

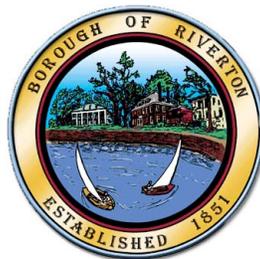
**Borough of Riverton
Burlington County, New Jersey**

**Redevelopment Plan
Consistent with the New Jersey Local Redevelopment And
Housing Law
NJSA 40A:12A et seq.**

Redevelopment Area

**Nuway Tract
Block 1501, Lots 20, 21, 22 and 23**

**Sitzler Tract
Block 904, Lots 2 and 3
Block 905, Lot 6
Block 906, Lot 1**



April 18, 2006

EXECUTIVE SUMMARY

BOROUGH OF RIVERTON REDEVELOPMENT AREA
Burlington County

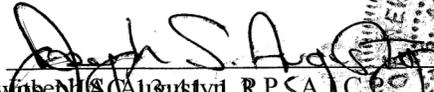
*Redevelopment Plan Consistent with the
New Jersey Local Redevelopment and Housing Law*
N.J.S.A. 40:12A –1et seq.
April 18, 2006

The Council of the Borough of Riverton authorized by Resolution (41-06) the Borough Planning Board to conduct a study to determine whether certain tracts of land within the Borough to satisfy the criteria and guidelines established in the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq.

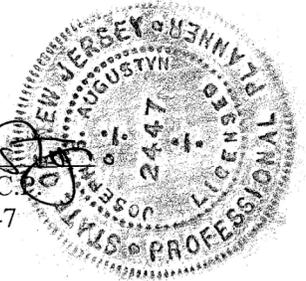
Under New Jersey statutes, the Planning Board's study and evaluation concluded that deterioration of existing buildings, obsolete layout and underutilization of commercial resources for a period of more than ten (10) years requires the application of a smart growth redevelopment approach to the identified parcels. These parcels of land are potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Riverton community. The designation of this area for redevelopment is consistent with smart growth planning principles. (Refer: 40A: 12A-5 criteria a., d., e., and h.). Therefore, the redevelopment criteria required by State law is satisfied.

Subsequent to the Preliminary Investigation, the Planning Board has prepared a Redevelopment Plan that provides for the general planning and redevelopment of the project area. The Redevelopment Plan will work in continuity with the Borough Master Plan and other economic development efforts in the Borough. Priorities of the plan include creating fiscally beneficial, commercially viable and pedestrian friendly development, the preservation of natural resources, accommodation of area stormwater, and the provision of limited residential development consistent with Riverton's history and traditions. This Redevelopment Plan presents the suitability of the identified parcels for redevelopment, consistent with the Borough Master Plan and Current Zoning Ordinances. Riverton Borough's Mayor and Council will serve as the Redevelopment Entity.

Respectfully submitted,


Joseph S. Augustyn, P.P., A.C.P.
N.J. Professional Planner #2447

The document original was signed in accordance with the N.J.S.A. Augustyn, P.P., A.C.P.





**Borough of Riverton
Redevelopment Plan**

**Nuway Tract
Block 1501, Lots 20, 21, 22 and 23**

**Sitzler Tract
Block 904, Lots 2 and 3
Block 905, Lot 6
Block 906, Lot 1**

**2006 Mayor and Borough Council
Serving as the Riverton Redevelopment Authority**

Honorable Robert Martin, Mayor
Robert K. Smyth, Council President
Ronald Cesaretti, Councilman
Dr. Joseph Daniel, Councilman
Laurie Villari, Councilperson
Michael Howard Kinzler, Councilman
Robert E. Smyth, Councilman

2006 Borough Planning Board

Frank Siefert, Chairman
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Kenny C. Palmer, Jr., Secretary
Honorable Robert Martin, Mayor and Member
Robert E. Smyth, Member and Councilman
Christopher Halt, Member
Muriel Alls-Moffatt, Member
Susan Wells, Alternate #1
Keith Wenig, Alternate #2

Redevelopment Plan Volunteers

Riverton Business and Civic Association
Riverton Economic Development Committee
Robert E. Smyth, Councilman
Joseph S. Augustyn, Resident



**Borough of Riverton
Redevelopment Plan**

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A. INTRODUCTION AND OVERVIEW:

The Borough of Riverton Planning Board has completed, and is pleased to present the Redevelopment Plan for Riverton's Redevelopment Area. The Redevelopment Plan is site specific to the parcels identified, which are intended to interconnect through a series of pedestrian and bicycle pathways and sidewalks. This interconnection will provide a complete accessible loop connecting the two (2) redevelopment areas with Riverton Park, and Riverton's existing commercial businesses.

This redevelopment effort will capitalize on the successes, experiences, and the opportunities presented during the ongoing implementation of the many other improvement projects throughout the Borough. Riverton's past, present, and future individual site improvements are considered essential components of the Borough's overall strategic planning approach to achieve the goals and objectives specified in the Borough Master Plan. Since the adoption of the Master Plan, various planning related efforts have occurred with the assistance of the Mayor, Council, Planning Board and resident volunteers, and have been reviewed as part of this Redevelopment Planning effort. This redevelopment area under consideration furthers past planning efforts and meets the criteria established in the Local Housing and Redevelopment Law (LHRL).

The Riverton Redevelopment Plan is fiscally responsible to the municipal tax base, and will improve the standard and quality of life for the residents of the Borough by providing expanded commercial and housing opportunities for Borough residents.

The Mayor and Council of the Borough of Riverton adopted the necessary resolution requesting that the Planning Board undertake an investigation to determine whether Riverton is in need of redevelopment under the Local Housing and Redevelopment Law (LHRL), N.J.S.A. 40A:12A-1, et seq. To initiate this process, the Planning Board was charged with conducting the investigation to determine specific redevelopment site suitability within the Borough.

This redevelopment project area was examined to determine its appropriateness to be developed within the criteria and guidelines established in the LHRL. This legislation establishes the powers of municipalities in exercising the redevelopment and rehabilitation functions. This Legislation also specifies the necessary procedures that must be followed prior to creating projects consistent with the Redevelopment and Housing Law. As authorized by Riverton's Mayor and Council, the Borough Planning Board had previously undertook the investigation to determine whether the proposed area can be considered a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5. The specific conditions applicable to this particular Redevelopment Project Area are confirmed to be conditions 40A:12A-5(a), (d), (e), and (h).

The LHRL was most recently amended in July 2003 to require that each redevelopment area designation be reviewed and approved by the Commissioner of the Department of Community Affairs (D.C.A.). The Municipal Clerk must send a copy of the governing body's resolution designating the area in need of redevelopment to the Community Affairs Commission for review. If the area in need of redevelopment is not located in an area where state laws or regulations encourage development or redevelopment, the designation cannot take effect without the approval of the Commissioner. The Commissioner has thirty (30) days to approve or reject the redevelopment area designation. If there is no action from the Commissioner within thirty (30) days, the designation is automatically approved. If the area in need of redevelopment is in an area in which development or redevelopment is encouraged (New Jersey State designated Planning Area 1 and Planning Area 2), the designation is considered to be in effect at the time the Clerk transmitted a copy of the governing body resolution to the Commissioner. Riverton's redevelopment area is located within Planning Area 1.

Subsequent to the Borough's original investigation to determine redevelopment area designation, is the preparation of a General Redevelopment Plan outlining the planning, development, redevelopment, or rehabilitation of the project area. The Borough prepared this Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7.

I. Redevelopment Area Criteria Summary:

An area qualifies as being in need of redevelopment if it meets at least one of eight (a.-h.) statutory criteria as listed in N.J.S.A. 40A: 12A-5. The criteria listed are summarized as follows:

- (a) Deterioration
- (b) Abandoned Commercial and Industrial buildings
- (c) Public and Vacant land
- (d) Obsolete layout and design
- (e) Underutilization
- (f) Fire and natural disasters
- (g) Urban enterprise zones
- (h) Smart Growth Consistency

B. PROPOSED REDEVELOPMENT PLAN:

I. Goals, General Objectives and Policies

The goals, general objectives and policies established for Riverton, as outlined in the Borough’s Master Plan, are utilized as the primary guide for the redevelopment effort within the new Redevelopment Area.

The goals, objectives and policies selected or developed for this Redevelopment Plan:

Goals:

- ⌚ Preserve and enhance Riverton’s small town character and strong sense of community and place as evidenced in our pride, concern, and support for community institutions, programs and services.
- ⌚ Strengthen the Borough’s economic vitality.
- ⌚ Provide for the general needs of all Riverton residents by making available those facilities and services necessary for the common good.
- ⌚ Preserve environmentally sensitive areas in their natural state, and to protect natural resources and areas of conservation.
- ⌚ Provide for the orderly and efficient movement of people and goods throughout the Borough.

Objectives:

- ⌚ Preserve and enhance the physical condition and character of valued community facilities and places.
- ⌚ Preserve and enhance the historical integrity of the “town center”.
- ⌚ Maximize the potential for pedestrian movement over vehicular traffic, throughout the community, particularly in providing access to community facilities, recreation opportunities and retail areas.
- ⌚ Encourage the development and redevelopment of the business area in order to maximize community resident patronage of local business establishments.
- ⌚ Create and implement a streetscape plan for prominent, public areas to preserve the Borough’s special places.
- ⌚ Encourage the development and redevelopment of the Borough’s business district.

- ⌚ Preserve and maintain the historic “Borough center” character of the Borough’s business district.
- ⌚ Promote creativity, invention and innovation in preserving, maintaining and recreating the original period architectural character and aesthetics of the Borough’s business district.
- ⌚ Encourage the establishment of appropriate, compatible land uses that foster economic vitality within the Borough.
- ⌚ Take advantage of outside funding sources for infrastructure improvement, business incentives and tax relief to enhance economic opportunity in the Borough.
- ⌚ Encourage the adaptive reuse of underutilized and underdeveloped properties in the Borough.
- ⌚ Encourage appropriate, compatible infill development to occur on vacant parcels within the Borough’s business district.
- ⌚ Explore the potential for creating a commission/authority to facilitate development and redevelopment in the Borough.
- ⌚ Foster a positive working relationship with the Borough’s business community.
- ⌚ Strive to maintain and improve the existing infrastructure of the Borough.
- ⌚ Encourage infill development and redevelopment as a Smart Growth technique.
- ⌚ Promote energy conservation in all redevelopment and new development construction.
- ⌚ Facilitate appropriate public and private partnerships.
- ⌚ Encourage community assistance for those having special needs, and to expand compliance with the Americans with Disabilities Act (A.D.A) in public places.
- ⌚ Identify the most efficient and effective means of providing municipal services while minimizing operating costs and capital expenditures.
- ⌚ Protect surface and subsurface water supplies by promoting control of non-point source pollution.
- ⌚ Promote stormwater management practices that positively affect aquifer recharge areas, flood plains, wetlands, waterways, and properties abutting waterways.

- ⌚ Promote pedestrian walkways and bicycle pathways, particularly connecting residential neighborhoods with nodes of commercial activity and places of employment.

Policies:

- ⌚ Riverton will implement and achieve sustainable development by using Smart Growth planning approaches for the benefit of not only the Borough, but the entire region as well.
- ⌚ Riverton strives to achieve and sustain a desirable traditional visual environment both natural and built, and to protect and preserve established residential and commercial neighborhoods.
- ⌚ Riverton intends to apply traditional and creative techniques of good civic design and arrangements for all residential and commercial uses.
- ⌚ Riverton supports necessary access for emergency vehicles and personnel in all redevelopment efforts.
- ⌚ Riverton will achieve consistency between the specific recommendations in the Borough Master Plan, and the municipal development regulations and zoning code, which are intended to implement the Master Plan. A balanced tax base with emphasis on strengthening its commercial uses, traditional community design, and implementation of state of the art planning, engineering, architecture, and landscape architecture design techniques and standards.
- ⌚ Riverton seeks to protect its natural resources including wetlands, floodplain, forested areas, wildlife habitats, and stream corridors.

II. Relationship to Riverton’s Master Plan Identified Objectives

Land Use:

The proposed redevelopment project is to be consistent with existing zoning which is primarily GB General Business. Minimal residential uses are planned within the redevelopment area. The Area Residential District is R-4.

Population Density:

Riverton’s population will be minimally effected by this redevelopment project. The four (4) anticipated dwelling units (two twin units) will contribute approximately twelve (12) new residents.

Employment:

The redevelopment of these underutilized commercial properties will expand long-term employment opportunities for Riverton residents. In addition, short-term employment will be provided during the construction phase. It is anticipated that permanent full and part-time sales, managerial, and associated retail and banking related positions that will result from this redevelopment effort will exceed thirty-five (35).

Public Utilities:

The property is located within an approved N.J.D.E.P. WQMP public sewer service area; sewer capacity (Borough of Riverton) and public water (New Jersey American Water Company) are available.

Recreational and Community Facilities:

Riverton's Redevelopment Area is located near to Riverton Park, the Borough's primary site for active recreation. Safe pedestrian/bicycle access is to be provided from and to the park from the Redevelopment Area. A passive recreational preserve with a natural tidal pond having stormwater management capabilities is provided adjacent to the active park area within the Pompeston Creek flood plain.

Additional Public Improvements:

Pedestrian and bicycle access and accommodation improvements will also be provided within the Redevelopment Area. These access routes will connect to existing or proposed pedestrian and bicycle routes, serving the Borough's residential, commercial, and recreational facilities.

III. Proposed Land Use and Building Requirements

It is anticipated that the redevelopment of Block 1501, Lots 20, 21, 22 and 23 will result in the construction of approximately 25,000 sf of retail space; 3,250 sf of bank space; and ancillary parking, open space and stormwater management facilities.

It is anticipated that the redevelopment of Block 904, Lots 2 and 3; Block 905, Lot 6; and Block 906, Lot 1 will result in the construction of approximately 14,000 sf of retail/office space; four (4) dwelling units (two twin units); and ancillary parking, open space and stormwater management facilities.

The architectural design of all buildings and site improvements within the redevelopment areas will reflect Riverton's architectural traditions.

Ample on-site pedestrian and bicycle pathways and sidewalk are to be provided, in a pattern designed to interconnect with off-site accessible pathways and sidewalks, so as to achieve a complete loop connecting the two (2) redevelopment areas with Riverton Park, and Riverton's existing commercial businesses.

The sidewalk between Fulton and Main Street along the west side of Broad Street should be upgraded to create a fully accessible, safe, and historically designed pathway connection between the redevelopment area and Riverton's existing central business area. This pathway should be safely illuminated with historic Riverton streetlamps.

A passageway between the rear of the redevelopment area at Main and East Broad, and Cedar Street at the railroad tracks should be provided as a fully accessible, safe, and historically designed pathway between the redevelopment area and Riverton Park. This pathway should be appropriate for both pedestrians and bicyclists, and be safely illuminated with bollard lamps or historic Riverton streetlamps.

The pedestrian crosswalk across Broad Street from Riverton Park to the redevelopment area at Broad and Fulton should be upgraded and made more visible. This pedestrian crossing at the Cedar and Broad intersection should be upgraded to the highest NJDOT and Burlington County design standards to achieve a highly visible traffic calming effect, which will contribute to increasing safety for pedestrians and bicyclists.

The dirt pathway along River Road along the west side of Broad Street from the Pompeston Creek bridge to the redevelopment area should be replaced with a sidewalk designed to Riverton's historic standards. This sidewalk of approximately 400 lf would connect to the redevelopment area at Broad and Fulton. Ultimately, sidewalk would be installed northward along the west side of River Road to the new residential development and rail station in Cinnaminson, subject to Borough and Burlington County approvals.

IV. Proposed Streetscape Plan for the Redevelopment Area and Entire Business Zone, Consistent With the Borough's Master Plan

A streetscape plan should be prepared for the redevelopment area and entire neighborhood business zone. It would include the physical functions of the business districts, vehicular and pedestrian circulation, parking, lighting, pedestrian amenities, storefronts, signage and the physical condition of the business districts. The overall theme of the guidelines will be the historic, small-scale village character that has traditionally predominated in Riverton.

The following design elements and recommendations should be included as part of the plan:

- a. Infrastructure and utilities should be upgraded as necessary.
- b. All utilities should be underground.
- c. All changes and improvements to the business districts should reflect, where appropriate, the historical architectural character of the Borough.
- d. Street and pedestrian lighting should be upgraded with non-glare fixtures that evoked turn-of-the-century character.
- e. Bike paths and pedestrian access should be provided through the business districts and should be connected to a Borough wide system to encourage safe, easy pedestrian/bike access to the business districts. Connecting pedestrian and bike paths with contiguous municipalities and nodes of mass transit is also important.
- f. Public spaces, i.e., parks, fountains, flowerbeds, planters, benches, bus stops, etc., throughout the business districts should be improved and maintained. Any development and/or redevelopment within the downtown should provide landscaping and public amenities to benefit Borough residents and other visitors to the area.

- g. Additional parking is needed throughout the neighborhood business zone. Off-street parking behind commercial properties or in areas contiguous to businesses should be encouraged. Similarly, the Borough should promote shared parking and cross-access easements.

V. Acquisition

Riverton’s Redevelopment Plan does not include public acquisition of property.

VI. Relocation Analysis

The Redevelopment Plan will temporarily displace three (3) existing businesses within the NuWay Shopping Center redevelopment area. These businesses are anticipated to be offered new retail space within the redevelopment commercial area.

VII. Relationship to Other Plans

New Jersey State Development and Redevelopment Plan:

The Borough of Riverton is located entirely within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within these areas.

The SDRP recognizes the following general characteristics of municipalities and communities located within PA1 and PA2:

- ⌚ Mature settlement patterns.
- ⌚ Infrastructure systems that area approaching reasonable life expectancy.
- ⌚ The need to rehabilitate housing.
- ⌚ Redevelopment will be the predominant form of growth in the future.
- ⌚ Growing realization of the need to rationalize services and systems.
- ⌚ Changing demographics.

The intention of the SDRP for PA1 and PA2 is to:

- ⌚ Provide for much of the state’s future redeveloping;
- ⌚ Revitalize cities and towns;
- ⌚ Promote growth in compact forms;
- ⌚ Stabilize older suburbs;

- ⌚ Redesign areas of sprawl;
- ⌚ Protect the character of existing stable communities.

The Borough’s Master Plan and associated documents recognizes that absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures. Through the 2004/2005 State Plan Cross-acceptance process and Draft Cross Acceptance Report for the Route 130 Corridor; the Burlington County Department of Economic Development & Regional Planning in conjunction with Riverton’s forecast of growth rates for Borough population and new job creation.

Burlington County:

In conjunction with regional redevelopment efforts by Burlington County, Riverton is promoting appropriate redevelopment.

Delaware Regional Planning Commission (DVRPC):

Riverton is an active participating member of the D.V.R.P.C./New Jersey State/Burlington County initiative to redevelop riverfront communities. The issues involved in this effort include mobility improvements for vehicles, improved access to alternative modes of transportation, the economic revitalization of the corridor, landscaping and streetscape improvements along the corridor, and the provision of bicycle/pedestrian access ways and facilities. Riverton’s bicycle/pedestrian access and redevelopment planning effort is to further this overall regional effort by developing specific plans for the Borough.

DVRPC’s Horizons¹ 2025:

The goals and policies of D.V.R.P.C.’s Horizons 2025 Plan were prepared and coordinated with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation. This coordination was undertaken to ensure generally consistent land use plans.

One of the Horizons 2025 goals is to “Create a common strategy and to foster improved communities that support a strong regional economy.” Riverton’s redevelopment efforts support and encourage existing and new business and job growth for New Jersey’s residents.

Riverton’s redevelopment planning efforts are consistent with the D.V.R.P.C. Horizons 2025 Plan by promoting and fostering revitalization and renewal of areas in need of redevelopment.

Neighboring Municipalities:

¹ Horizons 2025 Plan – The year 2025 plan Land Use and Transportation Plan for the Delaware Valley.

Riverton is bordered by Cinnaminson to the north and east, and Palmyra to the south. The proposed redevelopment area is nearest to Cinnaminson. Since there is no change to Riverton's zone plan, the impact to Cinnaminson is limited to renewed activity within Riverton's existing commercial district.

VIII. Relationship to Riverton's Development Regulations

Riverton's development regulations including the current Zoning Code specific to this Development, Site Plan and Subdivision Regulations, and Design Standards will apply to the Redevelopment Area. This does not preclude the Borough from amending the Master Plan and Zoning Ordinances, as they may apply to the Redevelopment Area.

IX. Consistency with Riverton's Master Plan

As presented throughout this redevelopment document, consistency is maintained with and between the Borough's Master Plan and the redevelopment planning effort for the Redevelopment Area. This consistency includes parallel goals, objectives, purposes and intent regarding redevelopment of areas in need.

X. Redevelopment Entity and Redeveloper

Riverton Borough Council will serve as the designated Redevelopment Entity. Brandenburger/Sheridan, Incorporated, or current owner of the identified parcels within the Redevelopment Area, will serve as the redeveloper.

APPENDIX A

**REDEVELOPMENT AREA:
AERIAL PHOTO**

New Jersey State Aerial Photograph Captured Feb-March 2002



APPENDIX B

PHOTOGRAPHIC JOURNAL OF EXISTING CONDITIONS, WITHIN AND SURROUNDING REDEVELOPMENT AREA

APPENDIX C

**SMART GROWTH PLANNING
AND
PROGRAM RESOURCES**

Appendix C

Smart Growth Planning and Program Resources

- **Brownfields:**

- ⌚ Brownfields Redevelopment Loan Program
- ⌚ Brownfields Cleanup Revolving Loan Fund
- ⌚ Brownfields Economic Development Initiative (BEDI)
- ⌚ Brownfields Incentive for Industrial Site Cleanup
- ⌚ Brownfields Redevelopment
- ⌚ Downtown Beautification Program
- ⌚ New Jersey Urban Site Acquisition Program
- ⌚ Petroleum Underground Storage Tank Remediation
- ⌚ Smart Growth Pre-development Funding
- ⌚ Technical Assistance to Brownfields
- ⌚ Underground Storage Tank Remediation, Upgrade and Closure Fund

- **Economic Development:**

- ⌚ TCDI (DVRPC)
- ⌚ Environmental Opportunity Zones
- ⌚ Main Street New Jersey
- ⌚ Neighborhood Preservation
- ⌚ New Jersey Redevelopment Authority Bond Program
- ⌚ New Jersey Redevelopment Investment Fund
- ⌚ Real Estate Development Program
- ⌚ Redevelopment Area Bond Financing
- ⌚ Special (Business) Improvement District Challenge Grants
- ⌚ Special (Business) Improvement District Loans
- ⌚ Special Improvement Districts (SIDs)

- **Housing:**

- ⌚ Relocation Assistance

- **Land Use/Environmental Protection**

- ⌚ Community Design and Physical Planning
- ⌚ Environmental Education Grants Program
- ⌚ Planning Assistance Unit
- ⌚ Smart Future Planning Grants
- ⌚ Sustainable Development Challenge Grant

- **Transportation**

- ⌚ Livable Communities Pilot
- ⌚ Park and Ride – Proposed
- ⌚ Transit Village Initiative