

**Planning Board Resolution
Amending the Open Space and Recreation Element**

WHEREAS, the Planning Board of Riverton, Burlington County, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 in 1998, and

WHEREAS, the Planning Board of Riverton also adopted an amended Housing and Fair Share Plan in 2005, a Stormwater Management Plan amendment in 2006 and a Re-Examination Report of the Master Plan in 2007; and

WHEREAS, the Planning Board also adopted a new Open Space and Recreation Element to replace the original Recreation Element of the 1998 Master Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Riverton held a public hearing for the amended Open Space and Recreation Element on May 20, 2008; and

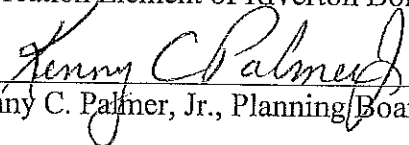
WHEREAS, the Planning Board has determined that the amended Open Space and Recreation Element is consistent with the goals and objectives of Riverton's 1998 Master Plan and 2007 Re-Examination Report and the amended Open Space and Recreation Element is in the public interest and will promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Riverton Borough, Burlington County, State of New Jersey, that the Planning Board hereby adopts the May 20th, 2008 Amended Open Space and Recreation Element.



Joseph Katella, Chairman of Planning Board

I hereby certify that this is a true copy of the resolution amending the Open Space and Recreation Element of Riverton Borough, Burlington County, on May 20, 2008.



Kenny C. Palmer, Jr., Planning Board Secretary

**Planning Board Resolution
Adopting the Open Space and Recreation Element**

WHEREAS, the Planning Board of Riverton, Burlington County, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 in 1998, and

WHEREAS, the Planning Board of Riverton also adopted an amended Housing and Fair Share Plan in 2005, a Stormwater Management Plan amendment in 2006 and a Re-Examination Report of the Master Plan in 2007; and

WHEREAS, the Planning Board of Riverton prepared an new Open Space and Recreation Element to replace the original Recreation Element of the 1998 Master Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Riverton held a public hearing(s) for the new Open Space and Recreation Element on March 18, 2008; and

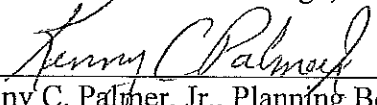
WHEREAS, the Planning Board has determined that the Open Space and Recreation Element is consistent with the goals and objectives of Riverton's 1998 Master Plan and 2007 Re-Examination Report and the adoption of the new Open Space and Recreation Element is in the public interest and will promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Riverton Borough, Burlington County, State of New Jersey, that the Planning Board hereby adopts the March 18th, 2008 Open Space and Recreation Element.



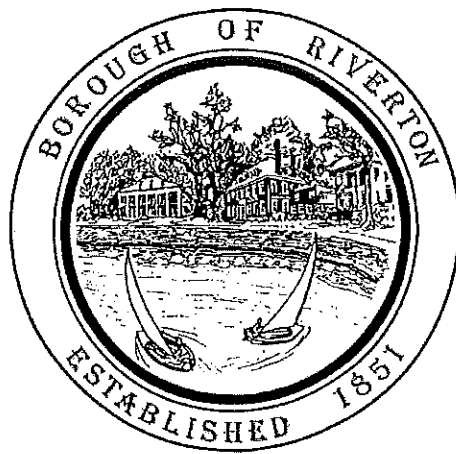
Joseph Katella, Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Open Space and Recreation Element of Riverton Borough, Burlington County, on March 18, 2008.



Kenny C. Palmer, Jr., Planning Board Secretary

OPEN SPACE AND RECREATION ELEMENT



Prepared in collaboration with
The Riverton Planning Board

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Hopewell, New Jersey

Written: February 20, 2008
Adopted: May 20, 2008

OPEN SPACE AND RECREATION ELEMENT

A. Introduction

Since 1998, Riverton's Master Plan has included a 'Recreation Element.' The original element evaluated the recreational asset of the community, compared them to the community's needs and made planning recommendations for recreational activities. This current Open Space and Recreation Element updates and replaces the earlier Recreation Element of the Borough's Master's Plan. It identifies planning policies that the Town should follow in terms of the future management of open space and recreational issues. Some of the original policies from the former Recreation Element remain valid today, but other policies expressed herein are new or revised to reflect recent developments and current thinking.

For instance, in the last decade there's been an increasing interest in the small amount of Riverton remaining open space. Coupled with a growing desire to improve local recreational opportunities, this new Open Space and Recreation Element is intended to lay a course for proactive measures that the Borough can follow to preserve or enhance Riverton's open space and expand opportunities for recreational experiences within the municipality.

To assist the Planning Board as it developed these new policies, the Borough prepared and completed its first Environmental Inventory Report (ERI). That report describes the natural and built environment of the Borough. With the adoption of this Master Plan amendment, the ERI is also adopted by the Planning Board as an adjunct document to the Master Plan.

In addition, a series of five community outreach meetings were conducted to collect opinions and ideas from Riverton residents on the subject of open space and recreation. There were four 'targeted' meetings, designed to reach certain segments of the population. They included active recreation users, waterfront property owners, senior citizens, and business owners. Subsequently, a general meeting for the community at large was also conducted. (Copies of the summary reports from those meetings are included in the Appendix)

Taking everything into consideration, the information from the ERI and the results of the community meetings, the Planning Board developed the new open space and recreation policies that follow here.

B. Goals and Objectives

Again, comparing this new Master Plan element to the original, the 1998 Recreation Element identified recreation as an important component that helps make Riverton a unique, self-sufficient community and offers residents everything they need. There was a stated desire to strive to meet the needs of all residents, as diverse as they are in terms of age, family structure, economics and

interests. There was also an underlying objective that recognized that local recreation was essential to the 'fulfillment of a positive family experience.'

All of this remains true, however, the present day context seems to have shifted a little. In the last ten years, much planning has been done for riverfront communities as a whole. The County has pursued and secured an endorsed plan for the 'Route 130 Corridor,' of which Riverton is a part. This endorsed plan and the projects it spawned have fostered an increasing sense of belonging to a larger community of towns in the area. Riverton residents seem more aware of the shopping opportunities beyond the Town's borders, the residential development surrounding the Borough and the recreational and open space resources outside Riverton as well as within.

Likewise, the work of the Pompeston Watershed Association has expanded Riverton's viewfinder by highlighting the integrated aspects of the Pompeston watershed as it relates to all the towns through which the Pompeston flows. The Association completed an Environmental Resource Inventory for the Creek, an effort in which that all four towns, Riverton, Palmyra, Cinnaminson and Moorestown all participated.

The Heritage Trail was another inter-municipal planning effort that included Riverton along with many other riverfront communities. It strives to create a pedestrian trail through the towns along the Delaware riverfront. And finally, recent redevelopment plans in Palmyra have created a dramatic expansion of that town's recreational facilities which have been hard to overlook in Riverton.

All of these macro-planning projects, or projects that are beyond the confines of Riverton's borders, have led local planners to think more broadly than they were thinking in 1998. Rather than considering a palette of recreation experience within Riverton and seeking to make the resident experiences as complete as possible, the Borough now sees itself more easily as a very special part of a larger picture. With this new perspective in mind, the main goal of this Open Space and Recreation Element is to identify how Riverton's resources can best serve the local community and supplement or complement the resources available in surrounding towns. There is certainly no need for Riverton to duplicate the resources of its neighbors, but at the same time, there are valuable assets within the Borough that can add to the enjoyment of open space and recreation in the area as a whole.

C. Discussions

1. Valuable Studies of the Area

a. Riverton's Environmental Resource Inventory

Riverton Environmental Resource Inventory catalogues and explains the natural and built elements of Riverton's environment. Much of the information is critical to decision making and policies regarding planning and open space management.

For instance, the underlying geology of Riverton is the Inner Coastal Plain (a geological 'province') in the Cretaceous Period of the Mesozoic Era. It's worth noting that this geology was created during a time when the earth experienced frequent climate changes, which caused ocean levels to rise and fall repeatedly. As a result, Riverton was alternately flooded with seawater and then dried when the waters receded. During the dry periods, sediments from inland areas washed downstream and settled in the floodplains of what became the Delaware River. This recurring process laid down alternating layers of sandy, porous marine sediments and harder, impermeable terrestrial sediments. The latter developed into confining layers, while the former became permeable enough to store groundwater in aquifers now used by many towns in south Jersey.

That's the story of the area's bedrock geology. Interestingly, there is no surficial geology in Riverton. Instead, the layered bedrock geology is at the earth's surface. Because the alternating layers are tilted, both confining layers and porous geology is exposed at the surface. This means that important aquifers are exposed at the surface. Therefore, the means by which Riverton chooses to manage stormwater runoff has a direct effect on the quality and quantity of water supplies for much of south Jersey.

There is no surface geology above the bedrock geology, but there are local soils on top of the bedrock. For the most part, they are unconsolidated marine deposits, remnants of the last time when the ocean flooded the Inner Coastal Plain. These soils drain very quickly and include little organic material, so stormwater runoff, and the pollutants it might carry, wash easily through the soil and into the underlying aquifer.

The underlying aquifer is the Potomac-Raritan-Magothy (PRM) aquifer. It is one of the most important water resources in the State and it is also in danger of becoming contaminated by saltwater intrusions because so many communities draw from it. In 1993 New Jersey Department of Environmental Protection identified the PRM as a Water Supply Critical Area and mandated water resource reductions in an effort to stabilize the aquifer's compromised state.

As critical as the aquifer is, it is not the supply source for Riverton's drinking water. In response to the State's concern over the PRM, a pipeline was built to collect, treat and deliver Delaware River water as potable water. Riverton gets its drinking water from this Delaware River intake. But the interdependency of community planning policies should be obvious. The way Riverton manages its stormwater runoff is critical to towns that depend upon the PRM for drinking water, just like Riverton is dependent on the prudent policies of upstream communities whose stormwater runoff feeds the Delaware River.

The Borough's ERI also describes the Towns vegetation, an important environmental resource. There are more than 2,500 trees within the

developed portions of town and they are carefully managed and maintained to preserve Riverton's uniquely enduring tree-lined streets. These trees are the difference between the quaint, attractive neighborhoods that exist and a more sterile, urban environment that would be if the trees were lost.

The more natural habitats along the Pompeston Creek offer Riverton residents an opportunity to enjoy a more pure bit of nature close to home. Though studies indicate that the environment of the creek is threatened, it is not lost. It's been degraded by polluted runoff from both Riverton development and upstream development. It is also at risk of being choked by several invasive plant species that have invaded the watershed and reduced the natural bio-diversity of the creek bed. Both of these conditions are reversible and the Pompeston Creek can be restored to provide Riverton residents with a long lasting and valuable natural amenity.

Riverton has a number of manmade elements that contribute positively to the environment. Memorial Park is an underutilized, aging recreational resource that still holds a special place in the hearts of the most residents. Coupled with the local school playground and several private recreational spots like the Yacht Club, Porch Club and Library, the Borough has a variety of recreation outlets that have long histories in the community.

Other important manmade elements in Riverton's environment are the town's historic buildings. There exists a palatable historic feel to the Town, created in large part by the design of its houses and shops. They add an historic quality to the streetscapes which is, in turn, an important part of Riverton's open space. Maybe more than any other element of Riverton's open space, the streetscapes affect residents on a daily basis.

Lastly, the Delaware River's waterfront is important to Riverton residents. Of course, it's important to those who live along the river, but it is also an important consideration for other residents who like to walk to the river and take in its beauty. Philadelphia has plans to redevelop and clean up the opposite bank and in time, that will become a welcomed improvement. For now, Riverton would be well served to devise a thoughtful approach to managing activity along the waterfront. Fresh ideas might help general Riverton residents enjoy the River as they like without adversely impacting riverfront property owners. A more harmonious arrangement among the riverfront users would be advantageous and might foster a more positive and cohesive sense of community around this key asset.

b. Pompeston Creek Environmental Resource Inventory

The Pompeston Creek Environmental Resource Inventory is another environmental resource inventory report, but this one is focused solely on the Pompeston Creek watershed, which extends into five communities, Riverton, Palmyra, Cinnaminson, Delran and Moorestown. The Creek is

the only remaining natural resource available in Riverton so it should be important to the Borough's open space policy.

The good news from the Pompeston Creek Environmental Resource Inventory is that the stream corridor is abundant with habitat potential. There are many different and viable habitats and ecological niches that could support a bounty of wildlife and diverse plant species. Moreover, the apparent degradation of the creek has not yet progressed to a point at which cleaning up of the environment is insurmountable. In fact, with coordination and some effort, it's quite possible. Remedial work would restore the area's bio-diversity and enhance this invaluable natural resource.

Unfortunately, only some of the problems can be managed by Riverton. The Borough can enact policies and establish initiatives to clean up its own portion of the Pompeston. Sediments that wash downstream and fill up the streambed and placid pools of quieter water can be dredged, thereby restoring these areas to a healthy state. Most of the chemical toxins in the sediments as a result of upstream pollution have not yet affected the macrobiotic life forms yet. That is to say that larger animal and plant species have not been adversely affected by the toxins and the majority of the chemical pollutants remain in the sediments. Cleaning out excess sediments will improve habitat areas and water quality.

Another significant factor that compromises the health of the Pompeston over which Riverton might exert some control is the over-abundance of invasive plant species. They choke out more sensitive plants and thereby reduce the natural diversity of the vegetation in the stream corridor. This affects the quality of the area's habitat. Less diverse flora leads to less diverse fauna. And yet, there is an underlying structure within the stream corridor for a very diverse ecosystem with many different niches of habitat. Therefore, if the stream was cleaned up and plant diversity were restored, there is a plethora of habitat possibilities that would support an enormous range of animal species.

While it is possible to clean up the creek and remove invasive plant species, building practices upstream must be addressed by neighboring communities also. Without inter-municipal cooperation, Riverton will forever play catch-up with the health of the Pompeston Creek and it will be impossible to restore it to a point at which the ecosystem is self-sustaining.

c. Route 130 Corridor Strategic Plan

The Route 130 Corridor Strategic Plan generated by the County includes many planning initiatives and those initiatives support local planning objectives. In terms of open space and recreation, the County plan promotes...

- ...developing guidelines to preserve the Borough's historic character,
- ...enhancing the gateways into town and implementing a streetscape improvement plan and building façade program to improve the downtown,
- ...preserving the Delaware waterfront as an attraction and a recreational amenity with links to the Delaware River Heritage Trail along Broad Street,
- ...improving pedestrian linkages throughout the Borough, connecting the business district with the waterfront, parks, the lightrail station and residential neighborhoods.

All of these County objectives would support Riverton's open space and recreation goals. Therefore, it's possible to work in tandem with the County to fulfill objectives that support both the local Master Plan and the larger Route 130 Corridor Strategic Plan.

d. Heritage Trail Plans

The Delaware River Heritage Trail is a project that was begun by the National Park Service and ultimately included twenty-four municipalities and non-profit organizations on both the New Jersey and the Pennsylvania sides of the river. Its purpose is to develop a land trail on both sides of the river to form a loop trail along the waterfront from Trenton to Philadelphia.

The program foresees benefits such as linking communities along the river, creating opportunities for generations to enjoy "the natural and cultural heritage of the Delaware River," and promoting pathways that encourage outdoor activity and healthy exercise. All of these benefits are symbiotic with Riverton's local open space and recreation objectives.

Through Riverton, the Heritage Trail is designated to pass along Broad Street. It's an opportunity to highlight Riverton's historic downtown. It also has the potential to provide a valuable link to towns within the Route 130 Corridor Endorsed Plan. The light rail provides links to other towns via train. Broad Street and, to a lesser degree Main Street, provide vehicular links to surrounding communities. The Heritage Trail could become a pedestrian link of equal effectiveness. Streetscape enhancements along the trail and downtown improvements in the business district would help advance both local planning objectives and the larger regional goals of the Heritage Trail Program. A single set of initiatives and improvements could benefit both programs.

e. Bicycle and Pedestrian Plan

Riverton's Bicycle and Pedestrian Plan was developed with the help of a grant from the New Jersey Department of Transportation. The purpose of

the plan was to generate ideas and suggestions for improving bicycle and pedestrian experiences throughout the Borough.

A steering committee, including local officials, police and school representatives and residents, conducted public meetings to assess bicycle and pedestrian circulation in town and develop options for fixing problems.

The work conducted by this group supports the Borough's open space and recreation objectives. They reaffirmed that Riverton's tree-lined streets are key to the quality of life in Riverton and unique within the broader context of the region. Enhancing tree-lined streets, and improving the bicycling and pedestrian experiences will have a beneficial impact on the open space and recreation for all residents.

The study identified the vehicular traffic on Broad Street as a prime obstacle to pedestrian and bicycling activity. Current signalization along Broad Street gives priority to vehicles and the roadway effectively bisects the Borough for people who walk or bike through Town.

The project team identified other problems such as intersections that are difficult to cross, excessive vehicular speeding behavior on certain roads, cut-through traffic that disturbs local residents and a general lack of traffic calming devices and bicycle route accommodations.

On-street parking was seen as positive, partly because it provides a buffer between pedestrians on the sidewalks and fast moving vehicles. Also, the Town's sidewalk system is largely continuous, even though it may not be uniformly even and easily walkable. The goals and objectives established during this project complement and reinforce some long-standing objectives of the Borough; improve walking and bicycling experiences in Town and restore pedestrian priorities over vehicular ones.

Along those lines, the study made a number of suggestions:

- "Construct a new sidewalk along Cedar Street in front of Riverton Memorial Park."
- Inventory the Borough's sidewalks and prioritize pedestrian repairs and enhancements.
- Install visible crosswalks, such as colored pavement, along Broad Street and at specific intersections on Thomas Avenue and Main Street.
- Give clear priority to pedestrians at intersections through special signage, flashing yellow lights and pedestrian-controlled crossing signals.
- Reconstruct specific intersections, relocating curbs to 'neck down' the drive aisle and reduce the cartway distance across which pedestrians need to travel.

- Introduce wayfinding and historic interpretative signage into the streetscapes
- Add designated bicycle routes to wide streets, shared lane markers to narrower streets, advanced bike stops at intersections, bicycle racks in the downtown and at recreation sites and a bike locker at the train station.
- Install raised intersections along Main Street and Thomas Avenue.
- Use colored pavement to delineate areas of on-street parking.
- Highlight designated safe school routes with signage and in-pavement markings.

All of these ideas would reinforce pedestrian priorities in Riverton, improve the character of the tree-lined streets, and make them a more integral and valuable part of Riverton's open space and recreation plan.

f. Existing open space and recreation facilities in town

Riverton Memorial Park is a major source of recreation in Riverton. It is 13.86 acres, bounded on three sides by the Pompeston Creek, Broad Street and Cedar Street. It includes a playground, three tennis courts, two basketball courts, a paved hockey court, two handball courts, one baseball field, a little league field and a pee wee field. The baseball field has a grandstand and bleachers. The field doubles as a soccer field, when necessary.

The gravel parking lot that serves the park is not delineated with edging or striping. Seating throughout the park is random and trails to and near the Pompeston Creek are informal and incomplete. And yet the park is a highly prized asset to most Riverton residents. Many view it as a welcomed oasis of open space and greenery in an otherwise built-up community.

The Delaware River front is the other highly prized open space asset. Most residents enjoy the river from the Yacht Club at the end of Main Street or from Bank Avenue.

Bank Avenue is a unique street in Riverton. It is not a public right-of-way like other streets in town. It exists for the public as an easement across private land. Home owners along the river own the inland side of the cartway on which their homes stand and the grassy space between the Bank Avenue cartway and the river. In fact, these homeowners own most of Bank Avenue also. The public's access to the street is limited to an easement for "the use, operation and maintenance of the public improvement"; that is the cartway. And that improvement cannot be expanded in height, width or location.

The Borough owns a few spots of Bank Avenue and the Delaware waterfront. The Municipality has property at the ends of Fulton, Howard, Penn, Lippincott, Thomas and Linden, along with a small lot between

Linden and Elm. However, there is no clear delineation between public and private land along the river. In addition, the public has been given access to the dock at the Yacht Club in exchange for public funds that were used to renovate the historic building.

There are two sizeable open space lots in town, though they are privately owned. There is a three acre riverfront parcel next to the Borough's sewer treatment plant at the end of the Martha's Lane extension. This site is owned by National Casein. Across town, at the corner of Park Avenue and Thomas Avenue, 10.76 acres of the Cinnaminson Golf Course lies in Riverton. These are both valuable open space lots and contribute to the character of Riverton, but are not municipally controlled.

There are a few recreational facilities commonly used by the public, and also not publicly owned or operated. For instance, the Riverton School, administered by the School Board, has a gym, a playground and a basketball court. The Church of the Sacred Heart has another gym, though it is less well used. The public library and the Porch Club are popular local meeting places, and there are several business establishments and eateries downtown where locals like to gather.

g. Recreation in neighboring Palmyra

Palmyra is undergoing significant redevelopment and with that, it's building new venues for recreation. When completed, Legion Field will have softball, football, soccer, little league, both half court and full court basketball, four tennis courts, a skateboard plaza and a playground. Palmyra's new senior and community center will have a multi-purpose indoor gym and rooms for reading, internet and computer work, meetings, and maybe an indoor pool. All of these facilities will be open to the public. Most of the organized sports teams in town are comprised of both Riverton and Palmyra residents. The trend is for older, more serious teams to compete more regularly in Palmyra, while Riverton's Memorial Park facilities seemed to be used increasingly by younger or practicing teams. In short, the proximity and expansion of facilities in Palmyra helps meet some of Riverton's recreational needs and similar facilities in the Borough would be duplicative.

h. Recreational requirement for Riverton Residents

1. Based on National Standards

The National Recreation and Park Association (NRPA) has guidelines for the number and type of facilities recommended for various population sizes. There are a little more than 7,000 people in Palmyra and a little less than 3,000 in Riverton. If we look at the two communities as a cooperative unit, we can compare the combined recreation facilities of both towns to the national guidelines.

Most of Palmyra's public facilities are in Legion Field, just like most of Riverton's facilities are in Memorial Park. The table that follows summarizes the facilities of the two towns and compares it to the national guidelines. From this, we can see that Riverton and Palmyra have ample basketball, tennis, and baseball facilities. There appear to be more baseball facilities than the towns require, when we include the fields at the Charles Street School, but less softball fields than the guidelines recommend. However, in practice, some of the baseball fields are used for softball games.

Theoretically, the number of soccer fields is adequate, even more than might be required, but the Riverton field overlaps baseball fields, so in reality, the number of soccer fields barely satisfies the local popularity of the sport.

While there are no formal handball courts in either town, there are two wall ball courts in Memorial Park, and wall ball is a casual form of handball. Football needs are satisfied, and with the new community center in Palmyra, the towns will have a multi-purpose indoor gym, satisfying that need.

The Heritage Trail and the trails along the Pompeston Creek could satisfy the public's need for a trail system, though the condition of these trails needs some improvement before that need is completely satisfied. The Cinnaminson Golf Club provides golfing for the region but badminton and volleyball are two sports that have no venues. There appears to be only a minimal need for ice hockey, a golf driving range, a ¼ mile running track, archery, skeet and trap shooting and a swimming pool, so the absence of these facilities in the area may not be missed.

Facility	NRPA Guidelines (most recent, 1990)	Facilities Required for 10,000 Residents	Number of Riverton (R) & Palmyra (P) Facilities	Deficiency or Surplus of Facilities
Badminton	1/5,000 people	2	0	-2 Apparent Need
Basketball	1/5,000 people	2	$2(R) + 2.5(P) = 4.5$	+2.5 Need Satisfied
Handball	1/20,000 people	0.5	2 Wall Ball (R)	0 Equivalent, Need Satisfied
Ice Hockey	1/100,000 people	0.1	0	Minimal Need
Tennis	1/2,000 people	5	$2(R) + 4(P) = 6$	+1 Need Satisfied
Volleyball	1/5,000 people	2	0	-2 Apparent Need
Baseball (incl. little league)	1/5,000 people	2	$3(R) + 3(P) = 6$	+4 Need Satisfied
Field Hockey	1/20,000 people	0.5	0	Minimal Need
Football	1/20,000 people	0.5	1 (P)	Need Satisfied
Soccer	1/10,000 people	1	$1(R) + 1(P) = 2$	+1 Need Satisfied
Golf-Driving Range	1/50,000 people	0.2	0	Minimal Need
¼ mile Running Track	1/20,000 people	0.5	0	Minimal Need
Softball	1/5,000 people	2	1(P)	-1 Apparent Need
Multi-Purpose Indoor Recreation Court	1/10,000 people	1	1(P)	Need Satisfied
Trails	1 system/region	1	Heritage Trail and Pompeston Creek	Need Satisfied
Archery Range	1/50,000 people	0.2	0	Minimal Need
Skeet and Trap Field	1/50,000 people	0.2	0	Minimal Need
9-hole Golf	1/25,000 people	0.4	--	Need Satisfied
18-hole Golf	1/50,000 people	0.2	1 (Cinnaminson)	Need Satisfied
Swimming Pool	1/20,000 people	0.5	0	Marginal Need

2. Based on Community Outreach Meetings

National standards can only help to a certain extent. It's also important to study the specific qualities of a community and develop an understanding of the local needs and wants from the resident population. To do that, five community outreach meetings were conducted during the development of this Open Space and Recreation Plan. Feedback from the community was helpful in quantifying recreational activities that benefit the community as well as identifying some recreational opportunities that national standards don't necessarily recognize.

For instance, the Delaware River waterfront is viewed by most Riverton residents as an important recreational asset in town, as is non-motorized watercraft use along the Pompeston Creek. Both waterways are popular spots for fishing. The Riverton Yacht Club, though private, is an important local venue for boaters and sailors. But these water-related activities are not part of the national guidelines.

The baseball community has six fields while the guidelines suggest that only two are necessary. But baseball is a popular sport in the area, and soccer is an increasingly popular activity. Local sports organizers noted that soccer teams could use another field, one that does not overlap with baseball. The number of children playing baseball (ages 5 to 18 years) has dropped recently from 500 to 350, and the number of children playing soccer (ages 4 to 14 years) is rising. The soccer field in Riverton that overlaps two baseball fields creates some coordination challenges during the spring season when both sports are active.

The national standards do not address tot lots and playgrounds. Residents at the community meetings suggested that Riverton needs more of these facilities, particularly for very young children. More swings are also needed. Older children enjoy the relatively new sport of skateboarding and Riverton has an informal skate park. Palmyra has a brand new one.

Seniors in Riverton mentioned their enthusiasm for the waterfront, particularly the Delaware River along Bank Street. They also expressed interest in the tennis courts at Memorial Park and the playground equipment that their grandchildren enjoy there. More than any other group, seniors spoke about the walkability of the town and the pleasure they took in visiting downtown, the library, and the Porch Club. The tree-lined streets and historic character of town are a couple of the things they enjoy during their leisure time.

Business owners and residents alike expressed real interest in downtown Riverton as a recreation destination for shopping, dining, meeting friends and general socializing. But at the same

time, Riverton's downtown does not seem to have the draw it needs to attract people to the downtown and keep them there.

Views were divided as to what might help transform the area into a more active recreation spot. Ideas ranged from streetscape enhancements, improved signage, and better lighting to zoning changes, economic stimulus packages and a local shuttle service to carry people around the Borough. Almost everyone agreed that the new pedestrian plaza at the corner of Main and Broad Streets and the train station have helped local businesses, but more work is needed before Riverton's downtown can become a key component of the town's palette of recreation.

The meeting for the general public echoed many of the comments made by residents at the other outreach meetings. Existing wildlife habitat along the Pompeston Creek and Delaware River should be protected and enhanced. Memorial Park should be improved and developed so it can function as a proper gathering spot for community-wide events. More attention must be paid to walking systems in town, whether they are sidewalks on tree-lined streets, a connection between Memorial Park and downtown, or trails around Memorial Park and along the Pompeston Creek.

Downtown Riverton has great potential as a recreational resource and a plethora of initiatives should be taken to reinvigorate the area. Also, Bank Avenue is important to all Riverton residents. It should be reclaimed from out-of-town commuters, and a proposal should be developed that will allow the public to enjoy the waterfront without infringing on the rights of the private landholders. All of these measures would enhance recreation in Riverton.

D. Planning Recommendations

Recreation in and around Riverton is part of the quality of life that Riverton residents have come to expect. Improving recreation will benefit everyone. The last vestiges of open space in this otherwise built-up community are important assets worth saving and improving for future generations.

Making improvements to the recreation system will advance many of the Town's larger goals. For instance, this is a family-oriented community. Many people grow up here and return to raise their children in the same neighborhoods. Recreation brings people and generations together.

Riverton is also a pedestrian-oriented town, or at least there's been a long-standing desire to succeed as a pedestrian-oriented community. Re-exerting pedestrian priorities continues to be a principle planning objective in Riverton. Embarking on the right initiatives could help to stem some of the adverse impacts created by increasing vehicular traffic.

It's a closely knitted community, bound together in part by a common desire to maintain the historic feel inherent in the town and the uniqueness that make Riverton unlike its neighbors. The Town's tree-lined streets and historic downtown help to interweave leisure activities into the basic fabric of daily life here.

In terms of open space and recreation, Riverton has many resources to contribute to the region that will complement the recreation available in other towns without duplicating what other towns offer. These include Memorial Park, the Pompeston Creek corridor, the Delaware River waterfront, the town's many, historic, tree-lined streets, and the Borough's quaint, Victorian downtown.

Memorial Park

Memorial Park is a jewel of a park, but it can stand a little polishing. It is evolving into an arena for the organized sports of younger children. Older children and more serious athletes gravitate to Palmyra's newer, lighted fields. But Memorial Park can still be important in the organized sports of young players as well as casual recreational use by people of all ages.

Beyond sports, Memorial Park should become a central gathering spot for Riverton's community events. The Town needs a large venue where people from the whole Town can come together. Presently, big meetings occur in the Riverton School gym, but the 'atmosphere' is less than celebratory. The newly designed plaza at Main and Broad Streets has an historic atmosphere, but it's not large enough for town-wide events. With a little redesign, Memorial Park has the potential to be a real Riverton-style gathering spot that would strengthen the existing sense of community. The following recommendations would help positively transform Memorial Park.

- Redesign Memorial Park so that it becomes an inviting place for community wide events. Add a pavilion and other gathering-type amenities.
- Improve the fields with better grading, seeding and line work. Memorial Park will be developed with the understanding that the fields are used by teams of all ages, including important competition play for younger children, five to ten years olds. Lighting the fields is not recommended or desired.
- In general, the park needs more seating everywhere. Consider also small tables with attached seating (checker/chess tables). Add more seating around tennis courts.
- Renovate the existing grandstand and bathrooms, possibly expanding the building to add concession facilities. Establish a maintenance program for the building either through the Public Works Department or with a contracted vendor, possibly managed by the Riverton Improvement Society.
- The existing train shed is a valuable historic element in the park. Renovate and restore this building for storage and consider the feasibility of adapting it for some concession stand services.

- Add a sidewalk along Cedar Lane and a wide cinder walking and jogging trail around the other three sides of the park. Include fitness stations.
- Where they won't interfere with the ballfields, plant additional canopy trees between the playing fields and Cedar Lane to create a perception of separation between the fields and the streetscape.
- Install an area of reinforced turf for overflow parking of visitors during scheduled games and community events.
- Expand and renovate the playground, adding equipment for 2 to 5 year olds and more swings.
- With enhancements to a Broad Street improvement plan, establish a prominent pedestrian connection between the park and downtown.
- Coordinate closer relationships between recreation coordinators and downtown businesses to incorporate downtown food and services at events in the park. Working with downtown business leaders, investigate a 'concierge service' to coordinate services from downtown businesses.
- Install pedestrian-controlled traffic signal and lighted crosswalks for pedestrians at the intersection of Cedar Lane and Broad Street. Enhance pedestrian access to the park along 7th and 8th Streets.
- Improve the street hockey facility at the park.
- Maintain existing badminton and volleyball fields.

The Pompeston Creek

The Pompeston Creek has critical wildlife habitat that can be restored and enhanced, but plans must be established and initiatives taken. If successful, the creek could be home to many more and different plant and animal species. The diversity would be interesting and educational, as well as good for the environment.

Many initiatives can be conducted by Riverton residents, but some require cooperation and agreement from surrounding and upstream municipalities. There is both an active role for residents to play and a political role for local groups to undertake. The Environmental Commission would be the appropriate entity to coordinate most of these efforts.

Improvements to the Pompeston Creek could be made in the following ways:

- Establish an effective buffer zone to minimize the impact of stormwater runoff and reverse creek bed degradation.

- Encourage other towns within the Pompeston Creek watershed to adopt similar buffer zone requirements.
- Dredge the creek. Investigate potential for building a sedimentation basin in the creek, where Pompeston enters Riverton. Such a basin would require periodic dredging and maintenance.
- Establish a program to remove invasive plant species from the creek bed. This will improve plant and animal diversity. Consider using student groups, and/or coordinating an annual community-wide event.
- To expand the public's appreciation of the Pompeston, enhance existing pedestrian access along the creek in Memorial Park. Install interpretative/educational signs that explain habitat and ecosystem elements.

The Delaware River (and Bank Avenue)

The Delaware River is a recreational resource for all Riverton residents. Most people who live here think favorably of the Town in part because of its proximity to the Delaware. Out-of-town commuters that use Bank Avenue as a convenient cut-through are an annoyance to riverfront property owners and other Riverton residents alike.

The concerns that separate riverfront property owners and other residents are needlessly divisive to the community spirit that's been historically enjoyed in Riverton. Measured improvements can be made to the public portions of the Delaware waterfront so that there is space for both general residents and private land owners to enjoy the river. Such improvements should be outlined in more detail in a set of guidelines for riverfront planning and management. Reclaiming the street from cut-through commuters must be handled first.

Beyond Bank Avenue, other waterfront properties have value to the community, including the right-of-way at the end of Fulton Street and the sewer plant site. National Casein's property, next to the sewer plant, could be a prime site for wildlife habitat and worth investigating and cooperating with the National Casein Corporation.

The following objectives are intended to improve the riverfront as a component of the Borough's recreational plan.

- Foster local use of Bank Avenue, minimize vehicular through traffic and enhance pedestrian use of the roadway. Investigate possible changes in traffic patterns that would reduce vehicular through traffic. Consider implementing scheduled changes or partial closures on a trial basis to evaluate the effectiveness of possible modifications.
- Develop plans for mini-parks at the ends of Penn, Lippincott, Thomas, Linden, Morgan and Fulton Streets. Add benches. Delineate public and private space. Install and maintain trash and recycling containers. New site improvements should be simple, uncluttered and minimally obtrusive to the overall view of the river.

- Install decorative paving at the intersections of Bank Avenue with Penn, Lippincott, Thomas, and Linden.
- Install granite or Belgian block curbing along Bank Avenue, only as permitted by the public easement, to better delineate the public access easement area. Do not widen the cartway.
- Enhance and maintain historic looking lights along Bank Avenue.
- Investigate the potential purchasing the waterfront lot next to the sewer plant. Secure an appraisal of the land.

Tree-lined Streets

Riverton's picturesque tree-lined streets provide an opportunity for people to walk, come together and move from neighborhood to park to downtown and home again. They are the threads that bind the town and they have been a prominent element of Riverton life since the river resort community was originally designed. The work of the Borough's Shade Tree Commission has been and will continue to be invaluable as it strives to maintain the trees and preserve the Borough's character.

Though the Borough's planning policies have long sought to establish pedestrian use as the most important form of transportation and circulation, cars continue to dominate the streets and interfere with pedestrian activity. A concerted effort to make streetscape enhancements is required to reclaim Riverton's tree-lined streets for pedestrians.

There is much the Borough can do to its own local roads. On Broad Street and Main Street, the County must be convinced of the value and opportunities to practice context sensitive design. Though some of the initiatives listed below will slow cut-through traffic in Riverton, it will improve the residential and commercial vitality of Riverton's road system and help to make the tree-lined streets a more integral part of the Borough's recreational system, as they should be. It's also logical to suggest that if and when vehicular traffic through Riverton is less convenient, some commuters may be more inclined to consider mass transit and the rail line may become more popular. That would have greater and equally positive environmental possibilities too.

- Though most residents keep the sidewalks in front of their homes in good repair as required by local ordinances, more encouragement should be given to some residents to improve the condition of sidewalks along the street.
- Controlling vehicular speed through town makes streetscapes safer for pedestrians. Key intersections along local roads should be redesigned to include appropriate traffic calming techniques.
- Add pedestrian-controlled crossing signals and lights on signage and in the crosswalk pavement along Broad Street at Cedar, Main, Thomas and Elm Streets.

- Delineate on-street parking on Main Street, between the Library and the Post Office and the entire length of Broad Street.
- Continue to develop plans for streetscape improvements along Broad Street and incorporate design elements that will create a perceptual and physical separation between sidewalks and vehicular traffic, helping to channel pedestrians to pedestrian crossings enhanced by pedestrian-controlled crossing signals.
- Develop a unified, thematic plan for signage in town, striving to simplify and consolidate signage needs and emphasize the character of Riverton.

Downtown shopping and dining

Riverton's downtown could be a recreational destination where people might meet, dine, shop and generally come together. Downtown businesses have suffered recently, losing patrons to redevelopment along Route 130 and franchised businesses. The downtown businesses need to redefine their niche to compete in the new business climate. Riverton can always emphasize its small scale, quaint and historic character. General retail business might find it harder to thrive, but specialty retail and service establishments should be able to offer the public accommodations that the regional and franchise businesses cannot.

The Borough can adjust its zoning, but more proactive and less typical efforts will be necessary to restore economic vitality to the downtown and make it the recreational destination that it has the potential to become. New partnerships between business, local government and community organizations will go a long way toward making the downtown part of Riverton's recreational plan.

- Develop a business façade improvement program to improve the facades of downtown business establishments.
- Promote eateries and service establishments (salons, etc.) downtown. Consider zoning incentives for a better mix of stores.
- Incorporate plaza spaces, seating and display areas into downtown revitalization and business enhancement projects. Encourage outdoor retail activity/sidewalk sales. Introduce public art into plaza spaces.
- Restore a public notice board to the plaza area at Broad and Main Street.
- Improve coordination between the Municipality, businesses and private and semi-private establishments, like churches and the yacht club. Create and maintain a 'master calendar' of all the events conducted by these entities and encourage their cooperative coordination and collaboration. Post and diligently maintain all such information on the Borough's website.
- Consider *Main Street* designation for the Borough with a part time economic development director to facilitate good coordination among all sectors in town that serve the public. Such a director would maintain the 'master calendar.'

provide visitor/tourism information services, coordinate things like available church rental space and business catering services for people who need a venue for gatherings, and advertise Riverton along the Riverline

- Add bicycle lockers to the rail stop station and bike racks to all new commercial development.
- Improve coordination with Palmyra with respect to their senior center and its activities.
- Pursue shuttle services for seniors in the area so they can get to the senior center, continuing education classes, functions at library, Porch Club, etc. Provide signage and benches to identify regular shuttle stops throughout town. Coordinate regular service with the County and/or private shuttle companies.
- Promote museum space above commercial uses in the downtown. Help the Historic Society secure a downtown storefront.
- Investigate appropriate and effective mechanisms for encouraging the development of more bed and breakfast establishments and art galleries.
- Continue to improve the War Memorial site. Include more seating.

These recommendations form the framework for an implementation agenda that will improve recreation and open space in Riverton. The Borough must now establish priorities and then pursue grants, partnerships and cooperation with public and private organizations to enact these recommendations and realize their potential. This Recreation and Open Space Element describes an exciting vision that is truly possible.

OPEN SPACE AND RECREATION ELEMENT APPENDIX

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MEMORANDUM

To: File

From: Tamara L. Lee, PP, AICP, CLA, ASLA

Re: First Waterfront Meeting Notes

Date: March 28, 2007

Meeting held March 26th, 9 to 11 am at the Riverton Public Library.

Participants noted that the daytime meeting was difficult for most people to attend because people work. Some thought daytime meeting time was deliberate to discourage participation, maybe even to sneak something through (paraphrased). T. Lee tried to assure people that was not the intention and agreed to re-invite waterfront owners to another meeting. Participants also complained that flyer was inadequate, and unsettling. T. Lee agreed to revise future notices.

Comments from participants (*elaboration/clarification added by T. Lee in italics*):

- Check ownership of right-of-way (*on Bank Ave.*)
- Width of Bank (*Ave*) – fine, no wider.
- No need for dedicated pedestrian (*walkway or path*)
- (*Make*) Bank Ave (*for*) pedestrians only
- Bank Ave (*is*) mainly (*a*) cut-through (*for*) out-of-town (*traffic*)
- Bank (*Ave has*) high speed (*traffic*)
- Traffic calming (*would be good for*) Bank (*Ave.*)
- Safety (*is an issue on*) Bank (*Ave.*)
- (*Study/Consider use of and difference between speed*) bumps vs (*speed*) humps
- Bank Ave (*should be*) just for residents
- (*Bank Ave could also have*) high end restaurants and B&B's in bigger homes – no apartments
- (*Should allow*) liquor licenses
- Clarify public/private use of yacht club
- (*Bank Ave could have*) fishing piers
- Clean up yacht club
- (*Clean up*) trash on Bank Ave and at ends of streets
- (*Reduce*) vandalism (*on Bank Ave*)
- Pompeston – public/private trails/overlooks – OK
- (*Preserve*) natural state (*of Pompeston*)
- Borough – buy Bank Ave. to water
- More gas lamps – landscaping (*on Bank Ave*)
- (*Add*) potted flowers – streetscape (*improvements to Bank Ave*)

- National Casein lot (*next to sewer treatment plant*) – preserve (*for*) wildlife preservation and safety
- (*Consider developing a*) sedimentation basin (*in*) Pompeston Creek
- Balance cost (*of open space improvements*) with taxes
- (*Consider*) don't buy all (*land along Bank Ave*) – just a few (*lots next to side streets*)
- (*Borough should*) accept donated lots on river
- Preserve wild lands
- (*Lack*) field activity on river side of Broad St.
- (*Need a*) visitor and tourism center
- Public also use golf course (*for walking and sledding, etc.*)
- (*Coordinate project with existing*) bike study and pedestrian safety
- Connect Memorial Park with CBD (*central business district*)
- Are sidewalks (*in town*) used? – Some said yes, some no
- Some like wide streets
- Some want brick walks
- Does the public have right to walk where there is no sidewalk?
- (*Use*) local police and Environmental Commission to talk at schools to explain value of waterfront – don't pollute.
- Stop dumping behavior
- Pursue grants for land acquisition
- (*Need*) better maintenance of mouth of Creek
- Get rid of Kudzu
- (*Improve*) public access at end of Fulton St.
- River between Howard and Fulton – buy it?
- National Casein – open space site (*next to sewer plant*) important
- Bank Ave – preserve – no change
- Public, walkable sidewalks *are* desirable *through town*
- *Are private piers permissible, check with State*
- News on what's going on. Local reporter
- Better communication *on Borough happenings*
- Legal work/decision on river
- *Need a* launch point for small craft
- Leave Bank Avenue *alone*
- Restrict cars on Bank Avenue, add stop signs
- Fishing piers bring trash
- Plan to keep Riverton clean
- *Need* enforcement in terms of trash, traffic and vandalism
- Study traffic patterns and improve the situation
- *Considering using the sewer plant site for access to creek*
- Public access along National Casein
- Boat landing could become problem, especially with Philly development

Meetings-waterfront notes.3-2807

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MEMORANDUM

To: File From: Tamara L. Lee, PP, AICP, CLA, ASLA

Re: Second Waterfront/Recreation Meeting Notes Date: July 9, 2007

Meeting held June 29th, 7:30 to 9:30 pm at the Riverton Public Library.

Participants included representatives from organized recreational sports as well as waterfront property owners along the Delaware River and the Pompeston Creek.

Comments from participants (*elaboration/clarification added by T. Lee in italics*):

- Soccer *includes* Palmyra and Riverton. About 350 children. It's year long. Fall *is* the most active. Ages *include* 4 years old to 14 years old to high school/up to 19 years old.
- *In the spring, there's a problem* coordinating soccer with baseball because of overlapping fields.
- Up to 20% *of children are* 10 years old or younger
- *Distribution of participants is* 50/50 Palmyra/Riverton
- *Also use* Legion Field in Palmyra, it's lighted.
- Look at Palmyra, coordinate with them. Check *their recreation* plans.
- 8 year olds and up travel, also visitors *come to Riverton for games, use* carpools, visitors *bring about* 50 people per game.
- Games are on Saturday and Sunday, practices are during the week.
- Group does not recommend lighting Riverton fields
- Bathroom facilities are in poor shape. They are the responsibility of public works.
- *Suggestion that the* Riverton Improvement Society could work on Memorial Park.
- *The park has* three fields, Baseball (90' infield), T-ball and an intermediate ball field.
- Baseball is organized under the Palmyra/Riverton Athletic Association
- Baseball has about 350 children, that's down from about 500, losing kids to soccer
- About 50% of kids who play baseball, also play soccer
- 30% of the baseball kids are from Riverton
- The ages are 5 to 18 years

- Baseball teams also use the Charles Street School and Legion fields in Palmyra
- The Riverton fields are needed for games and week nights
- Both baseball and soccer fields are too close to the street at Memorial Park
- Some problems with space for parking and visiting *teams*
- Palmyra plans to add tennis courts to their facilities
- Palmyra also plans new lighted soccer and baseball fields
- Football happens in Palmyra only
- Local school has only small fields, the school uses Memorial Park also
- Local school lacks outdoor fields
- Try to get a grant to refurbish the grandstand and re-align the fields *eliminate the overlap of soccer and baseball*
- Tennis and basketball were recently upgraded *at Memorial Park*
- The current Pedestrian/bike safety study is analyzing missing sections of sidewalk *and studying where links are needed*
- Children under 2 need a place to play, *need age appropriate facilities*
- Riverton needs swings
- People *with* children use Wood Park in Cinnaminson
- Memorial Park /Riverton open space needs useable benches
- Residents like Riverton's mature trees
- Riverton needs vacant lots improved for 'free play' *(not structured/organized recreation)*
- Preserve open space adjacent to creek *for people to enjoy*
- Preserve golf course lot
- Golf course lot might become driving range
- Senior citizens use the golf club and yacht club
- *Investigate if it's desirable to have the paddleboat stop at the yacht club.*
Currently it starts and stops in Burlington, 100 people per trip, parking for the paddleboat would be a problem in Riverton
- Senior citizens need a building for their activities, *currently only have the Porch Club and the library*
- Maybe use the Post Office Building for a community building
- *The Post Office* could be for senior citizens, could be a museum
- Coordinate with senior citizen activities with churches, *investigate use of joint facilities*
- 'Senior citizen' basketball uses local school courts/gym
- Sacred Heart *has a* gymnasium
- Fishing *is a good activity* on the creek and the river
- Canoe/kayak too
- *There is a lack of public access for small watercraft activities*
- Public doesn't understand ownership of land along the river
- No good access along Pompeston Creek because of the slopes along the bank
- The sewer plant site would be a good site *for access to the creek*
- *There's a problem with access from the sewer plant site, traveling up the creek, one must go under the bridge at Broad Street*
- The creek has never been dredged
- There is no place to launch a boat close by
- Participants prefer non-motorized boating in Riverton

Delaware Property owners:

- Need to finally understand the issue of deeds along Bank Avenue
- Resolve the issue of liability of property owners along the river
- Liability is not such an issue along the creek *because the waterfront owners there have a bluff between their lots and the creek therefore less trespassing.*
- On the river, the public is in their front yards; along the creek, the public is in their back yards.
- People think Bank Avenue is public
- Riverfront owners can't support public improvements/public access to Bank Avenue without controls of *public behavior* and liability issue resolved.
- Bank avenue has lots of pedestrian and vehicular traffic
- Conflicts exist between pedestrians and vehicles, and between public and private interests
- At low tide, people walk along the river's *edge below the bulkhead.*
- Check the deeds *to see if the high/low waterline is the lot line.*
- Limit vehicular access to property owners only; safety is paramount
- Could we give the public another site?
- Riverfront owners do not want the riverfront totally walled off to the public but this is not an invitation to the public either.
- *Borough should* purchase the land between Bank Avenue and the river; others say that would be difficult, everyone along the river would need to agree.

Back to general discussion:

- *Could the underdeveloped portion of the* National Casein property be an open space site?
- *Could the Borough* acquire the undeveloped portion of the National Casein site? Maybe through a public/private venture
- Due diligence on the access issue *to the creek*
- Palymra has a cove redevelopment project. It might have implications for Riverton. Check our their plan; it might reduce recreation pressure on Riverton
- Remove phragmites *along creek*
- Remove kudzu, re-establish wooded habitat
- Need access along creek for observation
- Check viability *of a proposal* to restore horseshoes
- Improve water quality in the creek
- Check viability of bike paths, especially for senior citizens
- Investigate idea of coordinating concierge with league games

Meetings-waterfront-recreation notes.6-2907

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MEMORANDUM

To: File

From: Tamara L. Lee, PP, AICP, CLA, ASLA

Re: Senior Citizen' Meeting Notes

Date: October 11, 2007

Meeting held at 3 pm on October 10, 2007 at the Riverton Public Library.

Comments from participants:

- Seniors like to walk along the riverbank, in the street, not on the grass.
- There are more cars on Bank Avenue on the weekends.
- Some people drive to Bank Avenue and sit in their cars to eat lunch.
- Seniors like to walk through town
- Some use the trails, but there's no upkeep of the trails.
- Seniors use the tennis courts
- They watch games at the park
- Their grandchildren love the park
- Need more benches along the riverfront.
- There are lots more bikes these days but most of the conflicts are between the bikes and the cars; not with bikes and pedestrians.
- Some go to the gym in Cinnaminson, even though there is one here in Riverton.
- One tennis court has been converted over for skateboarders, but it needs to be improved.
- There is a skate board park in Palmyra
- Seniors can't walk on sidewalks – they're in bad condition.
- They meet friends downtown, but there's not much to do downtown.
- The library has lots of events, so does the porch club and the churches.
- Palmyra will have a senior center soon. The two communities can't support two senior centers.
- Many seniors serve on boards and do community service.
- Moorestown and Burlington have a YMCA/indoor pool. A pool wouldn't be practical in Riverton.
- There is a local theater production company in Palmyra. The churches do not do plays.
- Big gatherings happen at the school. The firehouse is not good for gatherings because it's not handicap accessible.
- The Yacht Club is made up of mainly outsiders, not Rivertonians. Not seniors either.
- It would be nice to have sailing classes for seniors at the yacht club.

- Cinnaminson and Palmyra have continuing education courses for seniors.
- Seniors don't need nighttime activities.
- Compared Riverton to Collingswood. It has a nice mix of stores. Eateries, hardware stores, generally a better mix of businesses.
- Sidewalks and trees are really important.
- The new Brandenburger job on Broad and Main should be all office – preferably medical office.
- The golf course is too expensive. It's not really part of Riverton. It's just a pretty open space lot in Riverton.
- There are not enough soccer fields – also – there are too many soccer fields.
- There are enough playgrounds – don't need anymore.
- There should be more historic spots that tell the story of the town.
- There should be a place to put a canoe in the water.
- More people these days walk in the streets and not on the sidewalks, even in places where the sidewalks are in good shape.
- Sidewalks are incomplete.
- Speed of traffic is a problem.
- People currently fish at the end of Linden Street
- The riverbank was more inviting years ago. Now the people who live there are less friendly to pedestrians.
- The town is losing its open space to subdivisions. That's the open space we need to save.
- The ordinance is not protecting the character of the town.
- Need fewer subdivisions to protect open space.
- National Casein should be saved as open space. No dense development on the National Casein property. Ask National Casein if the open lot will be developed (asked at the business owners' meeting – no plans to expand.)
- There is room for an open space lot on Harrison and East Broad, behind the train station.
- Check how many double lots we have. There use to be only 24 double lots in town.
- The character of the town is changing because of all the subdivisions need a policy to stop subdivisions and control the size of houses.
- Don't like change
- Change is ok, but it has to be in character with the rest of the town.
- Protecting the character of the town is protecting the quality of life.
- Buildings are too big, on small lots.
- There is a disconnect between the master plan and what's being built.
- Development won't affect taxes as much as people think; commercial properties can't really bring taxes down.
- New, oversized development is visual pollution.
- The bulletin board needs to come back.
- Change needs to happen. Things can't same the same.
- Taxes will go up and will become a problem for pensioners (fixed income) if you don't let change happen.
- Houses are big and hard to heat, cost lots of money to heat therefore you need to reduce taxes so seniors can afford to stay in their houses.
- No change is no growth.

- A small town has quality housing, schools and services, but not quality shops.
- Recreation should be designed for families, not seniors.
- Riverton and Palmyra are too small for two senior centers.
- The town needs a place that people can rent for gatherings.
- Seniors need a shuttle, particularly between Riverton and Palmyra.

Meetings-senior citizens notes.10-1107

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MEMORANDUM

To: File

From: Tamara L. Lee, PP, AICP, CLA, ASLA

Re: Business Owners' Meeting Notes

Date: October 11, 2007

Meeting held at 7 pm on October 10, 2007 at the Riverton Public Library.

Comments from participants :

- The new plaza by Zena's has been good for business. It's heavily used.
- People sit in the plaza, buy food and stay to eat in the plaza.
- Often strollers are lined up.
- It's one of the best improvements to Riverton in a very long time.
- It's helped Zena's and the ice cream parlor.
- At night, people often sit in the plaza.
- Taking out the right turn lane onto Broad St. has made it easier to cross Broad St.
- The War Memorial site should be redesigned, and maybe the war memorial should be repositioned to make that corner more inviting. There are plans to redesign the lot.
- There's space next to Erin's cleaners for a vest pocket park.
- Riverton needs a dog park.
- National Casein should be a park. It should not be densely developed.
- There's a business on Canal Street that dumps into the creek (on Cinnaminson).
- The Pompeston needs to be dredged.
- National Casein has no desire to make it into a park. The park idea was never brought to National Casein in the right way.
- Will the category of the creek be changed, thereby increasing the buffer width?
- Cinnaminson wants control of both sides of the creek – check and see if Cinnaminson has jurisdiction over a sliver of the Riverton side of the creek.
- Directional signs to businesses should be part of the streetscape.
- It would be nice to have a trolley, horse and buggy service, tie into steamboat business. Might not have enough draft for steamboat operation, might need to dredge to pier.
- The town needs to capitalize on its history, have signs that tell the story.
- The historical society needs a storefront, building.
- The post office bldg should be the municipal building & include an historic kiosk.
- Nothing defines the east entrance of town, the post office building could be a defining element at the east entrance. The town would be balanced with the yacht club at one end and the post office at the other; symmetry.

- What's the next spot after Zena's plaza; so you get to the plaza at the center of town, where do you go from there?
- Don't give downtown away to condos.
- Need lots more light in town, downtown and around town.
- Traffic is too fast on Lippincott.
- Need to improve Memorial Park, add irrigation.
- Retail uses in small towns is getting soft – losing to malls.
- Eateries are good in small towns.
- Town needs to allow restaurant liquor licenses.
- Office and retail is not good for the second floor.
- There's not enough room in town for 2 or three of the same type of stores – 2 gift shops only compete with each other.
- Limiting store size won't work because rents in town are too high.
- Service industry & food services are the only types of uses that will work in town.
- Businesses can't afford the taxes and they can't shoulder the burden. Businesses can't relieve tax burden from residential users.
- Coffee with wifi bar is a good use in town; other say, coffee doesn't generate a lot of income therefore they won't survive.
- Things like real estate, office uses have employees that will use local eateries.
- We need to welcome franchises; they're the only ones who can afford to stay in town, just make sure they design their projects to fit the Riverton character.
- Riverton is a dry town, but we could do BYOB.
- Businesses should establish a relationship with the Riverline and advertise on the trains.
- Market Riverton businesses/eateries in liquor stores outside of town
- The town has no night life.
- Locals don't walk.
- Have social functions in the business district and encourage people to go uptown; ie. social at the yacht club and on into town. Tried it and it didn't work.
- We'll be able to market to Cinnaminson residents – lots of new building happening in Cinnaminson.
- The CVS is drawing people from Cinnaminson into Riverton.
- There's no nighttime gathering place.
- Associations within Riverton need to work with each other.
- CVS will hurt retail stores. Already 2 out of three gift shops have decided to close because of CVS
- Highlight history with plaques, golden foot steps and pillars.
- The train has helped businesses.
- The lot across from the train station should remain open space or maybe make it a horseshoe around an open space.
- No one walks to shop.
- Night life is not feasible
- A theater would be nice, but how would it afford to exist. Can't make much money on theater productions and rent/taxes are too high.
- The porch club has a theater.

Meetings-business owners notes.10-1107

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MEMORANDUM

To: File

From: Tamara L. Lee, PP, AICP, CLA, ASLA

Re: General Meeting Notes

Date: November 14, 2007

A meeting for the general public was held at the school on November 14th between 7 pm and 9 pm. The results of the discussion and the public's weighted assessment of the issues is as follows:

Issues to consider	Strongly Agree	Strongly disagree
Pompeston Creek		
• Kayaking		
• Bird watching		
• Photographing		
• Children play in the woods		1
• Fishing, best by Broad Street bridge		
• Walking		
• Sitting on benches		
• Skating, but difficult with change in tides		
• Walking and small craft accessibility is difficult	3	
• Should maintain and enhance creek	3	
• Enhance plant and animal diversity	2	
Memorial Park		
• It's good that the leagues use the park	1	
• The league play is mainly younger children, 4 to 9 yrs old		
• Add an artificial turf field	1	5
• Add a pool		15
• Picnic area needs new equipment		
• Need a skate park	2	4
• Improve/enhance summer programs	1	
• upgrade grandstand and bathrooms	3	

Issues to consider	Strongly Agree	Strongly disagree
• Add a pavilion/ gathering area	4	
• Train sheds should be renovated (used for storage)	1	1
• Add a running track	2	
• Add lighting – ask police their opinion regarding safety	1	
• Add swings for adults		2
• No structure/organization to site designs		
• Like openness, improve vistas	1	
• Need a space to hold events, where vendors can set up	1	
• Add wide paths	3	
• Develop a system of coordination for organizing groups and their activities	1	
• Need a community center	1	
• The park is used by the school		
• Improve ‘horseshoe path’ by creek		
• Improve walkable connection to downtown from park	2	
Downtown		
• Need gathering areas	1	
• Need senior community center	4	
• Need a pedestrian friendly loop through entire town	3	
• Type of stores in downtown are and should be recreation, no so much ‘the essentials’/little shoppes		
• Borough hall should be closer to downtown	2	
• Events by various organization need to be coordinated better and linked together	1	
• Borough’s events should coordinate more with businesses	2	
• Need more eating and socializing uses	2	
• Unlit sidewalks are a problem with the downtown	1	
• Uneven sidewalks/conflict with trees, is a problem	1	
• People walk in the street, not on the sidewalks		
• There are places without sidewalks		
• Investigate becoming a ‘Main Street Community’		
• Downtown should be marketed more	13	2

Issues to consider	Strongly Agree	Strongly disagree
• Riverton should remain 'the best kept secret'		4
• Riverton should partner with Chamber of Commerce to publicize events	6	
• Reinstall bulletin board		
• Coordinate and consolidate all the various newsletters	2	
• Promote façade improvements		
• Businesses can't survive on just Riverton residents	7	
• Add a local museum		
• Promote more bed and breakfasts	4	
• Broad Street width and speed are a problem		
• Downtown should be a tourist destination		2
• Need more professional offices	3	
• There could be too much office space		
• Need a subsidy for art galleries	5	
Yacht Club/Golf Course		
• Coordinate with them and market them as part of destination events		
• Initiate hovercraft service from yacht club		3
• Coordinate with Riverfront Art Alliance	1	
• Develop a 'master calendar' for scheduling community events	3	
• Develop riverboat rides		
• Buy golf course for open space	1	2
• Develop community gardens		1
What do you like to do along the river/Bank Avenue?		
• Bike ride		
• Fishing		
• Enjoy the view		
• Walk the dog/kids		
• Enjoy friends		
How can we improve the waterfront?		
• Need public ramp for small water craft	2	
• Add ramp to sewer plant site		
• Pursue waterfront lot by sewer plant	6	
• Fix up houses on the river bank		
• Add more B&B's on the river		
• Convert apartments to condos along the river	1	2

Issues to consider	Strongly Agree	Strongly disagree
Regarding the public/private land along the river:		
<ul style="list-style-type: none"> The public does not understand which parts of the waterfront are privately owned 		
About Bank Avenue, the street:		
<ul style="list-style-type: none"> Limit vehicular access to homeowners only 		
<ul style="list-style-type: none"> Limit vehicular access during certain days and times 	1	
<ul style="list-style-type: none"> Add a stop sign at every intersection 	1	
<ul style="list-style-type: none"> Bank Avenue for pedestrians only 	8	
<ul style="list-style-type: none"> Boardwalk along river side of bulkhead 		6
Kids' Meeting		
<ul style="list-style-type: none"> Kids like soccer 	2	
<ul style="list-style-type: none"> Kids like running the bases 	2	
<ul style="list-style-type: none"> Need a kid-size basketball court 	2	
<ul style="list-style-type: none"> Field trip to the river or the creek 	1	1
<ul style="list-style-type: none"> Like to ride bikes on sidewalks 	2	
<ul style="list-style-type: none"> Like a slide with rollers 	1	1
<ul style="list-style-type: none"> Like gliders 	1	1
<ul style="list-style-type: none"> Walk along river with parents 	2	
<ul style="list-style-type: none"> Kayaking on creek 	2	
<ul style="list-style-type: none"> Need more parks 	2	
<ul style="list-style-type: none"> Different slides: 1/water & 1/mud @ bottom 	2	

General Meeting notes.11-1407