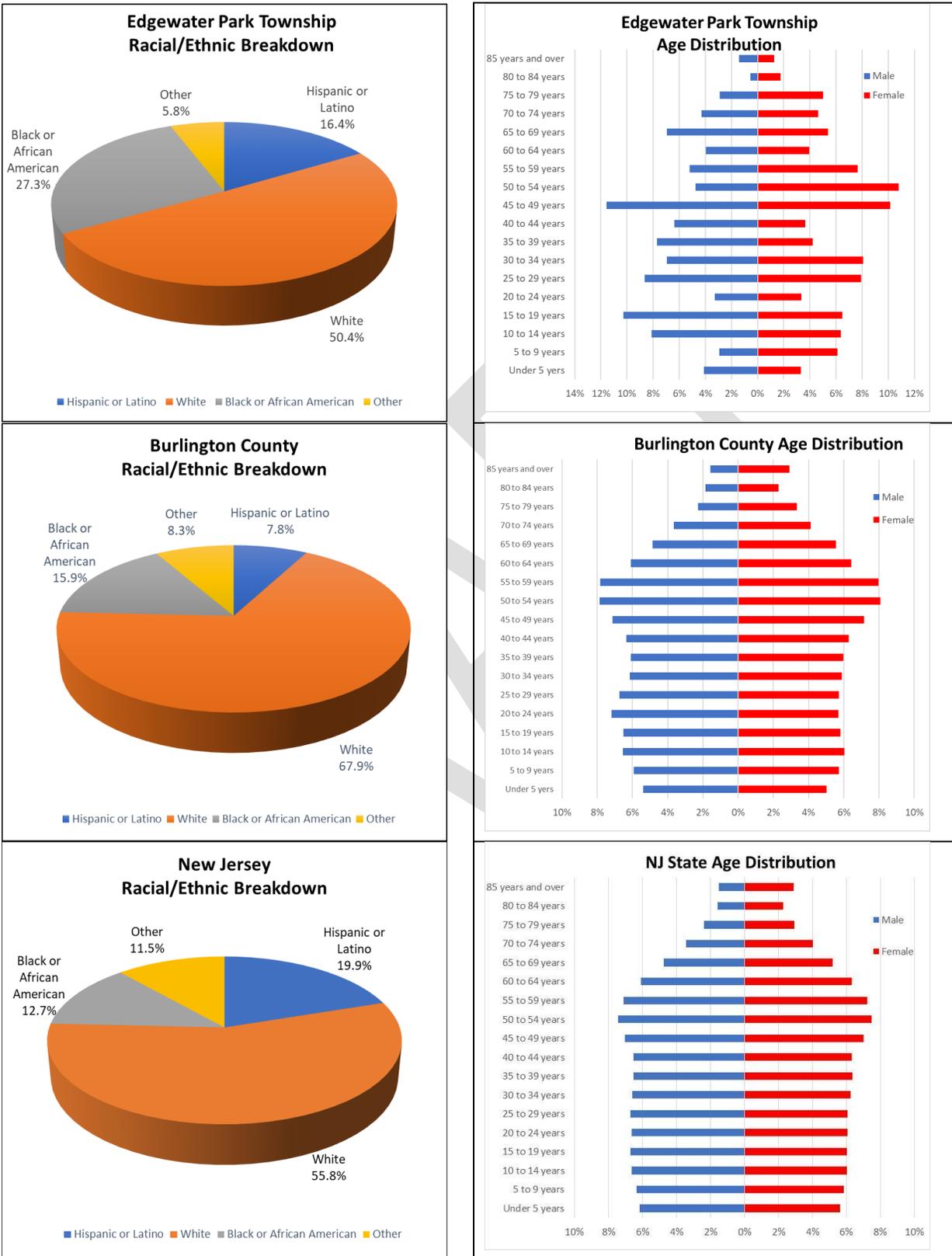
In 2000, 65.6% of Edgewater Park residents identified as white only (not Hispanic), which decreased to just over half (50.4%) in 2018. Table 2 shows the Township’s white population in 2018 was lower than both Burlington County (67.9%) and the State (55.8%), which emphasizes the diversity in the Township. Edgewater Park’s population includes a significant percentage of Black or African American and Hispanic or Latino residents. The Township’s percentage of Hispanic or Latino population is double that of the County and its Black or African American population is higher than both the County and State, as shown in Figure 1. As of the 2000 Census, 1.9% of residents identified themselves as being of Turkish American ancestry, the second highest of any municipality in the United States and highest in New Jersey. [Ancestry was not included in the last U.S. Census. School forms are available in Turkish.]

Table 2 – Age and Race Characteristics

	Edgewater Park Township	Burlington County	State of New Jersey
Age			
Median Age	41.0	41.5	39.8
Under 18 years	19.3%	21.3%	22.2%
65 years and over	17.2%	16.3%	15.5%
Race			
Hispanic or Latino (any race)	16.4%	7.8%	19.9%
White Alone	50.4%	67.9%	55.8%
Black or African American Alone	27.3%	15.9%	12.7%
Other	5.8%	8.3%	11.5%

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Figure 1 – Race/Ethnic Background and Age Distribution



Source: U. S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Housing

Table 3 shows the percentage of occupied and vacant housing units in the Township according to the U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates. Edgewater Park’s vacancy rate was 6.7% in 2018, which is lower than both the County (7.4%) and State (10.9%). Of the total occupied housing units, 43.3% are rented as opposed to 56.7% owned within the Township. The percentage of renter-occupied housing units in the Township is much higher than both the County (24.3%) and the State (36.1%) due to the abundant supply of apartment complexes in Edgewater Park. Unlike the Burlington County and the State of New Jersey, the Township, as a whole, has more multi-family units than single-family units. Most housing units in Edgewater Park are either 1 or 2-bedroom, which is indicative of the proportion of multi-family rental and condominium apartments, whereas single- and two-family” housing units in both the State and the County tend to contain 3 or more bedrooms.

Table 3 – Housing Data

	Edgewater Park	Burlington County	New Jersey
Housing Units			
% Occupied	93.3%	92.6%	89.1%
% Vacant	6.7%	7.4%	10.9%
Occupied Housing Units			
% Own	56.7%	75.7%	63.9%
% Rent	43.3%	24.3%	36.1%
Units in Structure			
1-unit, detached	43.0%	63.3%	53.6%
1-unit, attached	2.4%	16.3%	9.5%
2 units	4.9%	2.4%	9.3%
3 or 4 units	9.7%	3.3%	6.4%
5 to 9 units	22.6%	4.5%	4.8%
10 to 19 units	10.6%	3.9%	4.9%
20 or more units	6.9%	4.8%	10.6%
Mobile home	0.0%	1.7%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%
Bedrooms			
No bedroom	1.3%	0.5%	2.5%
1 bedroom	24.1%	10.1%	13.9%
2 bedrooms	33.7%	21.8%	26.0%
3 bedrooms	24.1%	35.7%	32.6%
4 bedrooms	14.5%	27.5%	19.3%
5 or more bedrooms	2.2%	4.4%	5.5%

Sources: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Economy and Employment

The percentages of high school (86.0%) and college graduates (21.0%) living in Edgewater Park are lower than the County and State averages (see Table 4). The workforce living in the Township is employed more in the sales, service, construction and production sectors as compared to both the County and State where a higher percentage are employed in management, business, science and arts occupations. The median household income in Edgewater Park (\$68,327) is lower than both the County (\$84,992) and State (\$79,363). It is more affordable to live in Edgewater Park than in the rest of the County and State as the median household values (\$177,100) and median gross rents (\$1,242) are lower. The unemployment rate in Edgewater Park is less than one-half of the County, but the poverty rate is almost double.

Table 4 – Economic and Employment Data

	Edgewater Park	Burlington County	New Jersey
Education			
% High School Graduate or Higher	86.0%	93.6%	89.5%
% Bachelor's Degree or Higher	21.0%	37.5%	38.9%
Occupation			
Management, business, science, and arts occupations	28.8%	44.1%	42.4%
Service occupations	21.8%	14.6%	16.3%
Sales and office occupations	25.9%	24.5%	22.8%
Natural resources, construction, and maintenance occupations	7.7%	6.4%	7.1%
Production, transportation, and material moving occupations	15.8%	10.4%	11.4%
Median Household Income	\$68,327	\$84,992	\$79,363
Median Value of Owner-Occupied Units	\$177,100	\$247,600	\$327,900
Median Gross Rent	\$1,242	\$1,299	\$1,295
Unemployment Rate	3.1%	6.3%	6.1%
Poverty Rate	11.0%	6.5%	10.4%

Sources: U. S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Edgewater Park has always been considered a “bedroom community” or a “commuter town” since there are more people living in the Township (8,744) than there are jobs located within the Township (1,330), according to American Community Survey data. In 2010, the commuter adjusted daytime population in Edgewater Park was 5,510, which was 37% less than the resident population. This statistic is calculated by subtracting the number of residents leaving Edgewater Park to work elsewhere and adding all workers commuting into Edgewater Park from other communities. According to the 2010 data, only 257 people (5.6%) both lived in and worked in Edgewater Park. The Township’s employment to resident ratio is 0.9, which is among the lowest of the municipalities within Burlington County. Although the number of jobs has increased since 2010, this pattern of residents commuting to jobs outside Edgewater Park continues.

According to the New Jersey State Data Center’s Quarterly Census of Employment and Wages, which reports counts employment data reported by employers covered under New Jersey’s Unemployment Compensation law, an average of 2,322 jobs existed in Edgewater Park during 2019. This is an increase from 1,537 jobs reported in 2009. Public employment, which comprises 11% of the total jobs in Edgewater Park was split between municipal and school district employment. Private sector jobs, which include retail trade, food services, accommodations, construction and warehousing located along U. S. Route 130, make up 89% of the employment.

Future Projections

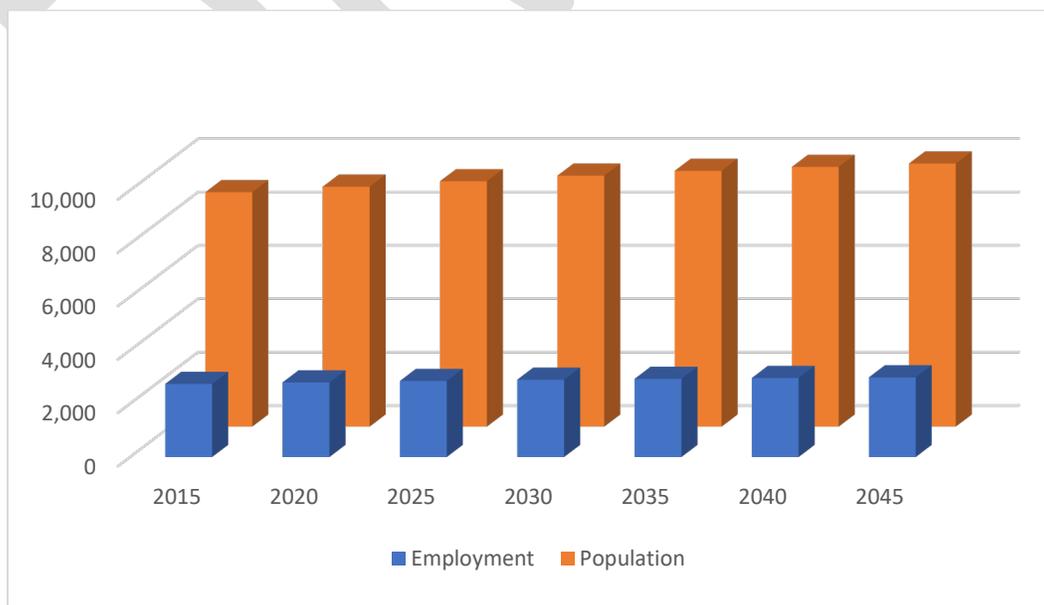
According to the Delaware Valley Regional Planning Commission 2045 Municipal-Level Population Forecasts, Edgewater Park Township’s population and employment (jobs) are projected to rise steadily. Between 2015 and 2045, the DVRPC estimates Edgewater Park will gain 1,076 additional residents. The percent change in population from 2015 to 2045 for Edgewater Park (12.24%) is greater than that of Burlington County (9.44%) and the neighboring communities of Delanco (11.76%), Willingboro (9.36%) and Burlington Township (10.71%). On the employment side, the Township is expected to increase the number of jobs by 247 or 9.02%, which slightly less than the County average (9.25%).

Table 5 – Population and Employment Forecasts

Year	Population	Employment
2015	8,788	2,738
2020	8,995	2,795
2025	9,200	2,849
2030	9,409	2,896
2035	9,590	2,928
2040	9,738	2,961
2045	9,864	2,985

Source: Delaware Valley Regional Planning Commission 2045 Municipal-Level Population Forecasts

Figure 2 – Population and Employment Forecasts



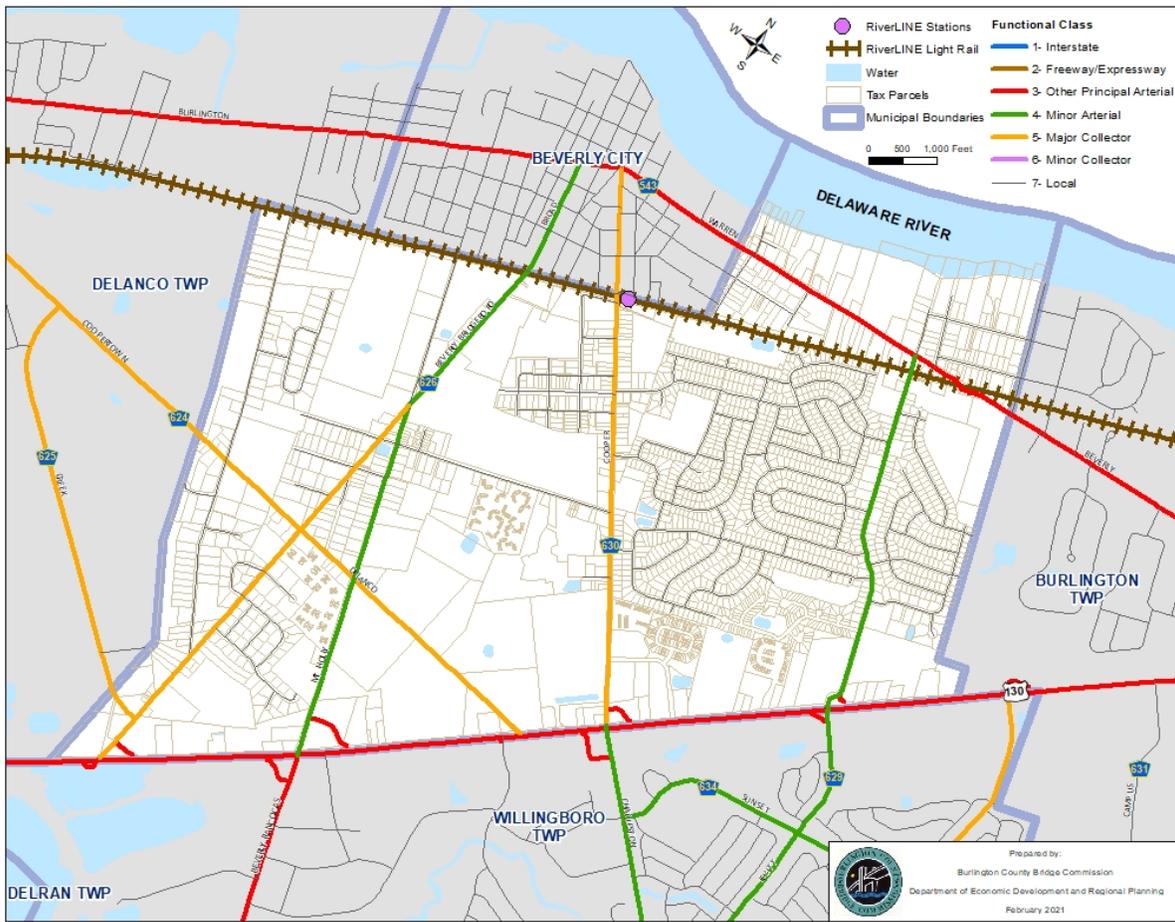
Existing Development

Transportation

U. S. Route 130, a six-lane divided principal arterial highway, forms Edgewater Park’s southern boundary with Willingboro Township (see Map 1). The highway runs from the Delaware Memorial Bridge in Salem County, around the City of Camden, through Burlington County to Bordentown Township, where it continues to U. S. Route 1 in Middlesex County. U.S. Route 130 provides Edgewater Park connections to Interstate 295 and the New Jersey and Pennsylvania turnpikes. Edgewater Park lies between the Tacony-Palmyra and Burlington Bristol bridges, which provide access to Philadelphia, Montgomery, and Bucks counties and points to the west. It is the commercial and economic backbone of the Township.

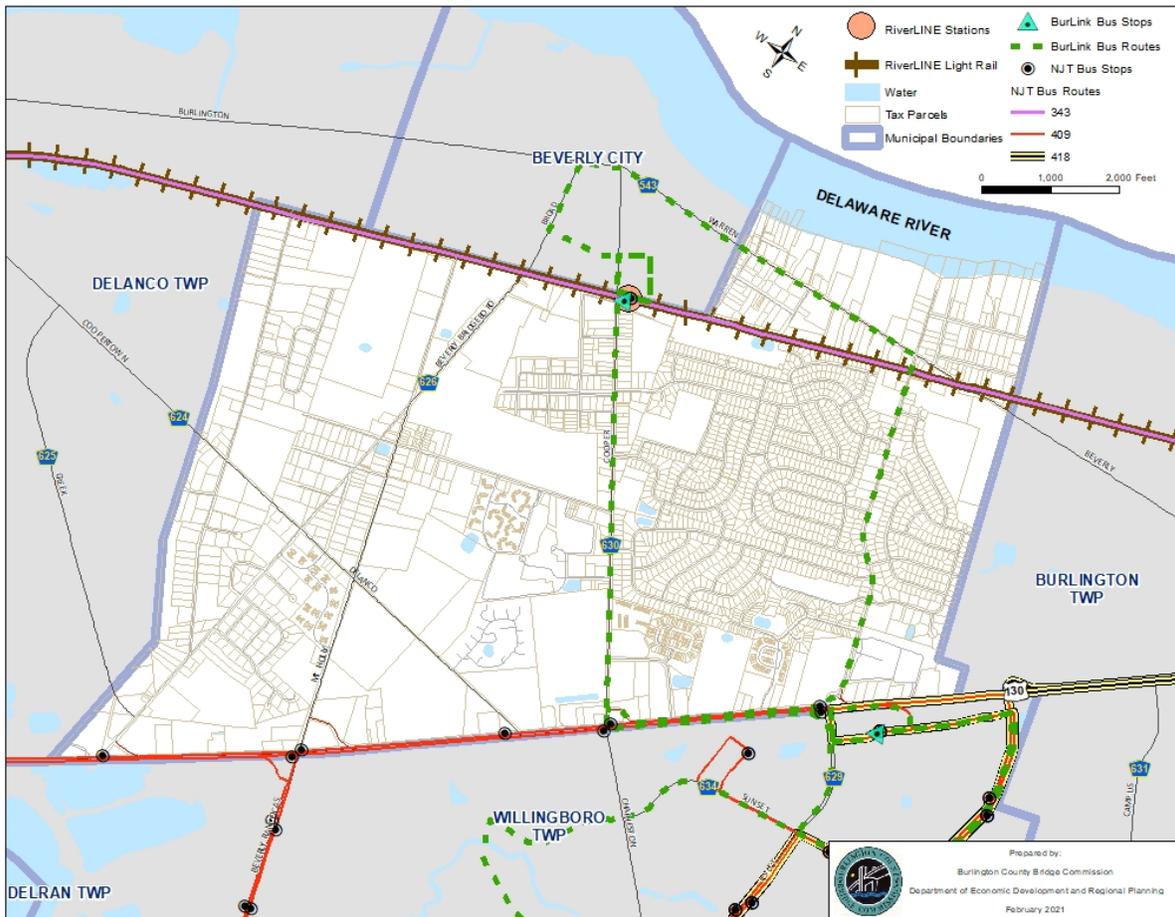
County Route 543, also known as Warren Street in Edgewater Park, is a principal arterial roadway that runs between Camden City and Burlington City, providing a local connection to the small towns located along the Delaware River. Woodlane Road and County Route (CR) 626 (portions of Mount Holly Road and Beverly-Bridgeboro Road) are minor arterial roads in the Township, which link CR 543 with U. S. Route 130. Delanco Road (CR 624), Creek Road (CR 625), Cooper Street (CR 630) and Bridgeboro Road (south of CR 626) are major collector roads that tie the local neighborhood streets with the arterial road network.

Map 1- Edgewater Park Road Network



NJ TRANSIT operates passenger rail service via the RiverLine, which connects communities along the Delaware River with Camden to the south and Trenton to the north. The RiverLine, which opened in 2004, provides passengers with connections to the NJ TRANSIT Atlantic City Line and Northeast Corridor Line as well as AMTRAK, SEPTA and PATCO. The Beverly-Edgewater Park Light Rail Station is on the Township’s boundary with Beverly City at Railroad Avenue and Cooper Street (see Map 2). According to NJ TRANSIT, the average weekday light rail passenger boardings at Beverly-Edgewater Park in 2018 was 514, which is the fourth highest among the 21 RiverLine stations. It is the second highest in Burlington County, just below Burlington Center (587). Ridership has increased from 2008 (468 boardings) to its peak in 2014 (672) but has decreased each year since. The station has 201 parking spaces and seven accessible spaces.

Map 2 – Edgewater Park Bus and Rail Network



The NJ TRANSIT 409 bus provides service between Philadelphia, Camden and Trenton, via Edgewater Park and Willingboro townships along U. S. Route 130 with a scheduled stop at the Willingboro Town Center. The 417 bus also provides limited peak-hour weekday service between Philadelphia and Willingboro. Additionally, the BurLINK bus system, which is provided by the Burlington County Board of Commissioners, offers transportation to the residents, employees and visitors of Burlington County on three fixed routes. Two of the three BurLINK routes serve Edgewater Park Township. The B1: Beverly to Pemberton originates at the RiverLine station and travels along Copper Street and U.S. Route 130 to its first scheduled stop at Willingboro Town Center and beyond to Lumberton, Mount Holly and Pemberton. The B2: Beverly-

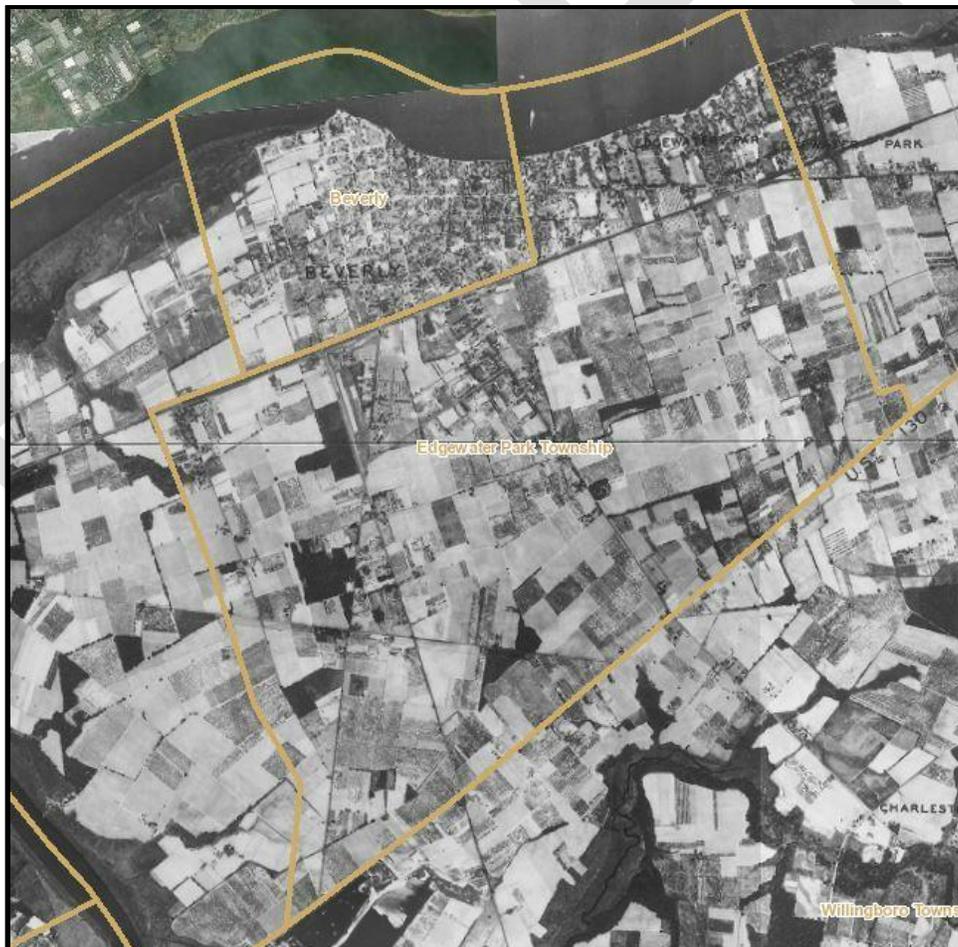
Willingboro-Edgewater Park-Westampton also starts at the RiverLine station and uses Warren Street and Woodlane Road to reach Willingboro Towns Center and beyond to Westampton.

Conrail Shared Assets operates rail freight service on the railroad tracks that are owned by NJ TRANSIT and on which the RiverLine runs. Operating late evenings and early mornings, Conrail’s freight service is time-separated from the RiverLine service. Freight is moved to the Pavonia Yard in Camden to be separated and classified before out-of-state cargo is transported over the Delair Bridge in Pennsauken.

Land Use

The Town Plan for Edgewater Park, dated June 1929, stated, *“at the present time, as far as municipal development goes, Edgewater Park has undergone practically none.”* As depicted in the 1930 aerial photograph shown in Map 3, the few existing developed areas were 1) the Riverbank section, near the Edgewater Park railroad station located on Warren Street at Woodlane Road, 2) between the railroad and the Delaware River, and 3) along Cooper Street, just south of Beverly City and another railroad station. Almost no development existed along U. S. Route 130. Except for the national cemetery, the ropeworks and the oil cloth factory on Mount Holly Road, the remainder of the Township was mostly agricultural.

Map 3 – Edgewater Park 1930 Aerial Photograph



Source: NJ Office of Information Technology (NJOIT), Office of Geographic Information Systems (OGIS)

Land use patterns in Edgewater Park began to change during the 1950s and 1960s as suburban-style development spilled out of Levittown (now known as Willingboro) and reached the Township. According to the Edgewater Park Township Master Plan Report One, by 1965, the Township was 53.82% developed and 46.18% undeveloped, which was then labeled as “development potential.” Table 6 shows the amount of residential, commercial, industrial, public and quasi-public, transportation and utilities, agriculture, wooded and vacant land uses.

Table 6 – Land Use Data for 1965

Type	Acres	Percent
Residential	531.60	29.03%
Commercial	81.75	4.36%
Industrial	60.36	3.30%
Public and quasi-public	146.46	8.00%
Transportation and utilities	165.26	9.02%
Agriculture	340.95	18.75%
Vacant	450.78	24.61%
Wooded	53.84	2.94%
Total	1,831	100%

Source: A comprehensive plan for Edgewater Park Burlington County New Jersey, Volume 1

In 1986, the New Jersey Department of Environmental Protection (NJDEP) produced a digital Geographic Information Systems (GIS) data layer depicting land use and land cover for the entire State of New Jersey. Subsequent data layers were created for the years 1995, 2002, 2007 and 2012. Based upon the visual interpretation of aerial photography, two-dimensional shapes known as “polygons” are created and assigned distinct land use and land cover classifications. The polygons are generalized into the following six basic land use and land cover categories: agriculture; barren land; forest; urban; water; and wetlands. Table 7 shows the dominate land use and land cover category in Edgewater Park in 1995 was urban land, which comprised 70.36% of the Township’s total area. The urban land use category includes all developed lands such as residential, commercial, industrial, institutional, utility and transportation facilities. For comparison, urban land uses increased by 77.47 acres between 1995 and 2012. All other land uses decreased during that time, except for the water category, which increased by 12.39 acres. The change in the water and wetlands categories is attributed to greater mapping accuracies, such as the improved delineation of stormwater facilities. Forest areas decreased by 67.28 acres, which equals a loss of 25.7%.

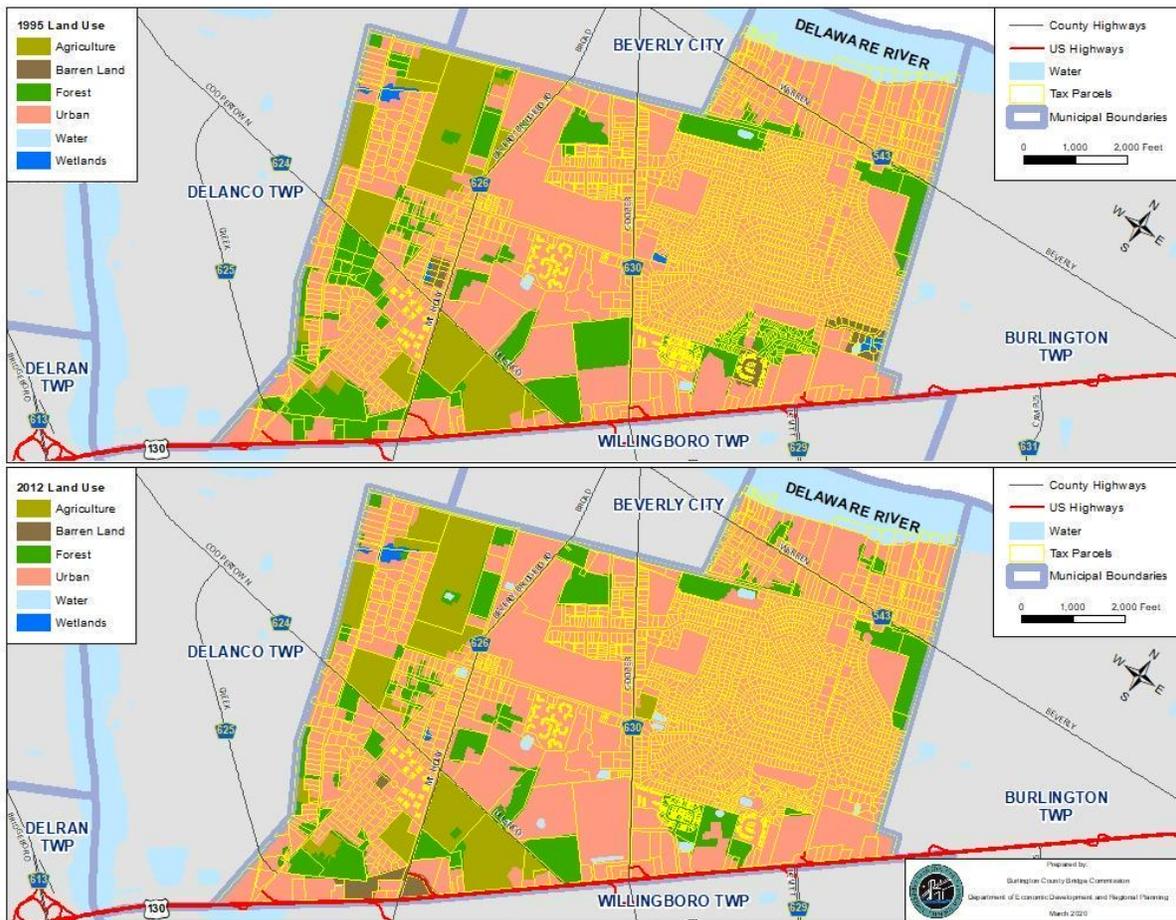
Table 7 – Land Use Data for 1995 and 2012

Land Use	1995		2012		Change	
	Acres	%	Acres	%	Acres	%
Agriculture	190.64	9.69%	186.81	9.46%	-3.83	-2.0%
Barren Land	22.18	1.13%	15.81	0.80%	-6.37	-28.7%
Forest	261.88	13.31%	194.60	9.85%	-67.28	-25.7%
Urban	1,384.01	70.36%	1,461.48	73.98%	77.47	5.6%
Water	100.27	5.10%	112.66	5.70%	12.39	12.4%
Wetlands	8.07	0.41%	4.25	0.22%	-3.82	-47.3%
Total	1,967.05	100.00%	1,975.62	100.00%	8.57	0.4%

Source: New Jersey Department of Environmental Protection, Bureau of GIS

Map 4 shows the distribution of land uses in Edgewater Park between 1995 and 2012. In 1995, all agricultural land in Edgewater Park was located west of Cooper Street. Conversely, the eastern portion of the Township was almost entirely classified as urban land. Forest land was scattered throughout the Township and found mostly in the municipal parks and preserved areas. Except for the Delaware River, Edgewater Park does not contain any significant bodies of water or wetlands systems within its borders. Barren land areas are temporary and can be found primarily in areas cleared for new development. The comparison of the 1995 and 2012 land use maps shows where urban land has expanded at the expense of other land uses. Further development has occurred since 2012 and is discussed in later sections.

Map 4 –Land Use Land Cover 1995 and 2012



Property Classification

The New Jersey Department of Treasury, Division of Taxation compiles data gathered by local tax collectors into a statewide database known as the New Jersey Property Tax System or MOD-IV. This database contains an array of characteristics for all individual parcels in the State and can be merged with a digital Geographic Information System (GIS) file (matched by block and lot number) for further visual evaluation (see Map 5). Among the many attributes, each parcel is assigned a property classification for tax collection purposes, which denotes the use of the property and its tax status (taxable or tax-exempt). Table 8 shows the number of parcels and total area by property classification within the Township in 2019.

Table 8 – Number of Parcels and Area by Property Class

Property Class	Count	Square Feet	Acres	Percent
Unknown	7	80,573	1.85	0.11%
1- Vacant Land	65	5,494,254	126.13	7.49%
2- Residential	2509	31,815,368	730.38	43.39%
3A & 3B- Farm Assessed	13	6,454,956	148.19	8.80%
4A- Commercial	68	10,315,378	236.81	14.07%
4B- Industrial	11	1,818,555	41.75	2.48%
4C- Apartment	11	4,048,598	92.94	5.52%
5A- Railroad Class I	10	842,272	19.34	1.15%
15A- Public School	2	1,527,352	35.06	2.08%
15C- Public Property	46	5,779,692	132.68	7.88%
15D- Church & Charitable Property	14	627,735	14.41	0.86%
15E- Cemeteries & Graveyards	4	3,680,609	84.50	5.02%
15F- Other Exempt Properties	42	845,939	19.42	1.15%
Total	2802	73,331,279	1683.45	100%

Source: State of New Jersey Property Administration Division of Taxation – Department of the Treasury

Edgewater Park Township contains the following property classifications, which are described below:

Vacant Land (7.49%)– Edgewater Park is almost built out as the Township contains few vacant properties. Vacant properties, less than an acre in size, are found primarily in the residential areas in the western section and north of the railroad. Many of these vacant properties have limited development potential. Common areas surrounding condominium and townhouse communities are also considered vacant. The remaining vacant properties (greater than one acre) are found primarily west of Cooper Street along Cooperstown Road (CR 624), Bridgeboro Road and Mount Holly Road (CR 626) and U. S. Route 130.

Residential (43.39%) – Residential properties comprise the largest number of parcels and highest percentage of land within the Township. Residential properties are located throughout the Edgewater Park and are mostly concentrated in the various neighborhoods. The Riverbank section of the Township, between the Delaware River and the railroad, contains the oldest homes, many built during the 1800s and early 1900s. Clusters of pre-World War II homes can be found along other county roads, most notably around the intersection of Cooper Street and West Franklin Avenue. The single-family detached residential neighborhoods east of Cooper Street contain over 1,000 suburban-style homes on quarter-acre lots that were built during Edgewater Park’s housing boom, between the mid-1950s and early 1970s. Developments in the western section of the Township, such as Orchard Estates and homes along Perkins Lane, were constructed more recently. Silver Park West, an age-restricted development is the newest neighborhood in the Township and is located off Woodlane Road, near U. S. Route 130.

Farms (8.80%) – Edgewater Park’s few remaining farms are located on the western side of the Township. Two farms, one located on Green Street and the other on Mount Holly Road have been identified in the Township’s Fair Share Housing Plan for future residential development to include an affordable housing component. Other areas that were once farmed are no longer farmland assessed, such as Cramp’s Farm, located along Delanco-Cooperstown Road. There are no preserved farms in Edgewater Park.

Commercial (14.07%) – Commercial development in Edgewater Park is mostly found along U.S. Route 130. Except for the former Park Plaza and the Pathmark Shopping Center, much of the commercial structures are stand-alone buildings. The linear, auto-dependent, development along the highway was built during the 1960s and 1970s and includes gas stations, auto repair shops, car dealerships, restaurants, retail and service establishments. A pocket of neighborhood commercial development, mainly retail stores, can be found on the west side of Cooper Street between Elm and Green streets.

Industrial (2.48%) – Edgewater Park has few industrial properties. Most industrial sites are located along the railroad, roughly between Mount Holly Road and Cooper Street, including the former Wall Rope facility, which is now the L&M Distribution Center. The most notable industrial property is the Burlington Coat Factory Distribution Center at U.S. Route 130 and Cooper Street, which was the location of the former Metro Marketplace featured in the Township’s 2000 Master Plan. Other industrial properties can be found along Bridgeboro Road, including a cluster of industrial businesses along Village Court.

Apartments of 5 or more Units (5.52%)– Edgewater Park contains several rental apartment and condominium complexes located near U. S. Route 130. These include: Cooper Valley Village; Edgewater Manor Apartments; Jefferson Square Condominiums; Cooperstown Apartments; Gatehouse Apartments; and Orchard Park. Many multifamily complexes provide both affordable and market-rate options.

Railroad (1.15%) – The former Camden and Amboy Railroad, which is now owned by NJ Transit, traverses the northern section of the Township. The railroad forms the border between Edgewater Park Township and the City of Beverly and is surrounded on both sides by non-residential uses. It is currently used as passenger rail by NJ Transit’s RiverLine service and as a freight line by Norfolk Southern and CSX.

Public School (2.08%) – The Edgewater Park Township School Board operates two public schools serving Township residents. Mildred Magowan Elementary School, on Washington Avenue, houses kindergarten and grades 1 through 4 while Samuel M. Ridgway Middle School, on Delanco Road, is for students attending grades 5 through 8. Both schools were built in the 1960s during the height of the housing boom. Since there is not a high school in Edgewater Park, the Township has an agreement with Burlington City to send students to Burlington City High School. There are no private schools located within the Township, however, there are several nearby options for students from kindergarten through twelfth grade.

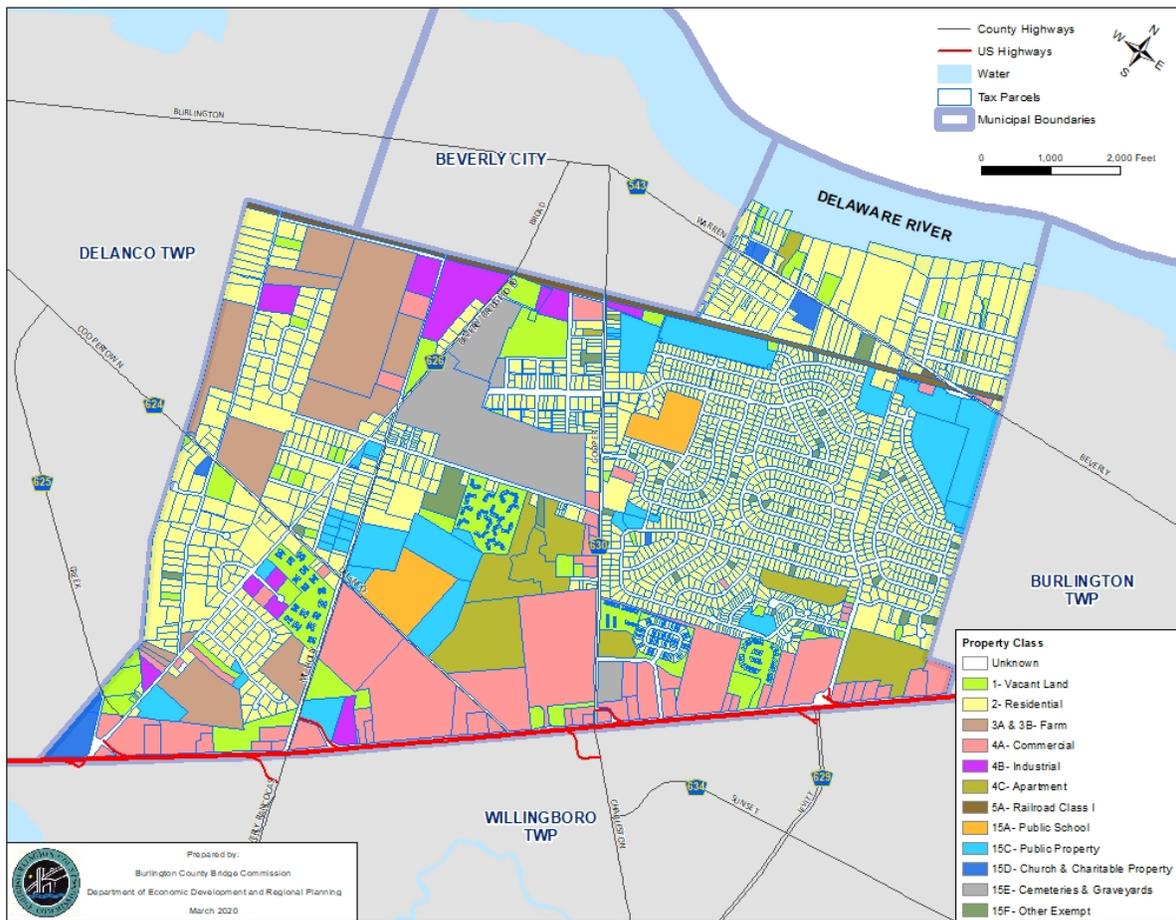
Public Property (7.88%) – All public property in the Township is owned by either the Township of Edgewater Park or the Sewer Authority, except the state-owned NJDOT fueling station on Mount Holly Road. There is no county-owned land. The public properties are scattered throughout the Township and have various purposes and deed restrictions. The Edgewater Park municipal building is located on Delanco Road and houses the Township administrative offices, police department and public works. The Edgewater Park Sewer Authority is on Cooper and Green Streets. The Township operates several parks, which are detailed below. Other properties are either permanently preserved or may be sold, as needed.

Church and Charitable Property (0.86%) – Edgewater Park has three churches of varying religious denominations and charitable organizations located within its boundaries. These are the Abundant Life Fellowship Church, located in both Edgewater Park and Delanco Township along U.S. Route 130 and the Beverly Presbyterian Church and the First United Pentecostal Church, both located on Warren Street. A few religious congregations, such as Restoration Station Christian Fellowship, Flagg Memorial Full Gospel Church operate out of leased commercial or residential properties. There are also nine residential properties set aside for low- and moderate-income households owned by charitable organizations.

Cemeteries and Graveyards (5.02%) – The Beverly National Cemetery is one of three cemeteries located in the Township. Located on Bridgeboro Road, it encompasses almost 65 acres and contains over 49,000 internments. Monument Cemetery is located just north of Beverly National Cemetery and Coopertown Meeting Cemetery is on Cooper Street, just north of U.S. Route 130.

Other Exempt Property (1.15%) – Other tax-exempt properties can be found throughout the Township and include properties owned by non-profit organizations, societies clubs and associations. Some of the properties in the residential areas, provide housing to disabled, veteran and/or low-income households.

Map 5 – Property Classification



Public Services

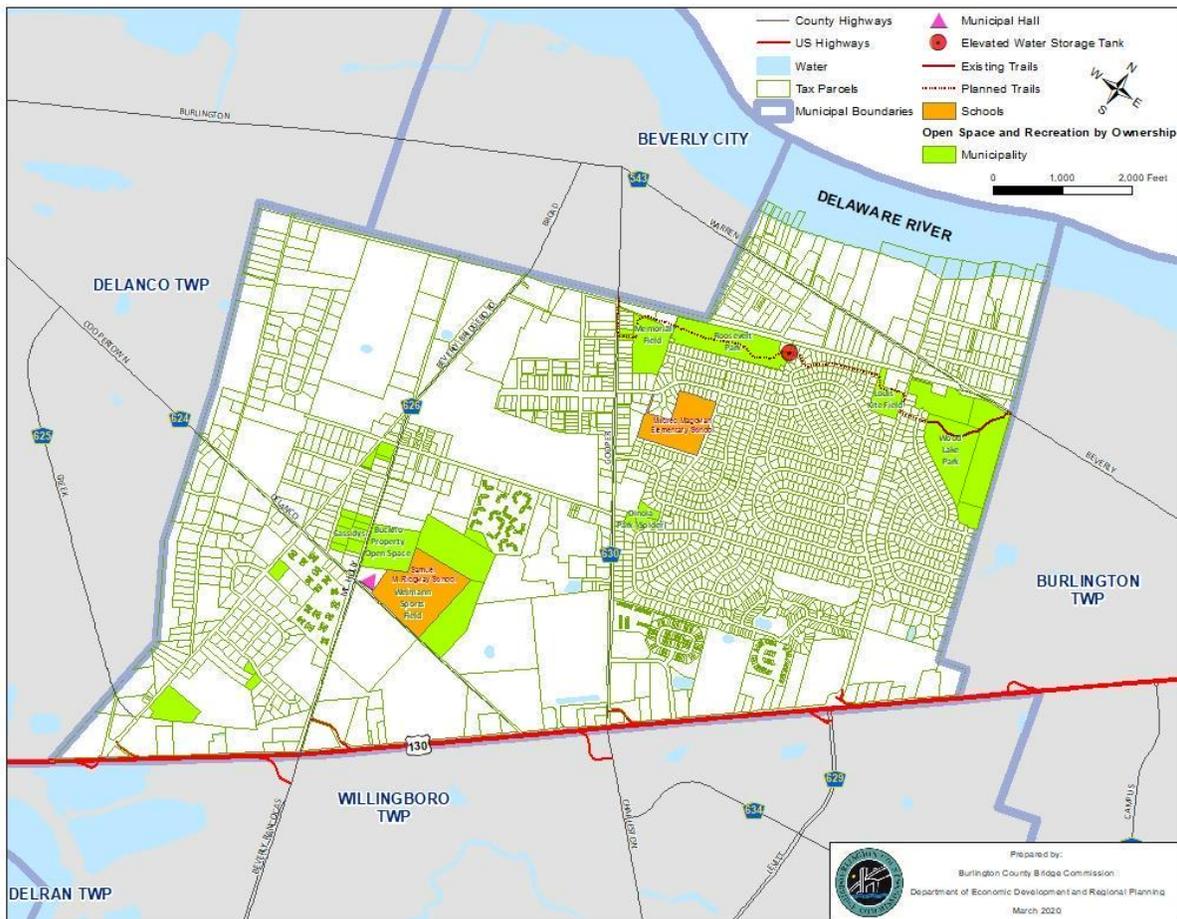
Edgewater Park is served by public service providers located both inside the Township and outside, through shared service agreements. The Township is served by the City of Beverly Fire Department and by the Endeavor Emergency Squad, which is based out of Burlington Township. Although the Township has its own Sewer Authority, Edgewater Park sends its wastewater to the Willingboro Municipal Utilities Authority Wastewater Treatment Plant. The Willingboro facility discharges to the Rancocas Creek and is at 78% capacity according to the Burlington County Wastewater Management Plan, which is discussed later in this Plan. New Jersey American Water (NJAW) provides drinking water to Edgewater Park through a combination of a surface water intake on the Delaware River and a network of groundwater wells,

located within the Potomac-Raritan-Magothy (PRM) Aquifer System. An elevated water storage tank, on Roosevelt Avenue, supplements water withdraws during the summer months and periods of peak water demand. Edgewater Park does not have any existing and proposed locations for airports; therefore, the delineation of the boundaries of airport safety zones pursuant to the “Air Safety and Zoning Act of 1983,” P. L. 1983, (C. 6:1-80 et al.) is not relevant in this Plan. Additionally, there are no existing or proposed locations of military facilities within the Township.

Open Space and Recreational Facilities

Map 6 shows the location of the 39 properties owned by the Township. Table 6 displays the size and amenities of the current parks, recreational facilities, open spaces and other Township-owned properties that potentially have a future recreational use. The total amount of land listed in Table 6 is roughly 150 acres. Edgewater Park meets and exceeds the criteria set forth in the “Balanced Land Use Concept”, which is endorsed by the New Jersey Department of Environmental Protection. It states that a minimum 3% of a municipality’s developed or developable land should be set aside for recreational use within the community. The National Recreation and Park Association suggests 10.1 acres of parkland per 1,000 residents as an appropriate standard, which Edgewater Park also meets. Although most of the residents live within one half mile from a park, they are not evenly distributed geographically through the Township. Additionally, Edgewater Park is close to two County parks, Pennington in Delanco and Willingboro Lakes.

Map 6 – Public Land and Open Space



New Jersey maintains a database containing municipal, county and non-profit owned land under the Green Acres Program, known as the Recreation and Open Space Inventory (ROSI). According to the Green Acres website, “each Local Unit (municipality or County) is required to prepare a ROSI as a condition of applying for and receiving Green Acres funding. The ROSI lists all Green Acres-funded properties (“funded parkland”) as well as all other lands held for conservation and/or recreation purposes at the time the Local Unit last received funding from Green Acres (“unfunded parkland”).” Edgewater Park does not have a ROSI on file with Green Acres but must prepare one if it intends to seek Green Acres funding in the future. The Township adopted an Open Space and Recreation Plan Element in 2000, which listed several parcels targeted for future open space acquisition. This document should be reevaluated and updated.

The Delaware River Heritage Trail runs through Wood Lake Park, Kite Field, Roosevelt Park and Memorial Field, which is part of the East Coast Greenway. According to its website (www.greenway.org), “the East Coast Greenway connects 15 states, 450 cities and towns, and 3,000 miles of people-powered trails from Maine to Florida—the country’s longest biking and walking route.” Between Trenton and Philadelphia, the East Coast Greenway follows along two designated bicycle routes that form a 60-mile loop, known as the Delaware River Heritage Trail. On the New Jersey side, the route currently winds its way along County and local roads between the Calhoun Street Bridge in Trenton and the Tacony-Palmyra Bridge in Palmyra.

Table 9 – Parks, Recreational Facilities, Open Space and Other Properties

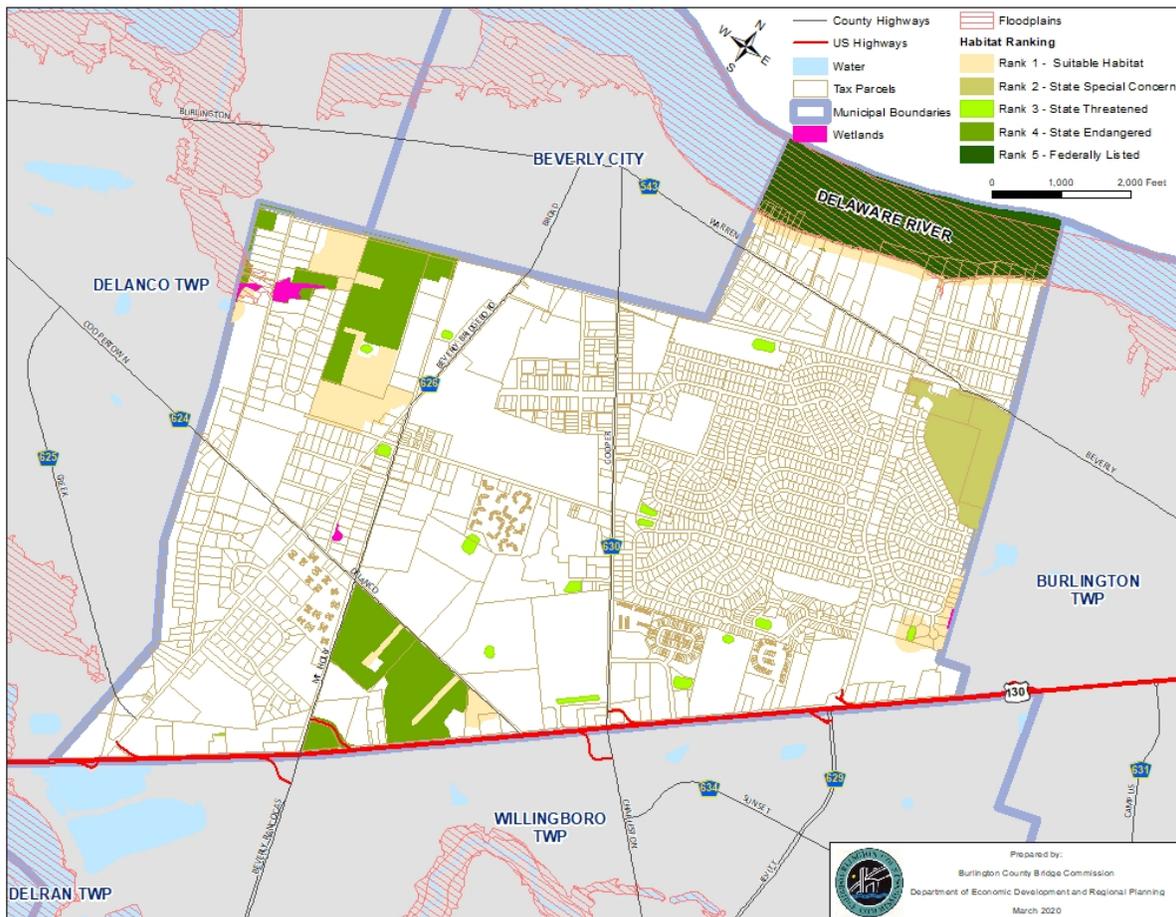
Park	Location	Activities	Area
Weimann Sports Field and Ridgeway School	Delanco Road and Mt. Holly Road	Playground, Tennis court, Baseball field, Soccer field, Softball field& Basketball court and parking	45. 45
Magowan School	Cherrix Avenue	Playground, multipurpose fields, parking	14. 56
Dinoia (Spider) Park	North Garden Boulevard	Playground	3. 11
Louis Kite Field	Lincoln Avenue and Wilson Avenue	Playground, Baseball fields, Basketball court, Tennis court, parking	4. 45
Memorial Field	Cooper Street	Football, Baseball fields, Playground, Basketball fields, Basketball court, Tennis court, parking	9. 49
Roosevelt Park and Pond	Stevenson Avenue	Walking Trail & Fishing	14. 89
Wood Lake Park	Lafayette Road and York Road	Walking Trail. Dogs are allowed, parking	35. 35
Buckno Property / Block 502 Lot 9	Mount Holly Road	This property was targeted in 2000 Open Space and Recreation Plan. Acquired in 2002 (Ordinance 20-2002) with State and County funding.	9. 91
Cassidy Property	Mount Holly Road	Vacant land in redevelopment area. Onsite contamination issues have been resolved. Possible reuse includes new police station or recreation	6. 05
Block 404, Lot 6	Bridgeboro Road	Undeveloped property, purchased with Green Acre funding	5. 6

Source: Edgewater Park Township

Natural and Environmental Features

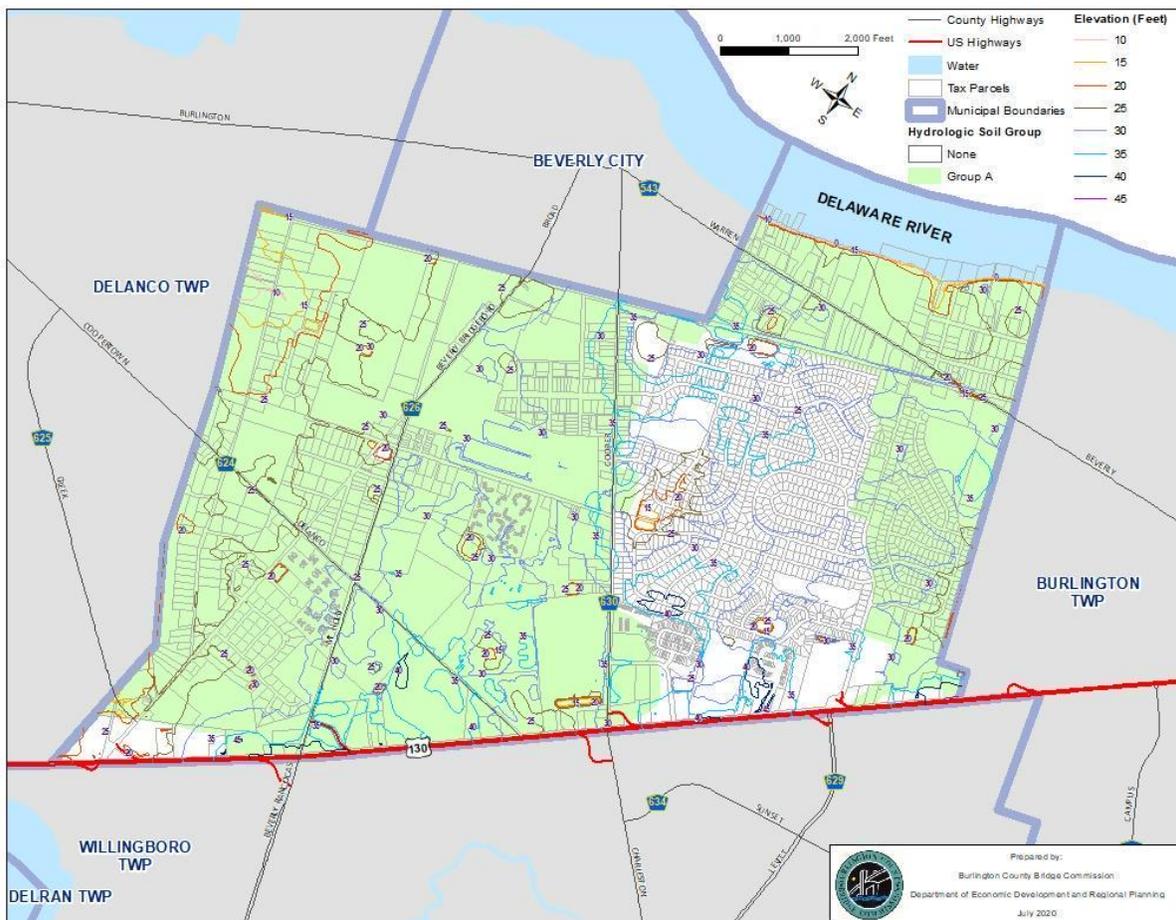
As discussed in the land use section, due to the developed nature of the Township, there are few riparian areas or wetlands. Likewise, Map 7 shows that there are limited floodplain areas within the Township, which are confined to edge of the Delaware River. The narrowness of the 100-year floodplain is due to the elevation of the banks along the river, as seen in Map 7. Edgewater Park contains few remaining areas of suitable habitat for endangered and threatened species. These areas correspond to the undeveloped land in 2012. According to the NJDEP Division of Fish and Wildlife’s website, “Designed to guide strategic wildlife habitat conservation, the Landscape Project is a pro-active, ecosystem-level approach for the long-term protection of imperiled species and their important habitats in New Jersey. The N. J. Division of Fish and Wildlife's Endangered and Nongame Species Program (ENSP) began the project in 1994. Its goal: to protect New Jersey’s biological diversity by maintaining and enhancing imperiled wildlife populations within healthy, functioning ecosystems.” Habitats are ranked and divided into five distinct categories: 1) habitat specific requirements, 2) special concern, 3) state threatened, 4) state endangered and 5) federally listed, see Map 7. According to the New Jersey’s Landscape Project (Version 3. 3) GIS layer, the most critical areas, which contain State and federally listed threatened and endangered species are found on the few remaining pieces of agricultural, vacant and preserved land. The Delaware River is significant habitat for many aquatic species.

Map 7 – Natural Features



Map 8 shows the hydrologic soil group types found in Edgewater Park. According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), there are four hydrologic soil groups (Groups A, B, C and D), which classify soils by physical characteristics and runoff characteristics. Most of the soils in the Township are Group A soils, which consists of deep, well drained sands or gravelly sands with high infiltration and low runoff rates. Some areas do not have an associated soil group. The USDS NRCS defines these areas by, “As a result of construction and other disturbances, the soil profile can be altered from its natural state and the listed group assignments generally no longer apply, nor can any supposition based on the natural soil be made that will accurately describe the hydrologic properties of the disturbed soil.” The topography of Edgewater Park is generally flat with elevations increasing from zero at the Delaware River 45 feet in the southern corner of the Township.

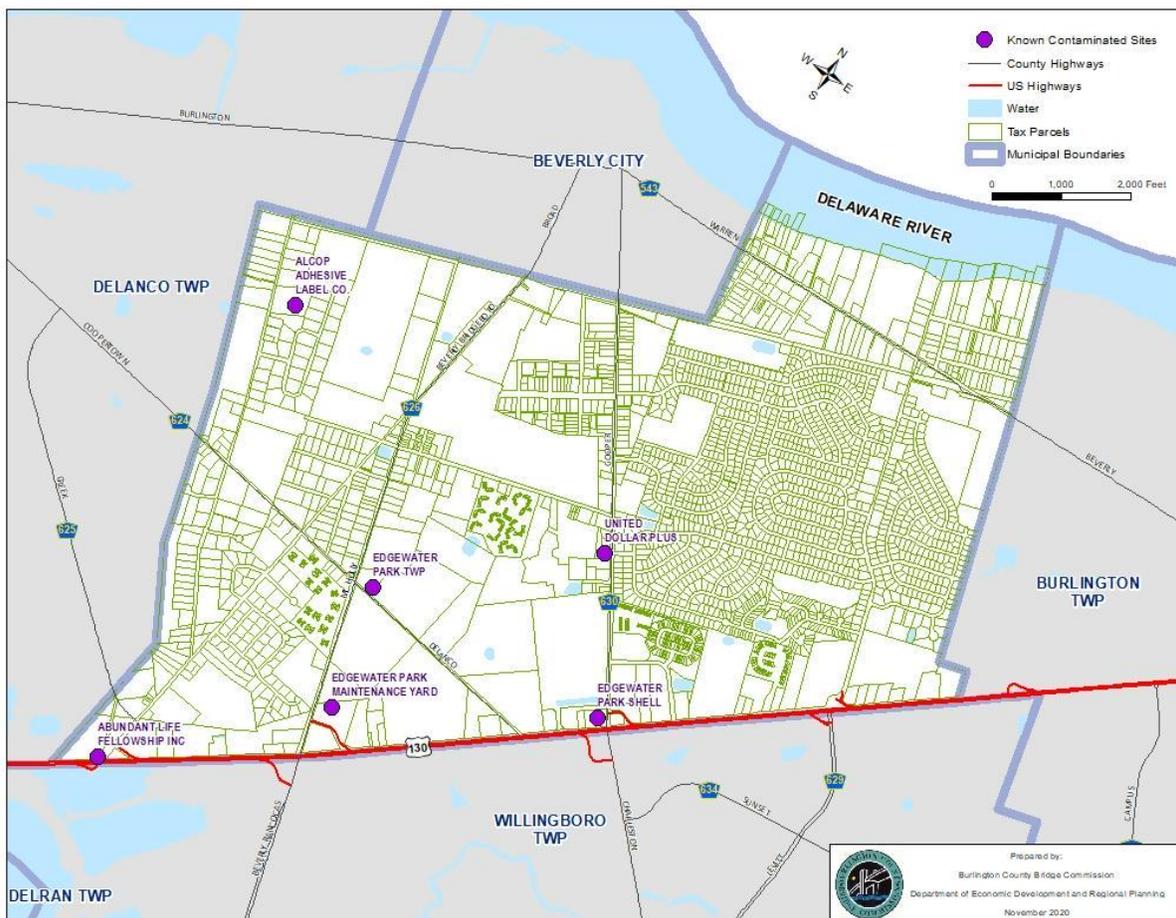
Map 8 – Soils and Topography



Known Contaminated Sites

Based on the rich history of commerce and industry along the Delaware River corridor, dating back to the late 1800's, a few vacant or underutilized industrial properties can be found in Edgewater Park. Many of these sites have experienced some level of contamination over the years and have been, or will be remediated and eventually redeveloped. The NJDEP compiles and maintains a complete list of known contaminated site locations, which is shown on Map 9. According to the NJDEP, "The Known Contaminated Sites List (KCSL) for New Jersey are those sites and properties within the state where contamination of soil or ground water has been confirmed at levels equal to or greater than applicable standards. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed." Each site is classified by Lead Program, Status of Cleanup, Remediation Level and Category (description of contaminant source and case status). Some of the sites shown on Map 8 may have been remediated, while other contaminated sites, such as Cassidy's property, Wall Rope, and the site of the historic oil cloth factory on Block 203, Lot are not listed. The Township should work with the NJDEP to ensure the accuracy of the Known Contaminated Sites List.

Map 9 – Known Contaminated Sites



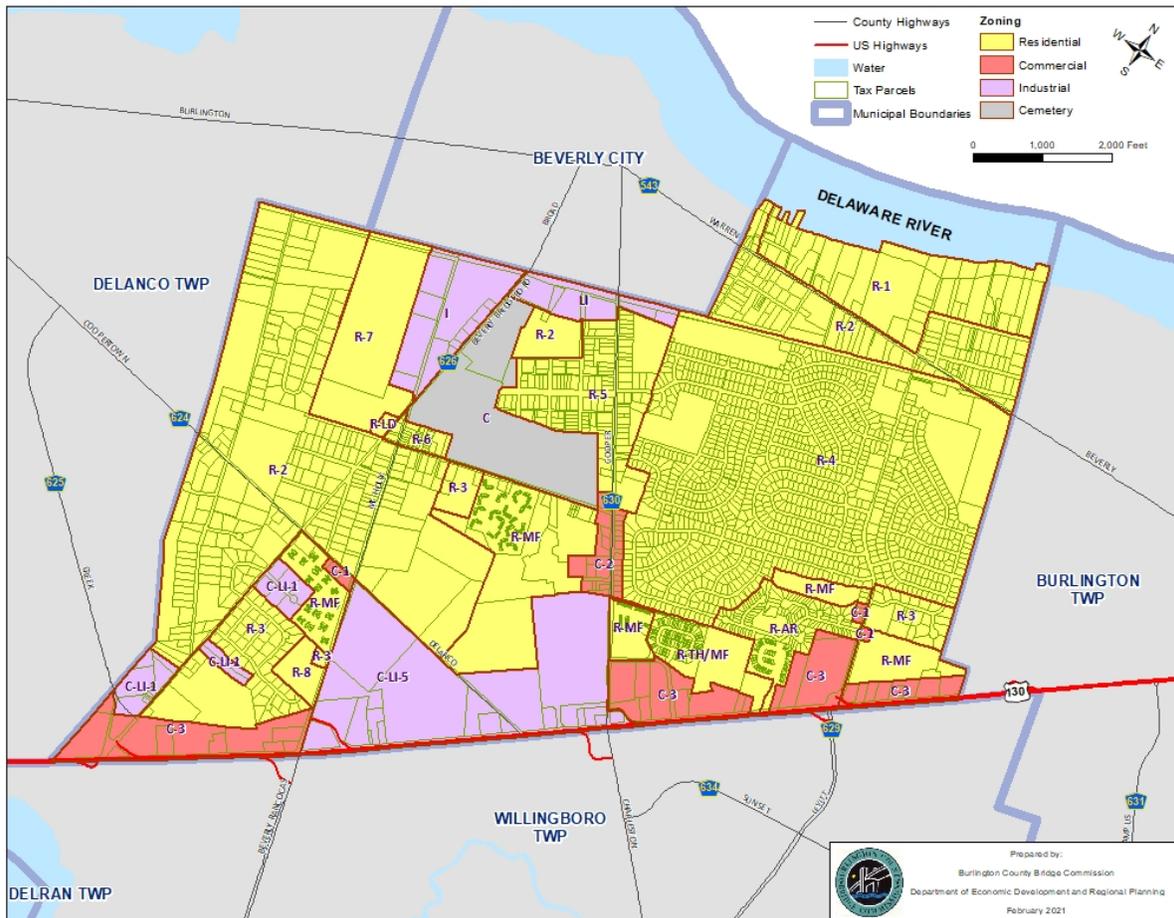
Zoning Districts

Chapter 310 Article 15 of the Edgewater Park Code Book describes 20 distinct zoning districts within the Township as of 2020. Map 10 shows the location and boundaries of each zoning districts, and Table 10 lists the total number of parcels and the size of the districts. This section gives an overview of the general characteristics of each zoning district by providing a description of the geographic extent and a summary of the current zoning regulations for each district.

Table 10

Zone	Zoning Description	Number of Parcels	Area	
			Acres	Percent
C	Cemetery	3	83.69	4.44%
C-1	Neighborhood Commercial	8	4.05	0.21%
C-2	Downtown Commercial	29	16.74	0.89%
C-3	Highway Commercial	35	113.22	6.01%
C-LI-1	Commercial - Light Industrial	18	24.87	1.32%
C-LI-5	Commercial - Light Industrial	20	159.83	8.48%
I	General Industrial	14	45.81	2.43%
LI	Light Industrial	11	20.89	1.11%
R-1	Single Family Residential	60	91.01	4.83%
R-2	Single Family Residential	368	450.44	23.89%
R-3	Single Family Residential	86	85.60	4.54%
R-4	Single Family Residential	1,138	415.50	22.04%
R-5	Single Family Residential	133	79.32	4.21%
R-6	Single Family Residential	33	7.43	0.39%
R-7	Single Family Residential	3	64.88	3.44%
R-8	Single Family Residential	1	9.54	0.51%
R-AR	Residential - Age Restricted	170	36.88	1.96%
R-LD	Residential - Low Density	2	1.80	0.10%
R-MF	Residential - Multi-Family	571	143.11	7.59%
R-TH/MF	Residential - Multi-Family	103	32.69	1.63%
	TOTAL	2,806	1,885.30	100.00%

Map 10 – Edgewater Park Zoning in 2020



Residential Districts

Edgewater Park is divided into 12 residential zoning districts with differing principal, accessory and conditional uses (see Appendix 3). The Township permits single-family and multifamily housing at varying densities. Some districts were created specifically to address affordable housing settlement agreements.

R-1 Single-Family Residential (minimum lot size: 85,000 square feet)

- **Geographic Extent** – The R-1 District is located in the northern portion of the Township between Farnum Street, Warren Street, Woodlane Road, Cottage Avenue and the Delaware River. This predominantly residential district is essentially built-out with destination riverside mansions built prior to the 1930s before the availability of sewer service. These large estates were built for wealthy suburbanites that commuted to Philadelphia by steamboat or by train from the Edgewater Park station on Woodlane Road. A few undersized lots are clustered along the boundary with Beverly City, on Farnum and King streets.
- **Current Zoning** – Single family detached units (85,000 square feet), public parks and recreational facilities and government buildings and facilities are permitted as principal uses in this district.

Places of worship and assisted living residences are permitted as conditional uses. This is the only zoning district in the Township that currently permits bed and breakfasts as a principal use.

R-2 Single Family Residential (minimum lot size: 40,000 square feet)

- Geographic Extent – Three non-contiguous areas in Edgewater Park comprise the R-2 District. One area is in the northern part of the Township between the R-1 District and the railroad right-of-way. It was developed around the same time and has a similar look and feel as the R-1 District, although the overall lot averages are smaller. The second area is located off Van Rossum Avenue adjacent to the R-5 District and consists of Block 620, Lots 1 and 2, both of which are undeveloped. These properties are only accessible from the existing road network in the R-5 District. The third area comprises a large swath of the western part of the Township. This area is a mix of the few remaining farms in the Township, vacant parcels, residential lots and public uses, including the Edgewater Park municipal building, Weimann Sports Fields and the Ridgway School. Some parcels in the western area do not have existing connections to sewer.
- Current Zoning– The R-2 District permits single family detached units at a minimum of 40,000 square feet, public parks and recreational facilities and government buildings and facilities. It is important to note that this is the only district to permit existing agricultural uses. Any farmland preservation would likely occur in the western portion of the R-2 District. Places of worship, assisted living residences and quasi-public uses are permitted as conditional uses in this district.

R-3 Single Family Residential (minimum lot size: 20,000 square feet)

- Geographic Extent – Three areas in Edgewater Park comprise the current R-3 District. One area is on Green Street (Block 502, Lots 1. 01, 1. 11, 26 and 27), which contains three residential units on lots between a ½ acre and 1 acre in size and a larger property owned by the Elks Lodge. The existing residential development is similar to the adjacent housing to the west in the R-2 District. The second area contains 21 lots ranging from 0. 3 to 3. 0 acres along Jamestown Road and Jamestown Court, which are connected to the road network within the R-4 District. The third area is located between Bridgeboro Road and Mount Holly Road and contains a 49-unit neighborhood of approximately 1/2-acre lots, an undeveloped Township-owned parcel (preserved with Green Acres funding) and a large farm tract of land on Bridgeboro Road.
- Current Zoning– The R-3 District permits the same uses as the R-2 District at a density of 20,000 square feet, except it does not allow existing agricultural uses as a principal use or accessory use.

R-4 Single Family Residential (minimum lot size: 7,500 square feet)

- Geographic Extent –The R-4 District is almost fully developed, apart from several public parks. It consists of the established neighborhoods built in the 1950s and 1960s, known as Capitol Hill, Williamsburg Colonial Village, Edgewater Park Village, Robinhood, and Del Vue. The Magowan School is one of the few non-residential parcels in the R-4 District. Located east of Cooper Street and south of the railroad right-of-way, this district is one of the largest in the Township and contains the most parcels. Most of the lots are uniform in shape and are approximately a ¼ acre.
- Current Zoning– The R-4 District permits the same principal uses as the R-3 District with smaller lot sizes (minimum 7,500 square feet) for single family detached units. In addition, to places of worship, assisted living facilities and quasi-public uses, school are permitted as conditional uses.

R-5 Single Family Residential (minimum lot size: 12,500 square feet)

- Geographic Extent – The R-5 District is laid out in a traditional grid pattern in the center of the Township. The neighborhood, known as South Beverly, was laid out about 1905 along Cooper Street with West Franklin Street extending out to Bridgeboro Road. The neighborhood did not begin to be developed until after WWII, by which time the national cemetery had expanded to its current configuration and West Franklin Street closed at its border. Today, it is mostly built-out and residential, with a mix of early and mid-century houses on a variety of lot sizes that average approximately one-half of an acre. A few remaining vacant lots are scattered throughout this district that may be developed as infill. Memorial Field and Dinoia Park are within the R-5 District.
- Current Zoning– The R-5 District permits the same principal uses as the R-3 but with minimum lot sizes of 12,500 square feet. No conditional uses are currently permitted in the R-5 District.

R-6 Single Family Residential (minimum lot size: 6,000 square feet)

- Geographic Extent– In total area, the R-6 District is one of the smallest districts. Located northeast of the intersection of Bridgeboro Road and Green Street and along Wall Street, this district contains approximately 30 lots, most of which (21) do not meet the minimum density.
- Current Zoning– The R-6 District permits the same principal and accessory uses as the R-3, R-4 and R-5 Districts, except with it has the smallest minimum lot size (6,000 square feet), making it the densest district in the Township. The R-6 District does not permit any conditional uses.

R-7 Residential Low-Density (minimum lot size: 32,000 square feet)

- Geographic Extent–The R-7 District is located northwest portion of the Township near Beverly-Bridgeboro Road and Green Street and abuts the boundary with Beverly City. It is comprised of two large agricultural lots (Block 203, Lots 3 and 3. 02) plus a portion of the railroad right of way.
- Current Zoning– The R-7 District was carved out of the R-LD District by Ordinance No. 2009-11 to satisfy a portion of the Township’s affordable housing obligation. According to the Township’s Amended Third Round Housing Element and Fair Share Plan, the R-7 District permits 44 single-family detached units (at a density of one unit per acre). To be developed in combination with the R-8 District as an inclusionary housing development, the R-7 District is proposed to accommodate only market-rate units while all affordable housing units will be in the R-8 District.

R-8 Single-Family and Multifamily Residential Inclusionary (minimum lot size—8,125 sq. ft/2,500 sq. ft.)

- Geographic Extent – The R-8 District consists of a single vacant 9.54-acre lot, which is located on westside of Mount Holly Road, south of Club Valley Village Road and north of U. S. Route 130.
- Current Zoning – The R-8 District was created from the R-3 District by Ordinance No. 2009-11 and was amended by Ordinance No. 2018-9. As stated above, this district is part of the Township’s Amended Third Round Housing Element and Fair Share Plan. Future development will be built in concert with R-7 District and will likely to contain 43 total units, of which 17 will be affordable, thus meeting the 20% set aside requirement for the development within the two districts.

R-LD Low-Density Single Family Residential (minimum lot size: 6 acres)

- Geographic Extent –The R-LD District is the smallest zone by area and has the least number of parcels (2). It is a vestige of prior zoning when the R-7 District was part of the R-LD District. Block

203 Lots 3. 01 and 14 are located on the northwestern corner of Beverly-Bridgeboro Road and Green Street. Both lots are residential and neither meet the minimum lot size of six acres.

- Current Zoning – In addition to the principal uses permitted in the above zones, this district also allows agricultural uses and executive golf courses, which both uses are remnants of the former R-LD District. The two parcels currently in this District are too small to accommodate either use.

R-MF Multifamily Family Residential (minimum lot size: 5 acres)

- Geographic Extent –The R-MF District encompasses five distinct areas within the Township: 1) south of Delanco Road, between Bridgeboro Road and Mount Holly Road; 2) between Green Street and Delanco Road; 3) east of Cooper Street; 4) west of Woodlane Road and south of Garden Boulevard; and 5) east of Woodlane Road, between Jamestown Road and U. S. Route 130. These areas are entirely built-out and are made up of the following communities: Cooper Valley Village; Arbor Green; Edgewater Manor; The Courtyards; Jefferson Square; Gatehouse; and Orchard Park.
- Current Zoning – The MF District permits new market rate and affordable rental apartments and fee simple condominiums at a maximum density of eight dwelling units per acre. The R-MF District permits as a principal use public parks and recreational facilities and government buildings and facilities.

R-AR Age-Restricted Residential (minimum lot size: 35 acres)

- Geographic Extent –The R-AR District is located along Forrestral Drive and Spring Lane between Woodlane Road and U. S. Route 130 and encompasses Silver Park West age-restricted community.
- Current Zoning –This zone permits age-restricted, single-family attached units at eight units per acre as principal uses, related accessory uses and no conditional uses. It is completely built out.

R-TH/MF Multifamily Family Residential (minimum lot size—2,000 sq. ft/acre)

- Geographic Extent – The R-TH/MF District is located along U. S. Route 130, roughly between Cooper Street and Silver Park West. This district contains the Fox Run development, a 100-unit for-sale residential townhouse community with a 20% affordable housing set-aside and the property known as the Abergel/Aerial Realty site, which is part of the Township’s 2017 Amended Third Round Housing Element and Fair Share Plan. The development will accommodate an inclusionary development consisting of 160 apartment and townhouse units, with a 20% set aside and 16,000 square feet of retail space along U. S. Route 130. Construction began in 2020.
- Current Zoning – The R-TH/MF District was created on December 5, 2017 by Ordinance No. 2017-5 and was recently amended by Ordinance No. 2019-2. This zone was formerly permitted only age-restricted residential and was known as the R-AR-1 District. Under the new name, this District, permits both townhouses and multifamily units with different area and bulk standard requirements for each.



Nonresidential Uses

Edgewater Park has three commercial-only zoning districts, two commercial and industrial mixed districts, two industrial-only districts and one cemetery district. Each district has unique principal, accessory and conditional uses (see Appendix 4).

C-1 Neighborhood Commercial (minimum lot size—10,000 sq. ft)

- **Geographic Extent** –The C-1 District is comprised of two small areas of retail serving local consumers. One area consists of four parcels and is located on the southside of Delanco Road between Bridgeboro Road and Mount Holly Road. One parcel contains a shopping center with three tenants and the other three parcels are residential. The second area, located on either side of Woodlane Road near U. S. Route 130, encompasses three parcels, all containing commercial uses.
- **Current Zoning**–The C-1 District permits retail sales and services, restaurants and cafes, funeral homes and mortuaries, professional and medical offices, public parks and recreational facilities, government buildings and facilities and financial institutions. No conditional uses are permitted.

C-2 Downtown Commercial (minimum lot size—20,000 sq. ft)

- **Geographic Extent** –The C-2 District is a linear zone in the center of the Township, located on both sides of Cooper Street. The Township once considered creating a traditional town center with a mix of local commercial and residential uses along this section of Cooper Street, however this concept never materialized due to the constraints of the existing land use patterns.
- **Current Zoning**–The C-2 District permits the similar uses as the C-1 district and also permits single-family detached units with similar densities to the R-4 District and related accessory uses to accommodate the residential properties on the east side of Cooper Street. Assisted living residences, automotive repair services and garages, places of worship and quasi-public uses are permitted as conditional uses. There are limited development opportunities in this district.

C-3 Highway Commercial (minimum lot size—2 acres)

- **Geographic Extent** –The C-3 District consists of parcels that are located along U. S. Route 130. There is a C-3 District along U. S. Route 130 from border with Delanco Township to Mounty Holly Road and another area that stretches from Cooper Street to the Burlington Township border. Most of the parcels in the C-3 District are also within a designated area in need of redevelopment.
- **Current Zoning**–In addition to many of same principal uses permitted in the C-1 and the C-2 districts, the C-3 District also permits planned shopping centers. Unlike the C-1 and C-2 District, the C-3 District permits a variety of conditional uses, most of which are car-centric uses and related to highway-oriented commerce, such as automobile sales and repair and gasoline stations.

C-LI-1 Commercial-Light Industrial (minimum lot size: 1 acre)

- **Geographic Extent** –The C-LI-1 District consists of three, small (under 10 parcels in each area), distinct areas along Bridgeboro Road between Creek Road and Delanco Road. The existing uses are a mix of commercial and light industrial with some vacant and underutilized land interspersed.
- **Current Zoning**–This zone permits funeral homes and mortuaries, professional and medical offices, auto repair services and body shops, sales and services of electronics, appliances, etc.,

light industrial uses and self-storage and mini-warehouse facilities as principal uses. Places of worship, quasi-public buildings and recreational areas, wireless communication towers and assisted living residences are permitted as conditional uses. Some of these permitted uses would seem to be out of character with the surrounding residential districts (R-2 and R-MF).

C-LI-5 Commercial-Light Industrial (minimum lot size: 5 acres)

- Geographic Extent –The C-LI-5 District includes all the parcels between Mount Holly Road, U. S. Route 130 and Delanco Road and the parcels adjacent to U. S. Route 130 between Delanco Road and Cooper Street. It straddles two designated redevelopment areas and is experiencing new development opportunities. It consists of a mix of both commercial and light industrial uses.
- Current Zoning–The C-LI-5 District permits the most and varied uses of all the non-residential districts. In addition to retail sales and services and professional medical offices permitted in the C-1, C-2 and C-3 districts, the C-LI-5 District allows a variety of uses not permitted in the other commercial zones, such as laboratories, media production and printing and publishing facilities as well as multiple types of warehousing and manufacturing uses. Due to its place on U. S. Route 130, the C-LI-5 District permits many of the same car-centric uses as conditional uses, as the C-3 District.

LI Light Industrial (minimum lot size—2 acres)

- Geographic Extent –The LI District is in the northern portion of the Township, adjacent to the railroad right-of-way and the City of Beverly. This linear district contains 11 parcels with a mix of industrial uses, residential homes and underutilized properties.
- Current Zoning–Principal uses permitted in this district are consistent with past industrial uses tied to the railroad and are associated with manufacturing, assembling, packaging, distribution and research laboratories. Automotive repair services and garages are permitted as a conditional use in this zone. There are opportunities to develop The Township’s industrial base in this district.

I General Industrial (minimum lot size—2 acres)

- Geographic Extent –The I District is adjacent to the LI District and is located between the railroad right-of-way, Beverly-Bridgeboro Road and the R-7 District. This portion of the Township is within a designated redevelopment area. The L&M Distribution Center, on the former Wall Rope property is the most prominent facility in this zone. Other smaller industrial uses, a few residential houses along Bridgeboro Road and a scattering of vacant land occupy this district.
- Current Zoning–The I District permits similar principal uses as the LI District. Uses specific to the I District include wholesale and distribution centers and kennels as principal uses and sexually oriented businesses body piercing, tattoo and massage parlors as conditional uses.

Cemetery (minimum lot size—15 acres)

- Geographic Extent – The C District consists of the Beverly National Cemetery and Monument Cemetery both located on Bridgeboro Road between Green Street and Railroad Avenue.
- Current Zoning– The C District permits cemeteries and accessory uses incidental to cemeteries.

Affordable Housing

Edgewater Park Township adopted a comprehensive Housing Element and Fair Share Plan on November 21, 2017, which is an amendment to the December 18, 2008 Third Round Housing Element and Fair Share Plan. The 2017 Plan provides an in-depth history of the Township’s participation in the affordable housing process as well a thorough analysis of the current and projected demographic indicators. Based on the Settlement Agreement with the Fair Share Housing Center and the Court Order, dated June 29, 2017, the Plan addresses the Township’s cumulative 1987-2025 affordable housing obligation, which is as follows:

- 49-unit Rehabilitation Share;
- 30-unit Prior Round obligation; and
- 120-unit Third Round obligation.

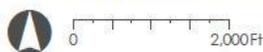
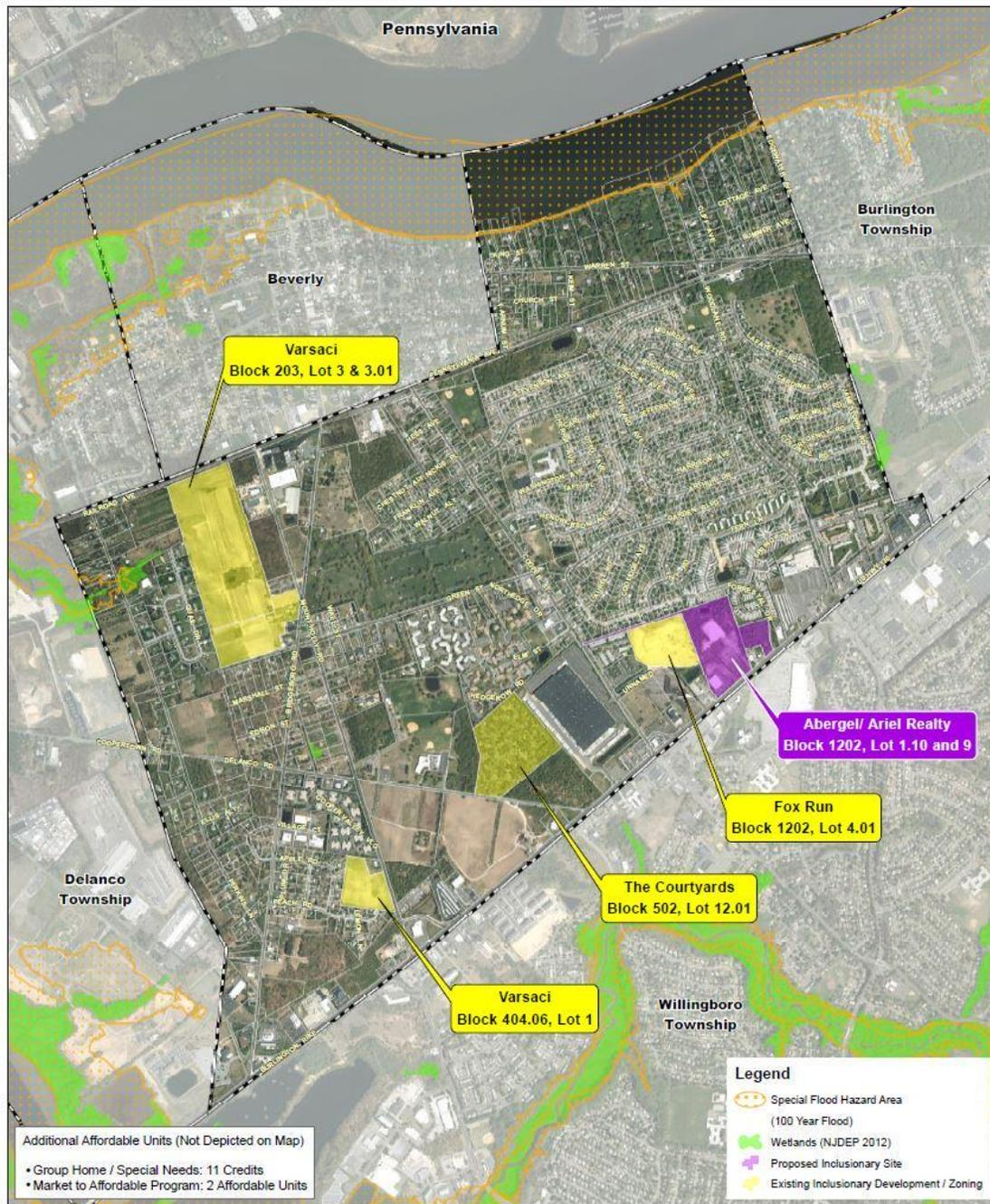
A Judgment of Compliance and Repose was filed with the Court on July 11, 2019, which concluded the Township has a strategy to address their affordable housing obligation through a variety of mechanisms, including credits for previous housing construction, bonuses and identified future opportunities (Map 11).

- Rehabilitation Share – The Township will address its 49-unit rehabilitation share by continuing to participate in Burlington County’s Home Improvement Loan Program, which is administered through the County’s Community Development Block Grant program. The rental rehabilitation program is administered by Community Grants Planning and Housing as part of a consortium with other municipalities and is funded through the Township’s affordable housing trust fund.
- Prior Round obligation – The Township satisfies a portion of its 30-unit Prior Round obligation with 11 credits and eight rental bonuses from the Courtyards, an inclusionary development located off Delanco Road, which contains 39 affordable family rental units. The remaining 11 credits are from completed alternative living arrangement projects.
- Third Round obligation – The Township is addressing its 120-unit Third Round obligation with the following projects:
 - 28 remaining credits and 28 rental bonuses from The Courtyards
 - 20 credits from the Fox Run development, which is a 100-unit for-sale residential townhouse community with a 20% set-aside
 - 17 affordable for-sale units to be constructed on the Versaci Site. Two agricultural properties, currently owned by the Versaci family, have been approved for residential development, with a 20% set-aside. One development will include 44 single-family market-rate units on an approximately 60-acre site on Green Street and Bridgeboro Road. The second development, located on an approximately 20-acre site on Mount Holly Road, will contain a total of 43 units, consisting of 19 single-family homes and 24 townhouses.
 - 24 affordable family rental units, which are part of Ariel Realty’s plan to construct 160 apartment and townhouse units and 16,000 square feet of retail space on the property adjacent to the Pep Boys on U. S. Route 130. Construction of this project began in 2020.
 - Salt and Light Company

As described in the previous section, the R-7, R-8, R-AR, and the R-TH/MF were created specifically to accommodate affordable housing per various agreements. This has contributed to the proliferation of zoning districts (20) in a town that is approximately three-square miles. As the next round of affordable

housing draws closer, the Township must consider all available mechanisms including redevelopment overlays and adaptive reuse strategies as the amount of remaining vacant developable land decreases.

Map 11 – Affordable Housing Sites



Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

Affordable Housing Sites

LOCATION: Edgewater Park Township, Burlington County, NJ DATE: July 2020

Redevelopment Areas

Local Redevelopment and Housing Law (N. J. S. A 40A-12A-1 et seq) gives a municipal governing body the power to determine that an area is in need of redevelopment and adopt redevelopment plans to exercise the redevelopment functions. Areas found to be in need of redevelopment tend to contain buildings that are unsafe, dilapidated, abandoned or substandard or land that is underutilized or vacant and may be redeveloped with the proper planning and zoning or incentives such as payments in lieu of taxes or tax abatements. Edgewater Park has designated four areas in need of redevelopment (see Map 12), including much of the U.S. Route 130 corridor. It is important to note that not all redevelopment areas have plans. Below is a description of each area designated in need of redevelopment within Edgewater Park Township.

In 1998, a preliminary investigation was prepared for the Edgewater Park Planning Board, which recommended establishing three redevelopment areas. The Township Committee adopted a resolution on May 4, 1998 determining that these areas met the conditions for redevelopment. Ordinance No. 4-2006 adopted a redevelopment plan for the properties in the redevelopment areas, as specified below:

- Redevelopment Area 1 – This redevelopment area is located along U.S. Route 130 from Delanco Road to the just below the border with Burlington Township. At the time of the preliminary investigation, this area consisted mostly of dilapidated auto-centric commercial development. Since then, this area has seen new redevelopment activity. In the early 2000s, the 785,000-square foot Burlington Stores distribution center was built at the former Metro Marketplace site. In 2006, the Township adopted a redevelopment plan, which was amended in 2011, for the former drive-in movie site, which is now the Fox Run development. The former Iron Gate apartments were rehabilitated and renamed The Courtyards as part of a redevelopment plan that was adopted in 2011. The Township approved a redevelopment plan in 2019 for the partially vacant Pathmark Shopping Center (Block 1202, Lots 2 and 11). Plans for this site include redeveloping the vacant grocery store to accommodate expansion of the adjacent Big Lots and a possible new tenant. In 2020, construction began on an affordable housing development with a commercial component at the former Kings property (Block 1202, Lot 8) now known as the Abergel/Aerial Realty site. Park Plaza, an underutilized shopping center at the corner of Cooper Street and U. S. Route 130 was purchased by Hoover Truck and Bus Center and has been renovated to accommodate new tenants. Other redevelopment opportunities in this area still exist and should be further explored.
- Redevelopment Area 2 – This redevelopment area is located between Mount Holly Road and Cedar Street, and consists of Block 316, Lots 2 and 3, Block 317, Lots 1, 2 and 3 and Block 323, Lots 1, 2 and 3. Known as the Cassidy property, the former automobile junkyard was contaminated and in need of remediation. The site, now owned by the Township, is being considered as a possible site for the future police department and municipal court facility.
- Redevelopment Area 3 – This redevelopment area is located between the railroad, Beverly - Bridgeboro Road and Mount Holly Road. The focus of this redevelopment area is Block 204, Lot 2, which is the property of the former Wall Rope Factory. Currently, the property is owned by L&M Distribution. This area, as a whole, is underutilized and a new redevelopment plan is needed to attract the desired development to this area.

In 2000, Resolution #22-2000 was approved directing the Planning Board to conduct a Preliminary Investigation for Block 502, Lots 18, 22 and 28, also known as Edgewater Manor Apartments. In 2010, a preliminary investigation report was prepared for the Edgewater Park Planning Board, which

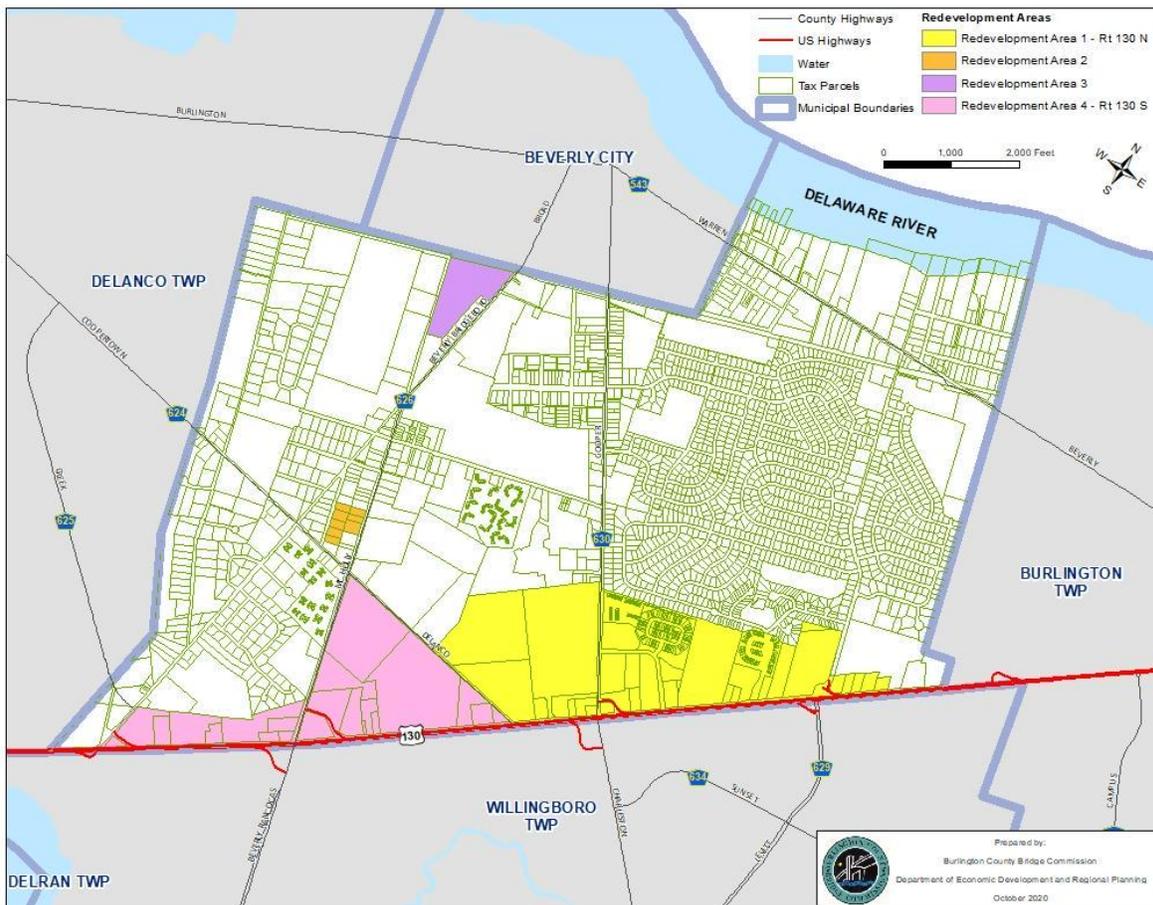
encompasses the southern section of U.S. Route 130, as described below. Resolution 2011-128 designated the area in need of redevelopment but a redevelopment plan has not yet been drafted.

- **Redevelopment Area 4** – This redevelopment area was designated in 2010 and is located along U.S. Route 130 from Bridgeboro Road to Delanco Road. Currently, there is not a comprehensive redevelopment plan for this area; however, some progress is being made. Since 2010, an upgraded Wawa has been constructed on the corner of Bridgeboro Road and U. S. Route 130. Diamond Tool has renovated and moved into the former ALDI building and a pre-school has opened on a portion of the Willing RV property. A 750,000 square feet warehouse has been approved on a portion of the 66-acre Cramps Farm on U.S. Route 130 and Delanco Road. A few remaining vacant and underutilized properties are present in this area and are ripe for redevelopment. A redevelopment plan should be considered for this redevelopment area.

To reach the full potential of these designations, the Township should consider the following actions:

- Reaffirm and formally designate all areas in need of redevelopment (described above) by resolution in accordance with N. J. S. A 40A-12A-1 et seq, in cases where resolutions do not exist.
- Create redevelopment plans for designated areas where desired development has not occurred.
- Sunset by resolution redevelopment plans that have been implemented and are not applicable.

Map 12 – Redevelopment Areas



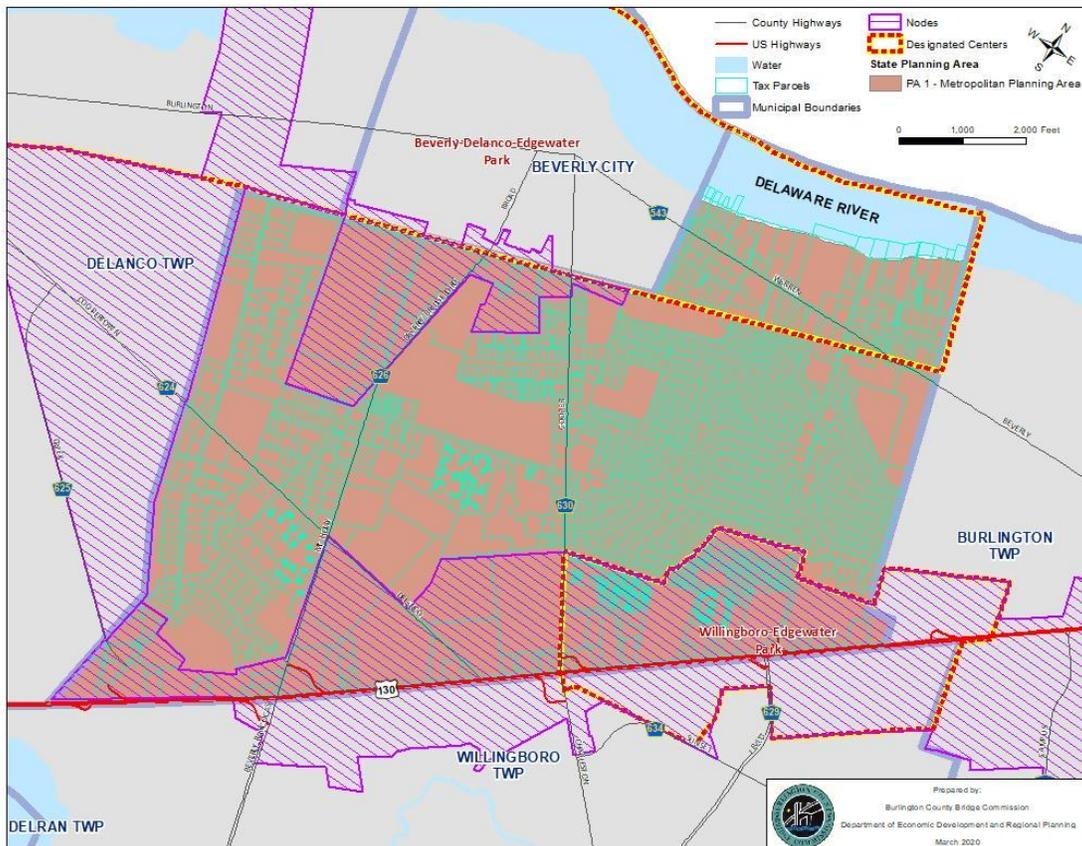
State and Regional Plans

State Development and Redevelopment Plan

The most recent State Development and Redevelopment Plan, which reaffirms the original 1992 State Plan, was adopted by the New Jersey State Planning Commission on March 1, 2001. The plan seeks to implement the eight State Plan Goals (see below) resulting from the State Planning Act of 1985 through a series of Statewide Policies and the State Plan Policy Map. According to the Policy Map, Edgewater Park is located within the most developed planning area, which is known as the Metropolitan Planning Area (PA-1), see Map 13. Edgewater Park meets the criteria for this planning area, which are 1) a population of over 1,000 people per square mile, 2) the existence of major local or regional infrastructure and 3) the location of existing development and investment in the State.

1. Revitalize the State’s Cities and Towns Strategy
2. Conserve the State’s Natural Resources and Systems
3. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
4. Protect the Environment, Prevent and Clean Up Pollution
5. Provide Adequate Public Facilities and Services at a Reasonable Cost
6. Provide Adequate Housing at a Reasonable Cost
7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
8. Ensure Sound and Integrated Planning and Implementation Statewide

Map 13 – State Plan Policy Map in Edgewater Park



Stormwater Management Rules

Two sets of stormwater rules were signed into law in 2004, which establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges.

The first set of rules is the Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules (N.J.A.C. 7:14A). These Rules are intended to address and reduce pollutants associated with existing stormwater runoff. The Rules establish a regulatory program for existing stormwater discharges as required under the Federal Clean Water Act. Under this program, permits must be secured by municipalities, certain public complexes such as universities and hospitals, and State, interstate and federal agencies that operate or maintain highways. The permit program establishes the Statewide Basic Requirements that must be implemented to reduce nonpoint source pollutant loads. The Statewide Basic Requirements include measures such as: the adoption of ordinances (litter control, pet waste, wildlife feeding, proper waste disposal, etc.); the development of a municipal stormwater management plan and implementing ordinance(s); requiring certain maintenance activities (such as street sweeping and catch basin cleaning); implementing solids and floatables control; locating discharge points and stenciling catch basins; and a public education component.

The second set of regulations is known as the Stormwater Management Rules (N.J.A.C. 7:8). These Rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, runoff quality controls and Category One buffers.

As a Tier A municipality, the Township is required to adopt a Stormwater Pollution Prevention Plan that describes the municipality's stormwater program, including details on the implementation of required statewide basic requirements. The Planning Board in implementing the rules is required to adopt a Stormwater Management Plan and to recommend a Stormwater Control Ordinance to the Township Committee. Until the ordinance is adopted, the Board must use the Residential Site Improvement Standards (RSIS) for stormwater management.

The rules impact the Planning Board's review of new development and emphasize, as a primary consideration, the use of non-structural stormwater management techniques including minimizing disturbance, minimizing impervious surfaces, minimizing the use of stormwater pipes and preserving natural drainage features.

On June 20, 2016, the NJDEP adopted changes to the Stormwater Management Rules, N.J.A.C. 7:8, for consistency with the Flood Hazard Area Control Act Rules regarding development in flood hazard areas and the preservation of vegetation and habitat within and adjacent to surface waters.

On March 2, 2020, the NJDEP adopted updated stormwater regulations to replace the current requirement that major developments incorporate nonstructural stormwater management strategies to the "maximum extent practicable" to meet groundwater recharge standards, stormwater runoff quantity standards, and stormwater runoff quality standards, with a requirement that green infrastructure be utilized to meet these same standards. All municipalities must adopt updated stormwater control ordinances (SCO) in accordance with new rules by March 3, 2021. All SCOs must be granted unconditional approval by the County in order to be considered effective. At the time of drafting this Plan, the Township Engineer and the Township Committee were working to enact new rules by the March 3, 2021 deadline.

Burlington County Highway Master Plan

The 2018 Burlington County Highway Master Plan was an update to the 1989 plan and is based on the goals to maintain existing county highway infrastructure and modernize it to meet current and future demands and to have adequate rights-of-way provided for future road widening and intersection improvements. An inventory current projects, programs, plans, and proposals are included as well as an analysis on current conditions. The Plan assesses various strategies to address future volume and capacity conditions on county roads. According to the website, “The foundation of the Burlington County Highway Master Plan is based on the goals to maintain existing county highway infrastructure and modernize it to meet current and future demands and to have adequate rights-of-way provided for future road widening and intersection improvements.” The Plan can be found on the Delaware Valley Regional Planning Commission’ website at: <https://www.dvrpc.org/webmaps/BCHMP/>

The 2040 plan indicates that there is no projected need to increase the capacity of the county roads in the Township, e.g., Warren Street (CR 543) a principal arterial road, Delanco Road (CR 624) a major collector road, Mount Holly Road (CR 626) a minor arterial road, and Cooper Street (CR 630) a major collector road, for the next 20 years. However, it does recommend that the ultimate rights-of-way for those roads be increased to 100’ to share the road for current and future pedestrian and bicycle traffic needs.

Burlington County River Route Corridor Study

This 2018 report was funded in part by a TCDI grant from the Delaware Valley Regional Planning Commission (DVRPC). It summarizes 41 priority locations (intersections and corridors) along the U. S. Route 130 Corridor within 16 municipalities from Bordentown City and Township to Cinnaminson and Palmyra. A total of 39 locations are examined. For each location, the report includes summaries of 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. Municipalities are encouraged to use the Study for incorporation into their transportation and circulation plan elements of their master plans. Several of the locations were identified in Edgewater Park and the improvements are listed below.

- U. S. 130 at Woodlane Road and Levitt Parkway
 - Investigate realigning Woodland Road to straighten out intersection
 - Lengthen merge area on northbound Woodlane Road
 - Stripe lane extension markings for left turns from Woodlane Road
 - Stripe highly visible crosswalks
- U. S. 130 at Cooper Street and Charleston Road
 - Relocate driveways and reconsider access to businesses
 - Stripe highly visible crosswalks
 - Install continues sidewalks
- U. S. 130 at Pennypacker Drive and Delanco Road
 - Realign Delanco Road to create a four-way intersection
 - Construct a northbound nearside jughandle in the southeast quadrant
 - Relocate bus stops
 - Stripe highly visible crosswalks
- Delanco Road between U. S. 130 and Delanco Township Line
 - Investigate the feasibility of an 8-ton truck restriction

- Investigate the feasibility of roundabouts at the intersections with Mount Holly and Bridgeboro Roads
- Stripe share bicycle land markings
- Improve pedestrian network by installing sidewalks especially between middle school and bus stop
- U. S. 130 at Bridgeboro Road
 - Construct deceleration lane for jughandle and stripe two lanes with jughandle
 - Widen near-side jughandle along southbound U.S. Route 130
 - Stripe highly visible crosswalks

Burlington County Bicycle Master Plan

The 2015 Burlington County Bicycle Master Plan was prepared by Cross County Connection TNA for the Burlington County Board of Chosen Freeholders with funding provided by the Delaware Valley Regional Planning Commission. The Plan seeks to “encourage bicycling in Burlington County as a means of transportation and recreation by creating a safe, convenient, conformable and regionally connected bikeway network.” The Plan documents current levels of bicycling, bicycle crashes and existing bikeways facilities. Edgewater Park had relatively few bicycle crashes between 2008 and 2012; however, U.S. Route 130 is considered a physical barrier to bicycling due to its high traffic volumes, high speed limit and divided traffic. At the time, Edgewater Park had no existing bicycle facilities. The Plan proposes, Cooper Street and the Delaware River Heritage Trail as Primary County Bikeways and Warren Street, Woodlane Road and parts of Delanco, Mount Holy and Bridgeboro roads as Secondary County Bikeways.

Burlington County Solid Waste Management Plan

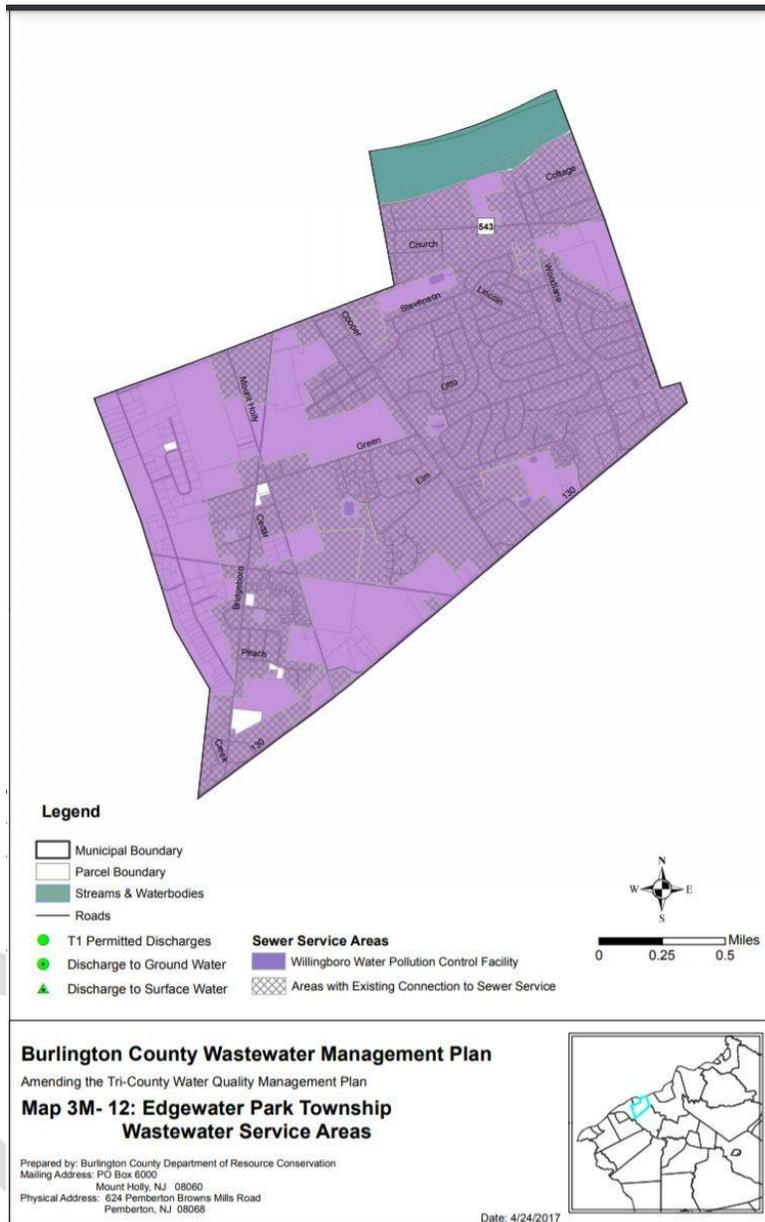
The county adopted the Burlington County District Solid Waste Management Plan on July 14, 1982 and updated the plan in 1986. The county operates the Sanitary Landfill at the Burlington County Resource Recovery Complex which accepts solid waste from county municipalities. Edgewater Park sends its solid waste to the county sanitary landfill facility.

The County adopted the Recycling Plan in August 1986. The township participates in the county recycling program which provides curbside pickup of recyclables, i.e., paper, glass, ferrous and aluminum materials. With its recycling ordinance and participation in the county recycling program, Edgewater Park is compliant with the county's Recycling Plan.

Burlington County Wastewater Management Plan

In 2017, Burlington County submitted a county-wide Wastewater Management Plan (WMP) to the New Jersey Department of Environmental Protection for adoption into the Tri-County Water Quality Management Plan, which covers Burlington, Camden and Gloucester counties. The Plan defines eligible sewer services are for the entire county. As described earlier, the Willingboro MUA serves multiple municipalities, including Edgewater Park, which operates its own collection system that delivers effluent to the Willingboro treatment plant. Although the Township is almost entirely located in the sewer service area, not all parcels are connected to the sewer system. Most of the residential areas, except in the western portion of the Township along Perkins Lane, which utilizes individual septic systems, are connected to the sewer system. Vacant or underutilized parcels along U.S. Route 130 and Bridgeboro Road will need connect to the sewer system as they are developed or redeveloped. The Edgewater Park Township Wastewater Service Areas is shown on Map 14.

Map 14 – Wastewater Service Areas



Burlington County Hazard Mitigation Plan

According to the updated 2019 County document, “A Hazard Mitigation Plan (HMP) 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. The goal of the HMP update is to further protect property through the reduction of hazard vulnerability. The plans identify community policies, actions, and tools for long-term implementation to reduce risk and potential for future losses.”

The most frequent disaster events that affect Edgewater Park Township are heavy rain and flooding, severe storms and severe winter weather. Other events, such as landslides, storm surges and wildfires are

less likely according to the Hazard Area Extent and Location Map. To address the impacts on the community and critical assets and high-risk populations, the Township must initiate several initiatives set forth in the Plan. To date, Edgewater Park has made progress on the following mitigation actions:

- Construct separate 8" discharge line for Roosevelt Pump Station so Adams Avenue Pump Station and Roosevelt Pump Station no longer need to share the line to the gravity drain
- Evaluate benefits of participating in CRS program
- Improve municipal communication systems to include information sharing with county and surrounding municipalities
- Obtain and install backup power sources at critical facilities
- Create/Enhance/Maintain Mutual Aid agreements with neighboring communities for continuity of operations
- Continue to support the implementation, monitoring, maintenance, and updating of this Plan through participating in the 5-year Plan Update
- Address dangerous trees threatening people and property through proactive tree-trimming (vegetation management) programs in conjunction with property owners and utility companies
- Promote the participation of Floodplain Administrator within the planning process and other related activities (Completed)

The Plan also summarizes a comprehensive range of specific mitigation initiatives by type, cost, priority and benefit that the Township would like to pursue in the future to reduce the effects of hazards.

[Route 130/Delaware River Corridor Strategic Plan](#)

In 1995, Burlington County undertook a multi-year collaborative planning process with the twelve communities along the Delaware River and Route 130, which included Edgewater Park Township. On April 28, 1999, the New Jersey State Planning Commission endorsed the Route 130/Delaware River Corridor Strategic Plan (Plan), which resulted in the designation of six centers and the delineation of fourteen nodes within the Corridor. Map 12 shows the two designated centers and the nodes that overlay the Township.

The major thrust of the 1999 Plan was to create a vision for the Corridor communities, translate it into physical forms of development and redevelopment that are desirable and necessary to assure revitalization within the corridor and recommend policies, actions and strategies, which would be implemented by the twelve communities, the County, the State and the Federal government in terms of short, mid and long-range timeframes. To achieve the vision and implement the goals set forth in the Plan, recommendations in the form of an implementation agenda were created for the County and each of the twelve municipalities. Over the last twenty years, Edgewater Park has worked diligently to complete the planning activities set forth in the Plan and described below.

LAND USE- All 1998 Corridor Plan planning activities completed

- Updated Master Plan adopted in 2000. Re-examination Report completed in December 2006.
- The Township is engaged in redevelopment projects along US Route 130, at the train station and on other properties.
- Land use ordinances updated and amended in 2006.

- Design guidelines to enhance US Route 130’s visual quality are incorporated in redevelopment plans.
- Township continues to seek outside funding sources and public/private partnerships for various municipal initiatives and through redevelopment agreements.

HOUSING- All 1998 Corridor Plan planning activities completed

- Updated housing element and fair share plan completed and sent to court for endorsement.
- Township participates in County’s neighborhood preservation program.
- Tax abatement program available for residential rehabilitation throughout Township
- Township continues to enforce newly adopted property maintenance code and rental C/O program.

ECONOMIC DEVELOPMENT- All 1998 Corridor Plan planning activities completed

- Updated Master Plan addresses economic development issues on US Route 130, the industrial area and Cooper Street.
- Township participated in 2004 US Route 130 visioning study to enhance visual quality of corridor.
- Streetscape improvement plan along Cooper Street implemented.
- Township’s redevelopment steering committee is finding businesses for qualified properties.
- Township remains active in local and regional development and marketing activities.

TRANSPORTATION- All 1998 Corridor Plan planning activities completed

- NJ Transit RiverLine service initiated in 2004 with Beverly / Edgewater Park station and parking lot.
- BurLINK program initiated to supplement regular bus service from RiverLine stations to industrial areas, Route 130, Moorestown Mall, Willingboro, Mount Holly and Browns Mills.
- Township continues to work with developers, County and NJDOT to improve traffic safety and circulation.
- Township, Board of Education and County participated in Safe Routes to School program improvements.
- Township continues to repair streets on annual basis. Sidewalks are the property owners’ responsibility.
- Streetscape upgrades planned in 2000 Open Space and Recreation element and 2002 update.

RECREATION and OPEN SPACE – No planning activities completed.

HISTORIC PRESERVATION- Not applicable.

PUBLIC FACILITIES and SERVICES- All 1998 Corridor Plan planning activities completed

- Township continues to repair and upgrade sewerage system, sidewalks and roads.
- Because the town is basically built-out and will not see significant increases in residential service demands above the 1950-1970 baby-boom period, there is no substantial need to adopt a community facility or utility element.
- Completed required water quality management plan (WQMP) in 2013.
- Mandatory stormwater management plan completed and is being implemented.

INTERGOVERNMENTAL COORDINATION- All 1998 Corridor Plan planning activities completed

- Township actively participates in River Route advisory committee and coordinates with surrounding communities.
- Township participates in several joint / shared service ventures.
- Township actively supports NJ Transit light rail program.

In 2019, the State's endorsement of the Route 130/Delaware River Corridor Strategic Plan and the designation of the centers were set to expire. With assistance from the Burlington County Bridge Commission, Edgewater Park and the other municipalities along the corridor, began working toward achieving plan endorsement under the current State guidelines in order to maintain their center designations. The New Jersey State Planning Commission amended N.J.A.C. 5:85-7. 21 to extend the expiration dates of certain plan endorsements, including the above-mentioned plan, to June 30, 2020. However, the worldwide COVID-19 pandemic and related lockdowns hampered the municipalities ability to meet the June 30, 2020 deadline. In response, the State Planning Commission extended the deadline by resolution until 180 days after the revocation of Executive Order 103, which declared the COVID public emergency and does not expire until revoked by the Governor. As restrictions lift and the new deadline approaches, the Township is working with the New Jersey State Office of Planning Advocacy and Burlington County Bridge Commission to achieve plan endorsement and maintain its designated centers.

Master Plans of Contiguous Municipalities

Edgewater Park shares a common boundary with Beverly City and Delanco Township to the north, Burlington Township to the east, Willingboro Township to the south and Delanco Township to the west. In general, the land use categories recommended in this plan are compatible with those in the neighboring municipalities. In Beverly, the area along the railroad tracks and adjacent to Edgewater Park are similarly zoned as industrial and the area north of the railroad tracks is zoned single-family residential. Along the Burlington Township border, both municipalities are zoned single-family residential except along U.S. Route 130, where both are zoned commercial. U.S. Route 130 is the boundary between Willingboro and Edgewater townships and both municipalities are zoned non-residential along that stretch. In Delanco, the area along U.S. Route 130 is also zoned non-residential/highway commercial. However, the portion of Delanco that abuts Edgewater Park to the west is zoned industrial and is not compatible with the low-density residential area of Edgewater Park. Although the two uses are buffered by a strip of undeveloped land, truck traffic along Delanco Road (the only road connecting the two municipalities in this area) has become an issue and needs to be addressed through weight restrictions and/or traffic calming measures.

Land Use Map

N.J.S.A. 40:55D-28 b (2) requires a land use plan element to show “the existing and proposed location, extent and intensity of redevelopment 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...” To meet this requirement, a new 2021 Land Use Plan Map was prepared and is shown in Appendix 5. It is based on an analysis of current land uses and densities; approved and proposed development; the age and style of the existing housing stock; parcel configuration and street layout. The Land Use Plan Map is designed to inform the size, shape and continuity of future zoning districts and the creation of a new zoning map to be adopted by the Governing Body.

The 2021 Land Use Plan Map displays the following land use categories:

- Cemetery – All existing cemetery properties
- Commercial – Existing and proposed retail and services and commercial properties
- Industrial – Existing and proposed warehouse, manufacturing and light industrial properties
- Public – All government buildings and facilities, schools, open space and recreation areas
- Transportation – All existing roadways, paper streets and railroad rights-of-way
- Multifamily/High Density – All multifamily and residential areas less than a 1/10 of a parcel
- Medium High Density – All existing and proposed residential areas between a ¼ and ½ acre
- Medium Density – All existing and proposed residential areas between a ¼ and ½ acre
- Medium Low Density – All existing and proposed residential areas between a ½ and 1 acre
- Low Density – All existing and proposed residential areas between 1 and 2 acres
- Rural Density – All existing and proposed residential areas greater than 2 acres

Zoning Recommendations

The 2017 Reexamination Report identified several zoning and land use issues (as listed below) and recommended they be reviewed and resolved in a future Land Use Plan Element. The following sections investigate these issues and provide recommendations to resolve the issues identified in the 2017 Report.

- Zoning district boundaries
- Zoning district purpose statements
- Zoning definitions
- Existing agricultural uses
- Consistency in residential accessory uses
- Potential future locations of government uses, assisted living facilities, quasi-public uses and places of worship
- Potential future locations of financial institutions, restaurants, personal and household service uses, retail sales and service uses
- Potential future locations of billboards and “publishing and media” uses, and
- Potential future locations for food manufacturing and wholesale trade uses

Zoning District Boundaries and Permitted Uses

The recommendations described below were crafted to be consistent with the goals set forth in this Land Use Plan Element. Input from members of the Planning Board’s working committee and the Township’s

professionals, an examination of the variances granted in the last five years (see Appendix 6) and a review of the relevant State and local plans provided the groundwork for analyzing the zoning districts. Changes to the boundaries and permitted use are made to encourage compatible densities and appropriate uses in each zone as well as reduce the amount of conflicts and nonconforming uses as much as possible.

R-1 Single-Family Residential (minimum lot size: 85,000 square feet)

1. Maintain all existing principal uses, except for bed and breakfasts. Instead, permit bed and breakfasts as a conditional use to better regulate terms.
2. Do not permit assisted living facilities as a conditional use. It is unlikely these facilities will be developed on a minimum 3-acre lot.
3. Although it is unlikely that an additional “place of worship” would be built on a minimum 3-acre lot, keep this use as is to protect the Board from Religious Land Use and Institutionalized Persons Act (RLUIPA).
4. Rezone parcels in Block 1607, between Keim Street and Woodlane Road and have similar lot sizes, from the R-2 District to the R-1 District.

R-2 Single Family Residential (minimum lot size: 40,000 square feet)

1. Maintain all existing principal uses.
2. Add funeral homes and mortuaries and schools as a conditional use.
3. Expand the R-2 District to include the adjacent R-3 District along Green Street, which includes the Elks Lodge (Block 502, Lot 27) and three residential lots (Block 502, Lots 1.01, 1.11, and 26).
4. Rezone Block 620, Lots 1 and 2, a 13.5+ acre woodlands tract between Van Rossum and the cemetery, from the R-2 District to the R-5 District since it is unrealistic these lots will be developed at R-2 densities (would generate only 10 or so house lots).
5. Rezone Blocks 1601-1606 and 1702-1706, located north of the railroad tracks, from the R-2 District to the R-5, District.
6. Rezone Block 1607 from the R-2 District to the R-1 District.
7. Rezone the four parcels along Delanco Road from the C-1 District to the R-2 District, as detailed in the C-1 District.

R-3 Single Family Residential (minimum lot size: 20,000 square feet)

1. Maintain all existing principal and conditional uses.
2. Rezone the Elks Lodge (Block 502, Lot 27) and three residential lots (Block 502, Lots 1.01, 1.11, and 26) from the R-3 District to the R-2 District.

R-4 Single Family Residential (minimum lot size: 7,500 square feet)

1. Maintain all existing principal uses.
2. Do not permit assisted living facilities and quasi-public uses as a conditional use since there are no appropriately sized parcels to accommodate these uses.
3. Extend the R-4 District to include three residential lots (Block 1307, Lots 2-4) along Woodlane Road that are currently within the R-MF District.
4. Rezone the residential properties located along Cooper Street (Block 1001, Lots 1-7 and Block 1003, Lots 1-8 and 502, Lots 14-17) from the C-2 District to the R-4 District.

R-5 Single Family Residential (minimum lot size: 12,500 square feet)

1. Permit funeral homes and mortuaries and places of worship as conditional uses since Cooper Street, which acts as the de facto main street in Edgewater Park, runs through the middle of the R-5 District.
2. Rezone Block 620, Lots 1 and 2 from the R-2 District to the R-5 District, as discussed earlier.
3. Rezone Blocks 1601-1606 and 1702-1706 from the R-2 District and Blocks 326, 327 and 328 from the R-6 and RLD districts to the R-5 District since all these areas have similar characteristics (traditional pre-WW2 residential development on lots less than one half acre arranged in a grid pattern).
4. Rezone Block 701, Lot 3 from the R-5 District to the LI District since it does not appear to be a residential structure.
5. Rezone six residential properties (Block 204, Lots 3, 4, 5, 6, 7 and 7. 01) from the I District to the R-5 District.

R-6 Single Family Residential (minimum lot size: 6,000 square feet)

1. Eliminate the R-6 District and fold into the R-5 District, which has similar development.

R-7 Residential Low-Density (minimum lot size: 32,000 square feet)

1. Maintain permitted and conditional uses to be consistent with the approved 2017 Housing Element and Fair Share Plan with the exception of places of worship.
2. Delete places of worship if there is an agreement between the property owner and the Township that this property will only be developed as part of an inclusionary housing project,

R-8 Single-Family and Multifamily Residential Inclusionary (minimum lot size—8,125 sq. ft./2,500 sq. ft.)

1. Maintain permitted and conditional uses to be consistent with the approved 2017 Housing Element and Fair Share Plan.

R-LD Low-Density Single Family Residential (minimum lot size: 6 acres)

1. Eliminate the R-6 District and fold into the R-5 District, which has similar development. With the creation of the R-7 District in 2009, the remaining R-LD District comprises of only 1. 6 acres in 2 parcels (Block 203, Lots 3. 01 and 14) at the corner of Green and Bridgeboro. They are part of the Versaci farm’s business operation.

R-MF Multifamily Family Residential (minimum lot size: 5 acres)

1. Permit accessory buildings, home occupations and refuse enclosures to allow more flexibility of accessory uses in the R-MF District.
2. Remove all conditional uses in the R-MF District since it is unlikely that any of the listed conditional uses would be developed.
3. Rezone the three single-family lots on Woodlane Road (Block 1307, Lot 6 and Block 1202, Lots 1.03 and 1,.07) to the R-4 District.
4. Rezone the four parcels on Delanco Road (Block 404.10) from the C-1 District to the adjacent R-MF District, as described in the C-1 District section. Do not add commercial uses as a permitted use in the R-MF District, but as a conditional use with very strict requirements.

R-AR Age-Restricted Residential (minimum lot size: 35 acres)

1. Permit public parks and recreational facilities and government buildings and facilities as a conditional use in order to keep this opportunity available if the Township wished to exercise it.
2. Permit home occupation use as a conditional use. This use may be limited by a rental agreement and/or condominium association agreement.

R-TH/MF Multifamily Family Residential (minimum lot size—2,000 sq. ft/acre)

1. Maintain permitted and conditional uses to be consistent with the approved 2017 Housing Element and Fair Share Plan.
2. Permit public parks and recreational facilities and government buildings and facilities as a conditional use in order to keep this opportunity available if the Township wished to exercise it.
3. Permit home occupation use as a conditional use. This use may be limited by a rental agreement and/or condominium association agreement.

C-1 Neighborhood Commercial (minimum lot size—10,000 sq. ft)

1. Eliminate the C-1 District due to its small size (seven parcels) and since the actual uses do not align with the permitted uses (a cabinetry, pet store, salon, food mart, auto center and pizza shop).
2. Rezone the parcels along Woodlane Road to the neighboring R-MF District, for which it serves.
3. Rezone the parcels on Delanco Road to the R-2 District since the area contains a single 3-store strip shopping center, which is flanked by a single-family detached dwelling on one side and two semi-detached single-family detached units on the other. Historic aerial photos indicate the shopping center was built about 1971, just after the Cooper Valley Village community opened. In the past half-century, the flanking properties have not been developed for commercial but have been developed in a manner consistent with the R-2 District.
4. Permit three existing retail services as conditional uses in the R-2 and R-MF districts.
5. Rename the C-2 District to the C-1 Neighborhood Commercial District.

C-2 Downtown Commercial (minimum lot size—20,000 sq. ft)

1. Remove assisted living residences, places of worship and quasi-public uses as a conditional use.
2. Remove public parks and recreational facilities and government buildings and facilities as a conditional use since it would remove valuable limited real estate from the economic development infrastructure and property tax base.
3. Rename the C-2 District to the C-1 Neighborhood Commercial District.
4. Rezone the single-family detached dwellings (Block 502, Lots 14-17; Block 1001, Lots 1-7; and Block 1003, Lots 1-8) on the east side of Cooper Street, to the R-4 District.
5. Rezone Block 503, Lots 1-10 from the R-MF District to the C-2 District. These parcels are unlikely to be developed for a large multi-family community and may help create a downtown commercial presence at the corner of Green and Cooper streets.
6. Rezone the industrial parcel (Block 502, Lot 13 (part)) from the C-2 District to the C-LI-5 District.

C-3 Highway Commercial (minimum lot size—2 acres)

1. Remove billboards as a conditional use since they are considered a blighting influence in the U. S. Route 130 economic development corridor.

2. Rezone the commercial properties (Block 1801, Lots 3 and 4 (parts of)) from the R-MF District to the C-3 District in order to give consistency to the entire portion of the U. S. Route 130 corridor.
3. Rezone Block 1801, Lots 2 (part of) from the C-3 District to the R-MF District to locate the entirety of the multi-family community in the R-MF District.
4. Rezone the commercial use (Block 1203, Lot 1) from the C-LI-5 District to the C-3 District.
5. Rezone Block 501.01, Lot; Block 502, Lots 13. 02 through 13. 06; and Block 1203, Lot 1 from the C-LI-5 District to the C-3 District to reflect existing conditions and trends.
6. Reduce minimum lot size permitted in the District to 1 acre to reflect more realistic expectations for pad sites and redevelopment.
7. Rezone Block 401, Lots 1 and 2 (Abundant Life Fellowship) from the C-3 District to the C-LI-1 District to make Bridgeboro Road the zone boundary.
8. Rezone Block 402, Lot 1 (Bevco Service, Inc) from the C-3 District to the C-LI-1 District since it contains an industrial use.

C-LI-1 Commercial-Light Industrial (minimum lot size: 1 acre)

1. Determine whether permitted uses match current or anticipated uses and whether they are compatible with future residential growth in that area of the Township (Bridgeboro Road).
2. Rezone Block 401, Lots 1 and 2 (Abundant Life Fellowship) from the C-3 District to the C-LI-1 District to make Bridgeboro Road the zone boundary.
3. Rezone Block 402, Lot 1 (Bevco Service, Inc) from the C-3 District to the C-LI-1 District since it contains an industrial use.

C-LI-5 Commercial-Light Industrial (minimum lot size: 5 acres)

1. As development continues to occur and developable land becomes less available in the C-LI-5 District, review principal and conditional uses to ensure desired use of remaining land.
2. Remove “retail sales and services” from the permissible uses to focus these into the C-3 District. This would leave a handful of remaining commercial uses that would fit well here. Requiring a minimum 5-acre retail lot is just not going to happen anymore in this area of U. S. Route 130.
3. Change the following from C-LI-5 to C-3 to reflect existing conditions and trends: Block 501. 01, Lot; Block 502, Lots 13. 02 through 13. 06; and Block 1203, Lot 1.
4. Reduce minimum lot size permitted in the District to 1 acre to reflect more realistic expectations for pad sites and redevelopment.
5. Rezone Block 501. 01, Lot; Block 502, Lots 13. 02 through 13. 06; and Block 1203, Lot 1 from the C-LI-5 District to the C-3 District to reflect existing conditions and trends.
6. Rezone the industrial parcel (Block 502, Lot 13 (part)) from the C-2 District to the C-LI-5 District.
7. Rezone Block 1203, Lot 1 from the C-LI-5 District to the C-3 District since it contains a commercial use.
8. Remove billboards as a conditional use since they are considered a blighting influence in the U. S. Route 130 economic development corridor.

LI Light Industrial (minimum lot size—2 acres)

1. Investigate the long-term potential of redeveloping this District as a mixed-use transit village.
2. Rezone Block 701, Lot 3 from the R-5 District to the LI District since it does not appear to be a residential structure.

3. Remove automotive repair and services and body shops as a principal use since it is listed as a conditional use.
4. Review existing permitted and conditional uses and consider revising as suggested in Table 11.

I General Industrial (minimum lot size—2 acres)

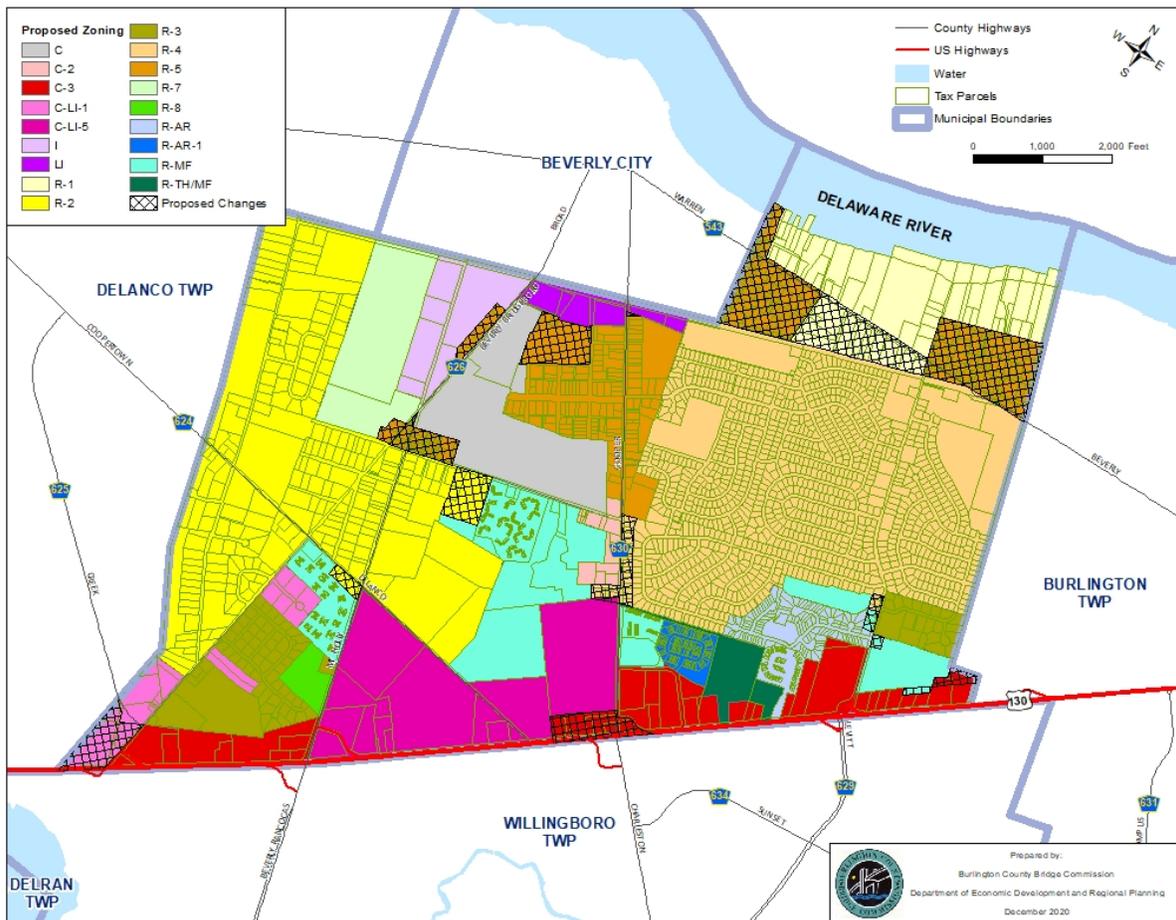
1. Investigate the long-term potential of redeveloping this District as a mixed-use transit village.
2. Rezone the residential lots (Block 204, Lots 3, 4, 5, 6, 7 and 7.01) from the I District to R-5 District.
3. Review existing permitted and conditional uses and consider revising as suggested in Table 11.

Cemetery (minimum lot size—15 acres)

1. Add government buildings and facilities as a permitted use since Beverly National Cemetery is a government facility,
2. Delete the general office, individual family mausoleums less than 16’ in height, and storage buildings as permitted uses, which instead should be included in the “cemetery” definition.

Map 15 is a composite of all the recommended changes listed above. The map visualizes the desired geographic consistency, reduction in the number of districts and areas where zone changes are suggested.

Map 15 – Proposed Zoning District Map



R-4 Single Family Residential (minimum lot size: 7,500 square feet) – To maintain the existing medium- to high-density suburban-tract-style neighborhoods by permitting minimum densities of 7,500 square feet, which are consistent with current development patterns in this district.

R-5 Single Family Residential (minimum lot size: 12,500 square feet) – To encourage infill development on remaining vacant parcels, which is consistent with the existing medium density traditional development pattern by permitting single-family detached residential units at a minimum of ¼ acre density.

R-7 Residential Low-Density (minimum lot size: 32,000 square feet) – To address the Township’s affordable housing obligation by accommodating market-rate single-family detached units on minimum one-acre lots as part of a larger proposed inclusionary development, which is consistent with the Township’s settlement agreement.

R-8 Single-Family and Multifamily Residential Inclusionary (minimum lot size: 8,125 sq. ft./2,500 sq. ft.) – To address the Township’s affordable housing obligation by accommodating a mix of multi-family market-rate and affordable units as part of a larger proposed inclusionary development, which is consistent with the Township’s settlement agreement.

R-MF Multifamily Family Residential (minimum lot size: 5 acres) – To offer a diversity of multi-family housing choices that meet the needs of the community by permitting a wide-range of options not limited by arrangement, ownership, affordability or age-restrictions.

R-AR Age-Restricted Residential (minimum lot size: 35 acres) – To allow an option for active adult living arrangements by restricting ownership based on age, which meets the regional need for senior housing.

R-TH/MF Multifamily Family Residential (minimum lot size: 2,000 sq. ft/acre) – To address the Township’s affordable housing obligation by accommodating an inclusionary development on the Abergel/Aerial Realty property, which satisfies a portion of the Township’s affordable housing obligation.

C-2 Downtown Commercial (minimum lot size—20,000 sq. ft) – To acknowledge the existing smaller-scale retail and services that serve local residents and are accessible by pedestrians, cyclists, and motorists by permitting a neighborhood commercial district along Cooper Street with opportunity for further growth.

C-3 Highway Commercial (minimum lot size—2 acres) – To accommodate the commercial needs of both residents of Edgewater Park and the surrounding region by allowing varying sizes and structures of retail, service and eating establishments that cater to a regional base of consumers travelling by automobile along the U. S. Route 130 commercial highway corridor.

C-LI-1 Commercial-Light Industrial (minimum lot size: 1 acre) – To accommodate existing commercial and light industrial development, which is isolated from other non-residential development by permitting a limited amount of use that are compatible with the surrounding residential neighborhoods.

C-LI-5 Commercial-Light Industrial (minimum lot size: 5 acres) – To promote new and high-tech industries that meet modern market demands by permitting a mix of limited commercial and light industrial uses along the U. S. Route 130 corridor.

LI Light Industrial (minimum lot size: 2 acres) – To provide an opportunity to develop the Township’s industrial base by permitting light industrial, artisan shops and manufacturing uses along an active freight railroad.

I General Industrial (minimum lot size: 2 acres) – To recognize the historic industrial area of the Township that developed along the railroad by permitting traditional industrial uses and providing an isolated area for less desirable uses.

Cemetery (minimum lot size: 15 acres) – To recognize the importance and the prominence of the Beverly National Cemetery in the region by designating a separate and distinct cemetery district.

Zoning Definitions

Add the following definitions to the Edgewater Park Township Code Book, where appropriate:

- “Agricultural uses” also to include greenhouses, horticultural activities, field crops, Christmas tree production, produce stands, and similar agricultural uses in conjunction with existing agricultural uses, but excluding.
- “Cemetery” An establishment dedicated to the interment and preservation of intact and cremated human remains in underground graves or aboveground in tombs, mausolea, columbaria, niches, and other edifices less than 16’ in height, as well as the business offices, storage buildings, chapels, and other structures and landscape features associated with the use.
- “Drive-thru restaurants”
- “Financial institution” also to exclude pawn shops
- “Wind and solar energy equipment”

Amend the following definitions to the Edgewater Park Township Code Book, where appropriate:

- “Garages, private” to include carports.
- “Retail sales and services” to remove the term “restaurants,”

Clarify the following definitions to the Edgewater Park Township Code Book, where appropriate:

- Change “private garages and carports” to “private garages.”
- Change “quasi-public buildings and recreation areas” to “quasi-public uses.”
- Change “private shed” to “utility shed.”
- Change “restaurants and cafes” to “restaurants.”
- Change “warehouse and distribution facilities” to “warehouse, packaging, and distribution facilities.”
- Change “research laboratories” to “research and scientific laboratories.”
- Change “light industrial uses” to “manufacture, fabrication and assembly of products from previously processed and prepared materials. Such operations shall occur within completely closed buildings and structures.”
- Clarify differences in “general offices”, “medical offices” and “professional offices”
- Clarify terms within “automobile repair services and garages and body shops”
- Clarify difference between “media production facilities” and “printing and publishing”
- Add a section setting forth the location and regulation of cellular communications towers in the industrial and commercial areas located in the southern portion of the township and the prohibition of such towers in residential areas should be added to the zoning ordinance. Cellular towers should be permitted only in the highway commercial districts provided that the towers are properly screened and integrated into the district.

- Add a section setting forth more specific regulation of home occupations should be added to the zoning ordinance.
- Add a section requiring developers provide proper landscaping/buffering when industrial uses are adjacent to residential uses.
- Reexamine signage regulations to require uniform signage in each respective commercial district. Site design regulations, e.g., landscaping, buffers, lighting, etc., should be reexamined to create more esthetic commercial sites. Signage should be strictly controlled, permitting proper identification of the use and assuring that such signage is uniform with the surrounding commercial district. The preparation of such site design regulations should be coordinated with Willingboro Township for development along U. S. Route 130 and Beverly City for development around the light rail station stop.
- Reexamine site lighting for commercial uses regulations to require such lighting to be compatible with surrounding residential areas. In all commercial districts, the spillage and glare of light from commercial sites must be prohibited.

Consistency in residential accessory uses

Add the following accessory uses to all residential districts (if not already permitted):

- Outdoor rear yard play and recreational facilities,
- Utility sheds,
- Essential utilities,
- Decks and patios, and
- Roof-mounted wind and solar energy equipment.

Add the following accessory uses to all non-residential districts (if not already permitted):

- Outdoor rear yard play and recreational facilities,
- Fences and walls,
- Essential utilities,
- Off-street parking areas,
- Off-street loading areas, and
- Ground and roof-mounted wind and solar energy equipment.

Locations of Future Uses

The prior sections recommend the appropriate districts for permitting such uses as government buildings, assisted living facilities, quasi-public uses and places of worship. It also addressed the presence of billboards in the C-3 and C-LI-5 district, publishing and media uses and food manufacturing and wholesale trade uses. In addition to the existing permitted uses, Edgewater Park should analyze the locations of new uses and those not currently well defined such as financial institutions, restaurants, personal and household service uses, retail sales and service uses. The uses listed below are not defined in the current zoning ordinances but should be considered in the appropriate non-residential districts:



• Hotels and motels	• Outpatient care facilities
• Bars, taverns, brew pubs, wine bar, micro-distillery	• Pharmacy and drug stores, with drive-in windows
• Childcare facilities	• Electric charging stations
• Supermarkets and grocery stores	• Outdoor dining
• Convenience stores	• E-commerce
• Fitness, health clubs and spas	• Cannabis dispensaries

Other Recommendations

1. Adopt the revised Vision for Edgewater Township, Statement of Goals and Policy Statements set forth in this Land Use Plan Element and incorporate these concepts into other Township plans.
2. Revise the zoning ordinance and zoning map in the Edgewater Park Township Code Book to implement the recommendations made in the previous section of this Land Use Plan Element.
3. In response to pending legislation, assess likely impacts and related risks associated with climate change. In Edgewater Park, the threat of sea level rise along the Delaware River, flooding, increased prices of fossil fuels, reduced green space and declining air quality are just a few possible impacts that must be analyzed. The Township should work with State, Regional and County agencies to devise strategies to address them. Participating in the Plan Endorsement process and embracing the requirements and consistency standards set forth by the State is a positive first step.
4. Prepare a map showing the existing and proposed location of public electric vehicle charging infrastructure based on a review of the DVRPC’s Planning for Electric Vehicles - Mapping Vehicle Distribution and Workplace Charging Demand online web-based tool. Implement best management practices found at: <https://www.dvrpc.org/energyclimate/alternativefuelvehicles/evmuniresource>
5. Coordinate with the Burlington County Bridge Commission to complete all necessary steps to achieve Plan Endorsement in order to maintain the State’s center designations in Edgewater Park and to continue to receive the benefits afforded to municipalities that achieve state plan endorsement.
6. Update the Township’s 2000 Open Space Plan Element to include an accurate assessment of current conditions and future needs. The Township is encouraged to evaluate the types and arrangement of its playing fields at Kite Field, Memorial Field and Weimann Field to maximize efficiencies of space. For example, Memorial Field has the potential to accommodate more soccer fields and host tournaments, if properly configured. The Township may also wish to analyze the proximity of recreational opportunities to the general population in order to determine whether any deficiencies exist, such as within the western and southeastern sections where new growth is anticipated. Edgewater Park should coordinate with the New Jersey Department of Environmental Protection’s Green Acres Program to determine that the Township’s Recreation and Open Space Inventory is accurate and up to date to ensure that the Township is eligible for continued funding opportunities.
7. Review and inventory the existing agricultural operations in the Township to determine the practicality of promoting agricultural uses in certain districts as well as considering options for preserving the Township’s remaining farmland.

8. Develop an inventory of existing community assets and analyze the potential needs, priorities costs and future locations of Township buildings and facilities. Determine the feasibility of creating a new police department and municipal court facility on the Cassidy property.
9. Develop design guidelines to address overhead utilities, landscaping and buffering, parking, lighting, streetscapes and build layout for the Township as a whole and specifically along the U. S. Route 130 corridor. The Township should continue to partner with the County and neighboring municipalities.
10. Create a gateway at the intersection of U.S. Route 130 and Cooper Street by the eliminating development in the jug handle and replacing it with attractive landscaping and signage.
11. The redevelopment areas designated along U. S. Route 130 represent the Township’s most significant opportunities to create new jobs and improve tax ratable revenues from development and redevelopment. The Township should continue to ensure zoning districts in these areas are closely examined to encourage development and redevelopment. These areas have the potential for combining highway-oriented commercial development with light industrial development. To that end, the Township should review and catalogue all existing redevelopment designations and redevelopment plans to ensure they are consistent with current conditions. Edgewater Park should determine whether any outdated redevelopment plans need to be modified or “sunsetting,” if no longer valid. For redevelopment areas without redevelopment plans, Edgewater Park should determine whether a redevelopment plan is necessary to implement the desired development. To reach the full potential of these designations, the Township should consider the following actions:
 - Reaffirm and formally designate all areas in need of redevelopment (described above) by resolution in accordance with N. J. S. A 40A-12A-1 et seq, in cases where resolutions do not exist.
 - Create redevelopment plans for designated areas where desired development as not occurred.
 - Sunset by resolution redevelopment plans that have been implemented and are not applicable.
12. An opportunity exists to capitalize on the underutilized land along the light rail line between Mount Holly Road and Cooper Street, which coincides generally with the LI and I districts. The Township should investigate the feasibility of creating a mixed-use, pedestrian-friendly transit-oriented village in this area that is adjacent and accessible to the light rail line station. Consistent with the Township’s Vision, the development should permit both residential and non-residential uses to provide convenience goods and services to the patrons of the station and nearby residents. To achieve this type of development, the Planning Board should investigate whether this area meets the criteria to be designated as an area in need of redevelopment. A new redevelopment plan should be adopted.
13. Incorporate the analysis and conclusions of the Burlington County River Route Corridor Study into a future circulation plan element. Advocate for the improvements recommended in the Plan. Work with the County and State to find solutions to truck traffic on local roads. As development occurs along the U.S. Route 130 corridor, assess the impact the new construction will have on the local road network to determine whether future developers should contribute the cost of necessary improvements.
14. Investigate where sewer lines need to be extended in the western portion of the Township in order to attract appropriate redevelopment, accommodate affordable obligations on the Verscai Tracts and replace existing septic systems, as needed.

Appendices

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Appendix 1 – Climate Change Hazard Vulnerability Assessment

Introduction

On February 2021, Governor Phil Murphy signed A-2785/S-2607 into law requiring any land use plan element adopted by a municipality after December 17, 2020, to address the impacts of climate change.

The law indicates that a land use plan element shall include 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 subparagraph (i) of this subparagraph related to that development;
- (i) 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;
- (ii) analyze the potential impact of natural hazards on relevant components and elements of the master plan;
- (iii) provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- (iv) 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
- (v) rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

This section describes the components of Edgewater Park’s hazard vulnerability assessment.

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Current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards

Temperature

Similar to the rest of New Jersey, Edgewater Park 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 Edgewater Park is in the Southwest Zone. The Southwest Zone is described below.

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.

Consistent with worldwide trends, temperatures in New Jersey are increasing overtime. According to the New Jersey State Climatologist, record high temperatures have been occurring more frequently. Table 1 shows the year in which the highest average monthly temperature has been recorded in Burlington County. The table indicates 11 of the 12 hottest months of the year have been recoded in the last 20 years.

Table 1 Burlington County Highest Average Temperatures by Month (1895-20121)

Month	Year with highest Monthly Average	Month	Year with highest Monthly Average
January	1932	July	2018
February	2017	August	2018
March	2012	September	2007
April	2017	October	2006
May	2010	November	2015
June	2011	December	2012

Source: New Jersey State Climatologist Rutgers University

http://climate.rutgers.edu/stateclim_v1/nclimdiv/index.php?stn=NJ005&elem=avgt

To assist municipalities with understanding the effects of climate change and summarize existing conditions and future trends, the Department of Environmental protection prepared the 2020New Jersey Scientific Report on Climate Change. According to the document, the phenomenon of increased

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temperatures is occurring throughout the State. Table 2 shows the increase in temperature by degrees for each season both Statewide and by three subsections. Edgewater Park is located in Division 2 South.

Table 2 The Effects of Climate Change

THE EFFECTS OF CLIMATE CHANGE
TEMPERATURE

Table 4.1. Annual and Seasonal Increases in Air Temperatures Over the Period 1895 to 2019 (Office of the New Jersey State Climatologist 2020). The change in temperature was determined from the linear slope of the entire period of record.

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

Source: 2020 New Jersey Scientific Report on Climate Change

Rainfall, Severe Storms and Drought

According to the New Jersey State 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 (1895-2021). Table 3 below shows the recent major storm events and the associated disaster declaration, in Burlington County since 2012. As storm events become more frequent as a consequence of climate change, communities may expect more declarations of disaster.

Table 3 – Severe Weather Events affecting Edgewater Park Township

Event Type and Disaster Declaration (if applicable)	Dates of Event
New Jersey Tropical Storm Isaias (DR-4574-NJ)	August 4, 2020
New Jersey Severe Winter Storm and Snowstorm (DR-4368-NJ)	March 6, 2018 to March 7, 2018
New Jersey Hurricane Sandy (DR-4086-NJ) Incident Period:	October 26, 2012 to November 8, 2012
Heavy Rain and Flooding	April 30 2014 to May 1, 2014
Severe Storm (DR-4231)	June 23, 2015
Severe Winter Storm (DR-4264)	January 22-24, 2016

Source: FEMA, Hazard Mitigation Plan Update – Burlington County

According to the New Jersey Water Supply Plan 2017-2022, portions of Edgewater Park are located within Critical Water Supply Area 2, which includes parts of Ocean, Burlington, Atlantic, Camden, Gloucester, Salem and Cumberland Counties, see Map x. The Water Supply Management Act limits the water withdrawals from confined aquifers in these areas due to “Significant Historic Depletion.” The Critical Water Supply Area designation, has a limited effect on the Township, as Edgewater Park receives its drinking water from New Jersey American Water, which relies on surface intakes from the Delaware River. Current drought conditions and restrictions are found at: <https://www.nj.gov/dep/drought/current.html>.

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Natural Disasters

Of the various types of natural disasters that affect New Jersey, severe storms (including hurricanes) and severe winter storms have the biggest impact (probability x impact) on the Township. Table 3 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.

Table 3 – Hazard Risk and Vulnerability Risk Ranking

Hazard Type	Probability of Occurrence	Hazard Ranking	Risk Ranking Score
Coastal Erosion	Rare	Low	6
Drought	Frequent	Medium	30
Earthquake	Occasional	Medium	28
Flood	Frequent	Medium	18
Landslide	Occasional	High	36
Severe Storm	Frequent	High	48
Severe Winter Weather	Frequent	High	51
Wildfire	Occasional	Low	12

Source: Hazard Mitigation Plan Update – Burlington County

Flooding and Sea Level Rise

Edgewater Park is located along the Delaware River approximately 50 miles north of the Delaware Bay. The Township’s shoreline along the River is less than 1 mile long (approximately 0.85 mile) between Beverly City and Burlington Township. The land rises abruptly approximately 20 feet from the Delaware River as the Town is situated on a bluff. The topography gradually rises in areas to over 40 feet above sea level further inland toward U.S. Route 130. There are no steep slopes located in the Township.

Besides the Delaware River, there are no other naturally occurring streams within Edgewater Park. Although the Rancocas Creek is located close by, the Township is not affected by flooding occurrences related to Rancocas Creek. According to the NOAA Sea Level Rise Viewer, there are no houses are affected by a 10-foot rise in sea level. <https://coast.noaa.gov/slr/>, which affects the Delaware River. There are very few wetlands located in Edgewater Park. According to the 2012 NJDEP Land Use/Land Cover GIS Layer, there are 4.25 acres (0.22%) of wetlands located in the western portion of the Township, near the Delanco Township border. A few man-made ponds and stormwater facilities are located within the Township.

Table 4 shows the number of National Flood Insurance Program policies and claims in Edgewater Park.

Table 4 – National Flood Insurance Program Summary 2017-2018

Municipality	Edgewater Park Township
# of Policies	9
# of Claims	5
Total Loss Payments	\$35,201.23
# of Repetitive Loss Properties	0
# of Severe Repetitive Loss Properties	0
# of Policies in 100-year Boundary	0

Source: Hazard Mitigation Plan Update – Burlington County

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Build-out analysis of future residential, commercial, industrial, and other development in the municipality

Edgewater Park is mostly developed and contains a limited amount of undeveloped land. According to the NJDEP 2012 Land Use/Land Cover data, 73.98% of the Township is classified as “Urban”, which includes all built-up land. Edgewater Park is approaching build-out, which means all land that can be developed (not constrained by environmental features) has been developed based on current zoning. According to the MOD-IV property class data, just 7.49% of the Township is classified as “Vacant” and 8.80% is classified as “Farm.” Not all of the vacant land or farm land is developable due to environmental factors (such as wetlands), parcel size, lot configuration, ownership, zoning and deed restrictions.

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 in a sewer service area, the amount of constrained land, current land use and zoning capacity. As a result, the build-out for Edgewater park was determined to be 146 residential units and 1,782,325 square feet of non-residential development. Table 5 shows the developable parcels and how many residential units could be expected in a build-out scenario. Most of the developable parcels in the Township are located in the R-2 District (1 d.u. per 40,000 sq.ft.).

Table 5 – Residential Build-out

Block/Lot	Acres	Zone	Buildout
1202/1.1&9	19.68	R-TH/MF	13
201/11	16.51	R-2	12
203.04/13	16.08	R-2	11
203/2	10.05	R-2	6
203/6	5.67	R-2	2
311/3&4	1.27	R-2	
402/8	8.04	R-2	6
403/6.01	3.64	R-2	2
404.06/1	9.07	R-8	61
404/8	17.43	R-3	25
620/1&2	12.7	R-2	7

Source: Burlington County Bridge Commission Build-out Analysis, 2016

The build-out analysis, which was compiled in 2016, was based on prior information and older data and, therefore, does not reflect the current obligations described in the Township’s affordable housing settlement agreement. When considering the two affordable housing developments in the housing plan: 1) the proposed 87 units on the two Versaci parcels and 2) the ongoing construction of 160 units on the Aerial parcels, the total number of residential units would be 319 instead of 146, as described below:

Original build-out	Original build-out	Housing plan	Difference
			146
Versaci Tracts	61	87	26
Aerial Tracts	13	160	147
New build-out			319

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Table 6 shows the amount of non-residential square footage that can be developed for each parcel in a build-out scenario. Undeveloped land exists in every non-residential zoning district in Edgewater Park, except the C-1 District. Most of the development projected to occur in the C-LI-5 District is associated with the Cramps property, located on U.S. Route 130. Current proposals for this site include over million square feet of warehouse development. New industrial uses are the prominent non-residential use in the build-out scenario as there are very few vacant developable parcels located in the commercial zoning districts. The build-out analysis does not account for redevelopment of existing developed parcels nor does it consider the proposed transit-oriented development concept in the LI District, near the light rail station.

Table 6 – Non-Residential Build-out

Block/Lot	Acres	Zone	Build-out (sq.ft.)
1001/7	0.33	C-2	5,423
1202/2	0.86	C-3	11,343
1202/8.01	0.2	C-3	2,614
203/4	7.64	I	124,930
203/4.02	2.95	I	48,254
402/2	2.53	C-LI-1	27,650
402/3	0.13	C-LI-1	1,503
402/4	4.10	C-LI-1	44,703
402/4.01	0.07	C-LI-1	839
404.07/4	1.15	C-LI-1	12,556
404/2.02	7.77	C-3	101,538
501/1	23.75	C-LI-5	388,005
501/2	6.83	C-LI-5	111,682
501/6	32.51	C-LI-5	531,100
501/7	3.78	C-LI-5	61,861
502/12	15.12	C-LI-5	246,904
620/4	4.14	LI	27,513
620/4	4.14	LI	17,670
620/5	0.07	LI	773
620/6	0.06	LI	686
701/2	1.35	LI	14,778

Source: Burlington County Bridge Commission Build-out Analysis, 2016

The parcels described above that were assigned a build-out value are not situated within a floodplain or other hazard area. Any future development of these parcels will need to comply with current land use and zoning codes and all local and State environmental regulations, such as the Township’s stormwater control ordinance. Although there will be an increase in impervious surfaces within the Township, the projected development will not substantially impact regional temperatures, sea level rise or storm occurrences.

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Critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster

Map 1 provides the locations of the following critical facilities located in Edgewater Park: schools, rail stations and law enforcement. The municipal building is located at the same address as the police station (mapped as law enforcement). The map shows that these facilities are located inland from the Delaware River and in an area of lower coastal vulnerability. The Township does not have a fire station or medical facilities nor does it have an EMS station, wastewater treatment plant, water treatment plant or nursing home facilities in its borders, as shown in Table 7.

Map 1 – Coastal Vulnerability Index

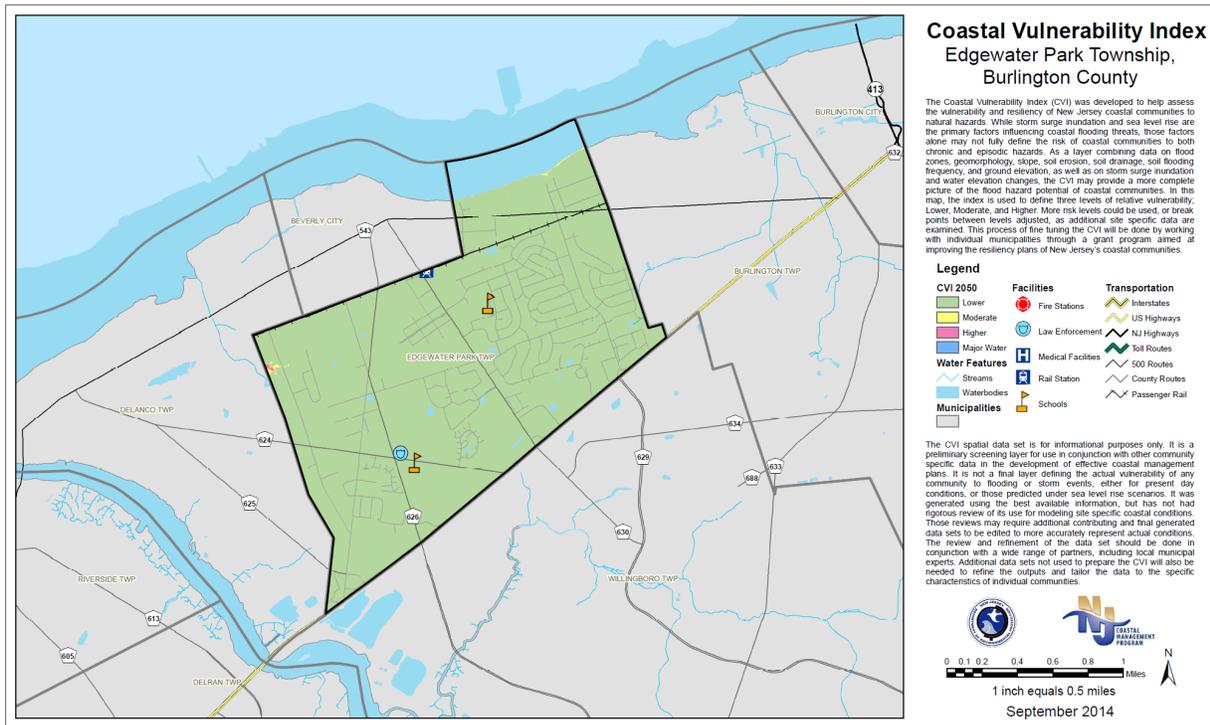


Table 7 – Critical Assets and Infrastructure in Exposed Areas

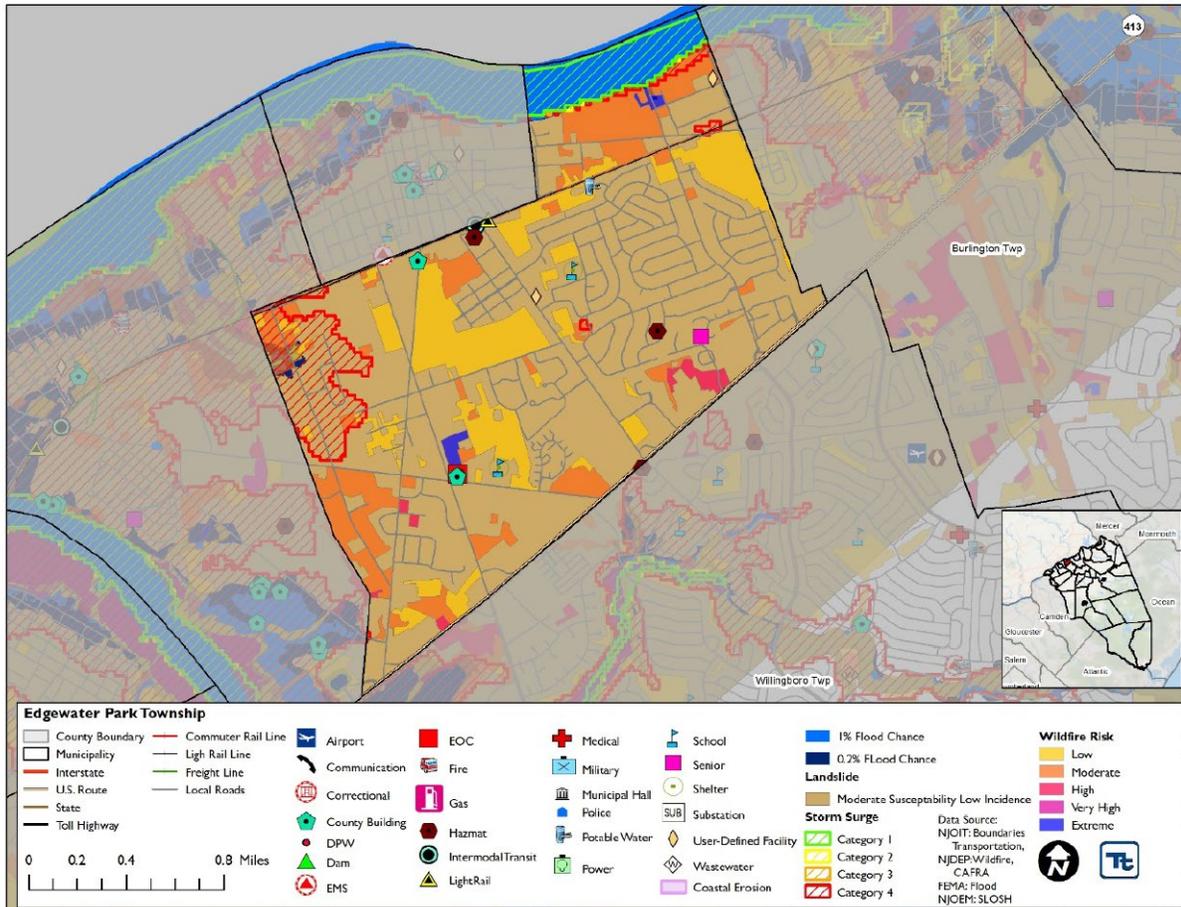
Assets	Total Assets	# Exposed at 2ft Total Water Level	# Exposed at 7ft Total Water Level
Schools	2	0	0
Fire Stations	0	0	0
Hospitals	0	0	0
Law Enforcement	1	0	0
Nursing Homes / Assisted Care	0	0	0
Child Care Facilities	1	0	0
Evacuation Shelters	1	0	0
Wastewater	0	0	0
Energy Generation/Power Plants	0	0	0
Gas Stations	2	0	0

Source: NJFloodmapper <https://www.njfloodmapper.org/municipal-snapshots/0312/criticalAssets/>

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The Burlington County Hazard Mitigation Plan indicates that no critical facilities in Edgewater Park are within a 1% annual chance flood event area as shown in Map 2. The map shows locations in the Township affected by storm surges, wildfires, landslides and flood zones and their probability of occurrence.

Map 2 – Hazard Area Extent and Locations



As described in the Land Use Plan Element, the Township is considering relocating both its police department and municipal courts into new building. The facility would be built on the Cassidy property, which is located across from the current municipal building on Mount Holly Road. The new police and court facility may be designed accommodate ambulances and EMS staff stationed in the Township. Edgewater Park also plans to renovate the Weinmann Center, which is located at Weinmann Park, off of Delanco Road. The expanded two-story community facility would be designed and equipped to double as an evacuation shelter during emergencies. Both these facilities are located outside any flood zones and will be built to meet current design standards and would comply with local and State regulations.

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 2021 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 around the transit station and open

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space preservation. The 2017 Housing Plan Element, which is referenced in the Land Use Plan Element 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 lists the planning and regulatory tools currently employed by the Township (see Table 8). The Land Use Plan recommends that the Open Space Plan be updated in the near future. The Township must work with the County Office of Emergency Management to routinely update its Emergency Management Plan. In addition to these plans, the Township regulates development and protects its environmental resources through its zoning ordinances and land use and building codes.

Table 8 – Planning and Regulatory Tools

	Year
Master Plan	2007
Capital Improvement Plan	
Floodplain Management/Basin Plan	
Open Space Plan	2000
Watershed Management or Protection Plan	2007
Economic Development Plan	
Comprehensive Emergency Management Plan	2000

Source: Hazard Mitigation Plan Update – Burlington County

Strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards

State Plan Endorsement

As of Spring 2021, Edgewater Park was in the initial stages of the State’s plan endorsement process. In October 2020, the State Planning Commission adopted revised guidelines for plan endorsement. These guidelines 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 during the 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

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Edgewater Park 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.

Hazard Mitigation

The Township's Engineer is working with municipal officials to address flooding issues by redesigning and replacing stormwater infrastructure associated with Boggs Ditch, Adams Pond and Roosevelt Pond and the intersection of the railroad and Bridgeboro Road as well as the East Warren Street underpass. These projects are ongoing. In addition, some of these projects were also identified in the 2019 update of the Burlington County Hazard Mitigation Plan, which lists the following proposed mitigation initiatives:

1. Bogg's Run - implement improvements to increase the capacity of culverts at the Light Rail Line and Burlington Avenue
2. Adams Avenue Basins – remove separating embankment between the two basins
3. Adams Avenue Basins – construct new automated pump station with backup generator
4. Construct separate 8" discharge line for Roosevelt Pump Station so Adams Avenue Pump Station and Roosevelt Pump Station no longer need to share the line to the gravity drain
5. Expand stormwater infrastructure and construct discharge line and construct automated pump station with backup generator: Silver Park West age restricted development
6. Evaluate benefits of participating in CRS program
7. Conduct and facilitate community and public education and outreach for residents and businesses to promote natural hazard risk reduction to include:
 - Disaster preparedness
 - Hazard mitigation
8. Improve municipal communication systems to include information sharing with county and surrounding municipalities
9. Obtain and install backup power sources at critical facilities
10. Create/Enhance/Maintain Mutual Aid agreements with neighboring communities for continuity of operations
11. Continue to support the implementation, monitoring, maintenance, and updating of this Plan through participating in the 5-year Plan Update
12. Promote the participation of Floodplain Administrator within the planning process and other related activities
13. Enhance resilience to severe storms by joining the NOAA "Storm Ready" program.
14. Provide public education and outreach on proper installation and/or use of backup power
15. Address dangerous trees threatening people and property through proactive tree-trimming (vegetation management) programs in conjunction with property owners and utility companies.

Stormwater Best Management Practices

On March 2, 2020, the NJDEP adopted updated stormwater regulations to replace the current requirement that major developments incorporate nonstructural stormwater management strategies to the "maximum extent practicable" to meet groundwater recharge standards, stormwater runoff quantity standards, and stormwater runoff quality standards, with a requirement that green infrastructure be utilized to meet these same standards. All municipalities must adopt updated stormwater control ordinances (SCO) in accordance with new rules by March 3, 2021. All SCOs must be granted unconditional

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approval by the County in order to be considered effective. At the time of drafting this Plan, the Township Engineer and the Township Committee were working to enact new rules by the March 3, 2021 deadline.

The Township is committed to implementing strategies in the NJDEP Stormwater Best Management Practices Manual, as practical (see https://www.njstormwater.org/bmp_manual2.htm). The plan offers low impact development strategies designed to preserve natural areas and reduce localized flooding. The U.S. EPA offers strategies to manage flood risk and implement green infrastructure practices that can be implemented by the Township (see <https://www.epa.gov/green-infrastructure/manage-flood-risk>).

The Environmental/Shade Tree Advisory Committee of Edgewater Park may assist municipal officials implement strategies to reduce the risks of natural hazards. According to the Township website, the Environmental/Shade Tree Advisory Committee is "Dedicated to preserving the rural character of our community, and protecting the natural environment, and the health and safety of our neighbors and children." Edgewater Park is a registered Sustainable Jersey community and is exploring certification.

Specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment

Edgewater Park will promote smart growth by continuing to implement sound planning practices, which balance development with land conservation and environmental stewardship. The Township will promote environmental sustainability and safeguard environmental infrastructure by adopting water conservation, floodplain, wellhead protection, stormwater and stream corridor protection ordinances consistent with the New Jersey Department of Environmental Protection. The Township will preserve and protect its limited natural habitat, wetlands and flood-prone areas that are concentrated along the Delaware River.

Most recent natural hazard projections and best available science

The following references were used in preparation of this climate change hazard vulnerability assessment.

- DMA 2000 Hazard Mitigation Plan Update – Burlington County, NJ September 2019
- NJ Flood Mapper
- NJDEP Coastal Vulnerability Index
- Burlington County Wastewater Management Plan
- Burlington County Bridge Commission GIS Build-out Analysis
- 2020 New Jersey Scientific Report on Climate Change
- New Jersey State Climatologist Rutgers University
- State of New Jersey Property Administration Division of Taxation – Department of the Treasury
- New Jersey Department of Environmental Protection, Bureau of GIS
- State of New Jersey Department of State New Jersey Business Action Center – Office of Planning Advocacy Municipal Plan Endorsement Guidelines Revised October 2020
- NJDEP Stormwater Best Management Practices Manual

Conclusion

At the time of preparation of this section of the Edgewater Park Township Land Use Plan Element, the law requiring a climate change-related hazard vulnerability assessment was still new and guidance from the State agencies was not available. As new information and guidelines emerge to assist municipalities prepare such assessments to address climate change, The Township will update this document, as needed.

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Appendix 3 – Residential Zoning

Residential Zoning						
Permitted Principal Uses	R1	R2	R3	R4	R5	R6
Single family detached	Y	Y	Y	Y	Y	Y
Minimum lot size	85,000	40,000	20,000	7,500	12,500	6,000
Single family attached						
Single family attached 8 du per acre						
Multifamily						
Multifamily dwellings 8 du per acre						
Public parks and recreational facilities	Y	Y	Y	Y	Y	Y
Governmental buildings and facilities	Y	Y	Y	Y	Y	Y
Bed and breakfast	Y					
Existing Agricultural Uses		Y				
Agricultural uses with exclusions						
Equestrian activities						
Executive golf courses						
Commercial uses along US 130						
Permitted Accessory Uses	R1	R2	R3	R4	R5	R6
Private Garage	Y	Y	Y	Y	Y	Y
Utility Shed	Y	Y	Y	Y	Y	Y
Private swimming pools	Y	Y	Y	Y	Y	Y
Private greenhouses	Y	Y	Y	Y	Y	Y
Fences and walls	Y	Y	Y	Y	Y	Y
Decks and patios	Y	Y	Y	Y	Y	Y
Home occupations	Y	Y	Y	Y	Y	Y
Signs	Y	Y	Y	Y	Y	Y
Greenhouses, horticultural activities...		Y				
Farm stands ancillary to primary ag uses						
Barns						
Off-street parking facilities						
Swimming pools						
Essential utilities						
Model homes						
Necessary accessory buildings/facilities						
Conditional Uses	R1	R2	R3	R4	R5	R6
Places of worship	Y	Y	Y	Y		
Assisted living residences	Y	Y	Y	Y		
Quasi-public use		Y	Y	Y		
Schools				Y		

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Residential Zoning						
Permitted Principal Uses	R7	R8	RLD	RMF	RAR	RAR1
Single family detached	Y	Y	Y			
Minimum lot size	32,000		6 acres			
Single family attached		Y				
Single family attached 8 du per acre					Y	Y
Multifamily		Y				
Multifamily dwellings 8 du per acre				Y		
Public parks and recreational facilities	Y	Y	Y	Y		
Governmental buildings and facilities	Y	Y	Y	Y		
Bed and breakfast						
Existing Agricultural Uses						
Agricultural uses with exclusions			Y			
Equestrian activities			Y			
Executive golf courses			Y			
Commercial uses along US 130						Y
Permitted Accessory Uses	R7	R8	RLD	RMF	RAR	RAR1
Private Garage	Y	Y	Y	Y	Y	Y
Utility Shed	Y	Y	Y			
Private swimming pools	Y	Y	Y			
Private greenhouses			Y			
Fences and walls	Y	Y	Y			
Decks and patios	Y	Y	Y			
Home occupations	Y	Y	Y			
Signs	Y	Y	Y	Y	Y	Y
Greenhouses, horticultural activities...						
Farm stands ancillary to primary ag uses			Y			
Barns			Y			
Off-street parking facilities				Y	Y	Y
Swimming pools				Y	Y	Y
Essential utilities				Y	Y	Y
Model homes					Y	Y
Necessary accessory buildings/facilities					Y	Y
Conditional Uses	R7	R8	RLD	RMF	RAR	RAR1
Places of worship			Y	Y		
Assisted living residences				Y		
Quasi-public use			Y	Y		
Schools			Y	Y		

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Appendix 4 – Non-residential Zoning

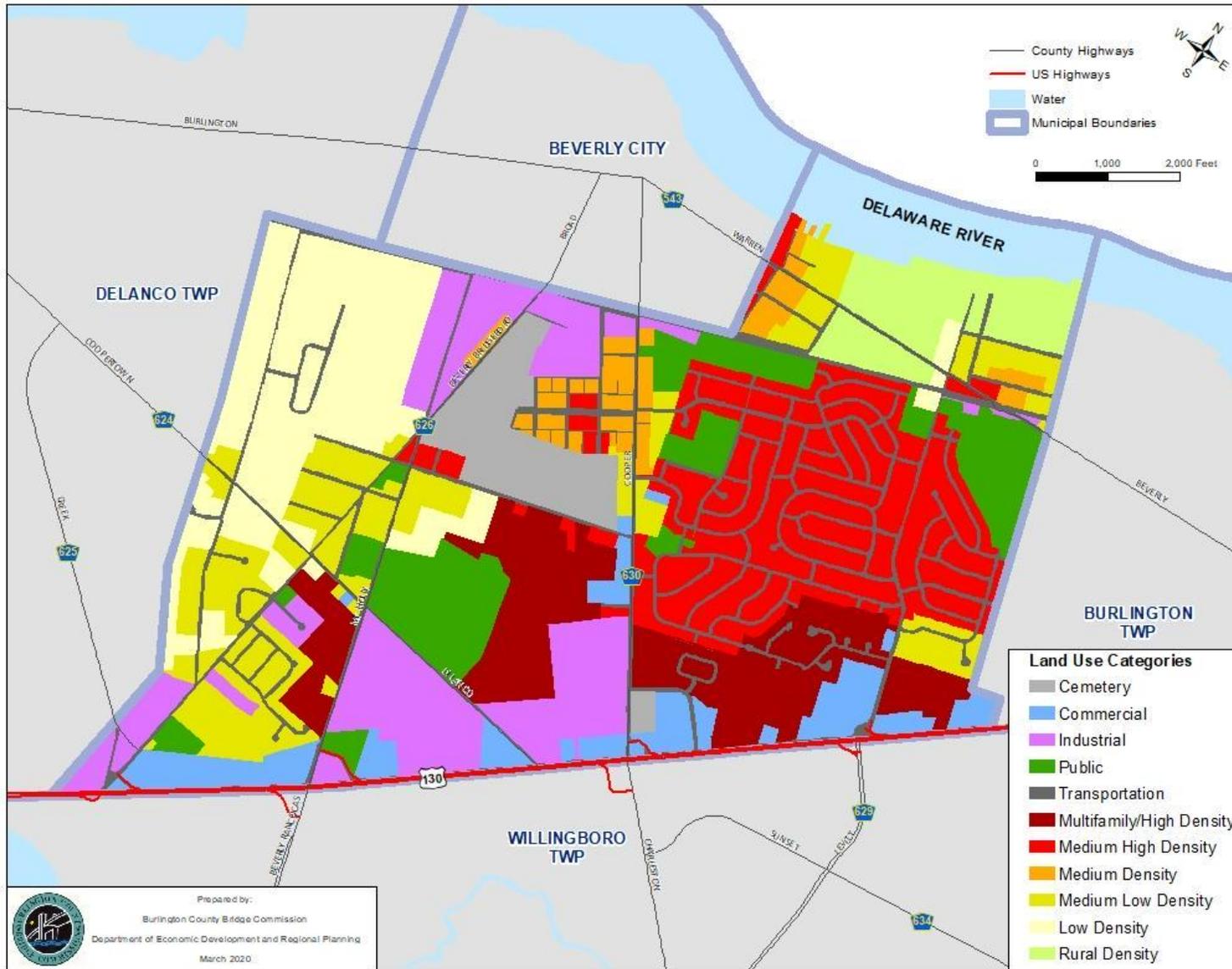
Commercial and Industrial Zoning							
Permitted Principal Uses	C1	C2	C3	C-LI-1	C-LI-5	LI	I
Retail sales and services	Y	Y	Y		Y		
Restaurants and cafes	Y	Y					
Restaurants			Y				
Funeral homes and mortuaries	Y	Y	Y	Y			
General offices							Y
Professional and medical offices	Y	Y					
Professional, general and medical offices			Y	Y	Y	Y	
Public parks and recreational facilities	Y	Y					
Governmental buildings and facilities	Y	Y					
Financial institutions	Y	Y	Y				
Single-family detached dwellings (R-4)		Y					
Planned shopping centers			Y				
Automotive repair services and body shops				Y			Y
Sales and service of electronics, appliances, etc.				Y			
Light industrial uses				Y			
Self-storage and mini-warehouse facilities				Y			
Warehouses, including self-storage and mini-warehouse facilities						Y	Y
Indoor recreational facilities					Y		
Exhibit/convention centers and movie theaters					Y		
Research laboratory						Y	Y
Research and scientific laboratories					Y	Y	
Assembly, fabrication and packaging of products					Y		
Computer software development and manufacture					Y	Y	
Printing and publishing					Y		
Media production facilities					Y		
Warehousing and distribution excluding truck depots					Y		Y
Manufacturing of light machinery					Y		
Pharmaceutical and medical supply manufacturing					Y		
Wholesale food manufacturing					Y		
Bottling of food and beverages					Y		
Wholesale facilities and showrooms						Y	
Tradesman and artisan shops, offices and showrooms						Y	Y
Manufacture, fabrication and assembly of products previously processed						Y	Y
Packaging and distribution facilities not including truck terminal						Y	
Kennel							Y

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Permitted Accessory Uses							
Private garages				Y			
Refuse enclosures	Y	Y	Y	Y	Y	Y	Y
Fences and walls	Y	Y	Y	Y	Y		
Rooftop screens and parapets for mechanical equipment	Y	Y	Y	Y	Y	Y	Y
Home occupations		Y					
Cafeteria and childcare center for use by employees						Y	Y
Swimming pools associated with residential uses		Y					
Off-street parking	Y	Y	Y	Y	Y	Y	Y
Signs	Y	Y	Y	Y	Y	Y	Y
Conditional Uses							
Billboards			Y		Y		
Places of worship			Y	Y	Y		
Quasi-public buildings and recreational areas			Y	Y	Y		
Assisted-living residence			Y	Y	Y		
Automotive dealerships			Y		Y		
Automotive repair services and garages						Y	
Automotive repair services and garages and body shops			Y		Y		
Gasoline service stations			Y		Y		
Wireless communication towers				Y	Y		Y
Sexually oriented businesses, body piercing, tattoo and massage parlors							Y

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Appendix 5 – 2021 Land Use Map



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Appendix 6 – Zoning Variances

Zoning Variances 2015 to 2020								
Date	Applicant	Property	Block and Lot	Result	Resolution	Zone	Type	Notes
2015	Auto Direct Cars	4319 Route 130	B 1202 L 8	approval	P-1-2015	C-3	bulk and use	Does not comply with conditional uses
2015	DiFilippo	306 N Garden Blvd	B 1305 L 4	approval	P-2-2015	R-4	bulk	Front porch does not satisfy front yard setbacks
2016	Assembly of God Ministry	4313 Route 130	B 1202 L 4	approval	P-4-2016	C-3	use	Place of worship as a conditional use
2016	Smith	307 E. Franklin Ave	B 1504 L 2	approval	P-5-2016	R-5	bulk	Does not satisfy driveway setback and minimum width
2016	Aldi Food Market	4225 Route 130	B 501.01 L 1	approval	P-6-2016	C-LI-5	bulk	Sign package does not comply with attached sign
2016	Aion Woodlane Crossing LLC	1020 Woodlane Crossing	B 1801 L 2	approval	P-7-2016	R-MF	waiver	Installing a new playground
2016	New Jersey American Water	1022 Cooper Street	B 803 L 1.01, 2	approval	P-9-2016	R-5	use	Construction of addition to well pump house
2016	Nedal, Inc	4301 Route 130	B 1203 L 1	conditional	P-10-2016	C-LI-5	bulk and use	Operate an automobile dealership, cond. Use
2017	Nedal, Inc	4301 Route 130	B 1203 L 1	approval	P-4-2017	C-LI-5	bulk and use	Operate an automobile dealership, cond. Use
2016	Lowther	713 Perkins Lane	B 201 L 2	denial	P-8-2016	R-2	use	Conversion of a single-family residential dwelling
2018	Spencer	611 Delanco Road	B 403 L 8	approval	P-1-2018	R-2	bulk	construction of a new garage exceeds maximum
2018	Hoover Truck and Bus Center	4313 Route 130	B 1202.7 L 4, 4.05	approval	P-2-2018	C-3	bulk and use	truck and bus sales is a conditional use (auto dealership)
2018	Saini	4291 Route 130	B 502 L 13.04	approval	P-3-2018	C-LI-5	bulk	side and rear yard setbacks for existing carwash
2018	G & M Auto	1636 Bridgeboro Road	B 404 L 9.01	approval	P-4-2018	C-LI-1	bulk	side and rear yard setbacks for solar panels at body shop
2018	KTI Express, LLC	719 Mt. Holly Road	B 203 L 5	approval	P-5-2018	I	use	interpret whether proposed use is a trucking terminal installing a fence that exceed maximum height in front yard
2019	Gares	139 Warren Street	B 1601 L 21	approval	P-6-2019	R-1	bulk	yard
2019	Ariel Realty	U.S. Route 130	B 1202 L 1.10, 9, 9.01	approval	P-8-2019	C-3 and R-TH/MF	bulk and use	consolidate lots and construct a mixed use development
2019	Diamond Tool	4171 Route 130	B 404 L 2.02	approval	P-10-2019	C-3	use	rental of tools and equipment not permitted
2020	Park	301 Woodlane Road	B 1601 L 34	approval	P-5-2020	R-1	bulk	height of proposed fence exceeds maximum height
2020	Solareamerica	4167 Route 130	B 404 L 2	approval	P-6-2020	C-3	use	installing solar panels on the canopy over fuel station