

# **REEXAMINATION OF THE MASTER PLAN**

## **BOROUGH OF RIVERTON, BURLINGTON COUNTY**



Prepared pursuant to N.J.S.A. 40:55D-89  
Municipal Land Use Law

Adopted by the  
Borough of Riverton Planning Board

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## **I. INTRODUCTION**

This report constitutes a Master Plan Reexamination Report for the Borough of Riverton as defined by the New Jersey Municipal Land Use Law (N.J.S.A.40-55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for update and revisions. The Borough last adopted a Master Plan Reexamination Report in June 2007.

Section III of this report identifies the goals and objectives established in the 1998 Master Plan and the 2007 Master Plan Reexamination Report. Sections IV and V describe what changes have occurred in the Borough, the County and the State since the adoption of the 2007 Master Plan Reexamination Report. Finally, Section VI discusses recommended changes for the future and Section VII reviews the status of redevelopment planning in the Borough.

In addition, a public survey was conducted in March of 2018 to obtain resident input on issues/planning priorities in the Borough. Many of these responses have been included in the Recommendations section of the report. A summary of the survey is attached as Appendix A.

## **II. PERIODIC REEXAMINATION**

The Master Plan serves as the guiding document in the development and redevelopment of municipalities in that it sets forth the vision for the community through the Land Use Board. Through the setting forth of assumptions, policies, goals, and objectives, it becomes the framework against which development activity is compared for conformance thereby providing guidance to boards having land use jurisdiction. The significance of the Master Plan is also derived from the fact that it forms the legal foundation for the zoning ordinance and zoning map which, in turn, must be substantially consistent with the municipality's land use policies. The New Jersey Municipal Land Use Law (NJSA 40:55D-89) requires that "the governing body shall, at least every 10 years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which shall be sent to the Office of Planning Advocacy and the County Planning Board".

The Reexamination Report should contain the following:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or redevelopment regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policies and objectives.

- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law requires consideration of these five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

### **III. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT**

The 2007 Master Plan Reexamination Report relied upon the goals and objectives detailed in the 1998 Master Plan. The 2007 Reexamination refined some of the goals and objectives adopted in the 1998 Master Plan and also removed six objectives that were felt to be redundant. The goals and objectives of the 1998 Master Plan along with the revisions (shown in italics) recommended in the 2007 Re-exam are outlined below:

**Goal 1. Preserve and enhance Riverton’s small-town character and strong sense of community and place as evidenced in its pride, concern, and support for community institutions, programs and services.**

- Objective 1. Preserve and enhance the physical condition and character of valued community facilities and places.
- Objective 2. Preserve and enhance the historical integrity of the “town center”.
- Objective 3. Maximize the potential for pedestrian movement over vehicular traffic, throughout the community, particularly in providing access to community facilities, recreation opportunities and retail areas.
- Objective 4. Encourage the development and adaptive reuse of the business district in order to maximize community resident patronage of local business establishments.
- Objective 5. Maximize public awareness of community initiatives and activities to promote public participation and community awareness.
- Objective 6. Promote an appropriate stewardship by private property owners to preserve and enhance the exceptional historic and aesthetic qualities of the community and its buildings.

**Goal 2. Provide the opportunity for a multigenerational, age and income diverse population to live, work and prosper in the Borough of Riverton.**

- Objective 1. Preserve the existing variety of housing types and styles through appropriate zoning regulations.

- Objective 2. Continue the existing ban on further conversion of single family residences into multiple family units and review available incentives to facilitate the conversion of multi-family units back to single family use.
- Objective 3. *Improve* and upgrade of the existing single and multiple family housing stock.
- Objective 4. Seek innovative methods to accommodate the Borough's fair share of affordable housing *in accordance with current COAH regulations*.
- Objective 5. *Promote* pedestrian access to the Town Center.
- Objective 6. *Promote* opportunities for increased employment within the Borough.
- Objective 7. Develop ordinances to regulate and inspect existing apartments in the Borough.
- Objective 8. Encourage and support services and activities for the full range of residents of all ages.

**Goal 3. Preserve and enhance the key distinguishing man-made and natural features that define Riverton's character as a historic, Victorian, riverfront community.**

- Objective 1. Retain the existing open vistas, public open space and residential land use pattern adjacent to the Delaware River.
- Objective 2. Encourage the stability and maintenance of pedestrian use of lands adjacent to the Riverfront.
- Objective 3. Preserve and enhance the Borough's vast inventory of mature trees through *funding* adequate maintenance and replanting *while maintaining high standards of the Tree City, USA designation*.
- Objective 4. Accentuate the history and historic resources of the Borough through all municipal activities and communications in order to bolster Riverton's reputation as a historic area.
- Objective 5. Retain the architectural integrity of existing structures.
- Objective 6. Create and implement a streetscape plan for prominent, public areas to preserve the Borough's special places.

**Goal 4. Strengthen the Borough's economic vitality.**

- Objective 1. Encourage development and adaptive reuse within the Borough's business district.
- Objective 2. *Establish a Riverton Business Economic Development Association jointly with Council and Business Owner membership*.
- Objective 3. Preserve and maintain the historic "town center" character of the Borough's business district.
- Objective 4. Promote creativity, invention and innovation in preserving, maintaining and recreating the original period architectural character and aesthetics of the Borough's business district.
- Objective 5. Take advantage of outside funding sources for infrastructure improvement, business incentives and tax relief to enhance economic opportunity in the Borough.
- Objective 6. Maintain and improve the existing infrastructure of the Borough.

The majority of these goals and objectives remain relevant in 2018.

#### **IV. THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED**

At the time of the 1998 Master Plan the Borough identified several issues relating to land use. One of the most important goals of the 1998 Master Plan was to rezone the Borough in a manner that more closely reflected existing conditions. This resulted in the rezoning of the entire Borough with residential areas zoned to reflect existing and predominate lot sizes. Three residential zoning districts were established: R-15 (or 15,000 minimum square foot lots), R-8 (or 8,000 minimum square foot minimum lots), and R-4 (or 4,000 minimum square foot lots). Commercial areas were zoned into two districts, the Neighborhood Business district (NB) and the General Business District (GB). Industrial uses as a permitted use were restricted. When the Borough received COAH certification in 2001, it added an Affordable Housing Zone (AH) on Martha's Lane which continues to serve the community well and reflects the Borough's hope to promote a varied, though balanced pattern of land uses. In 2001, the Borough subsequently added an Historic Overlay Zone and an Affordable Housing Overlay Zone (on that portion of the Riverton Country Club property that lies within the Borough) to assist in the preservation of existing historic resources and to aid the municipality in addressing its existing affordable housing obligation.

In addition, the new ordinances that were adopted after the 1998 Master Plan have some inconsistencies in them. In general, the zoning districts reflect the Master Plan goals and objectives. However, some of the definitions and zoning requirements contradict each other. The land use ordinances should be reviewed for inconsistencies and corrected.

Other land use issues outlined in the 1998 Master Plan Reexamination which remain relevant include:

- 1) Continuing efforts to reduce traffic on neighborhood streets
- 2) Addressing emerging home-based small businesses, such as child care and other home occupations
- 3) Encouraging small-scale retail uses to increase ratables
- 4) Installing appropriate buffers between commercial and residential uses
- 5) Limiting industrial development to high-tech and communication uses
- 6) Enhancing access to Memorial Park
- 7) Permitting churches to provide additional services, such as child care and after school programs, while mitigating potential traffic and parking issues

## V. SIGNIFICANT CHANGES TO THE UNDERLYING BASIS OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS

### Demographic Characteristics and Changes

#### Population Trends

As shown in the chart below, the population of Riverton has been in decline for the past few decades but showed a slight increase of 0.7% from 2000 to 2010 according to the US Census. This is not consistent with Burlington County, which has seen an increase in population since 1970, though the growth has been slower each subsequent decade through 2010.

Total Population Change 1970 - 2010						
	Riverton		Burlington County		New Jersey	
Year	Population	Change	Population	Change	Population	Change
1970	3,412	+88 (2.6%)	323,132	+98,683 (44.0%)	7,168,164	+1,101,302 (18.2%)
1980	3,068	-344(-10.1%)	362,542	+39,410 (12.2%)	7,364,823	+196,659 (2.7%)
1990	2,775	-293 (-9.6%)	395,066	+32,524 (9.0%)	7,730,188	+365,295 (5.0%)
2000	2,759	-16 (-0.6%)	423,394	+28,328 (7.2%)	8,414,350	+684,162 (8.9%)
2010	2,779	+20 (0.7%)	448,734	+25,340 (6.0%)	8,791,894	+377,544 (4.5%)

As shown in the chart below, the racial makeup of the Borough has also remained consistent with a slight decrease in the white population and a slight increase in the African American and Hispanic populations between 2000 and 2010, according to the 2010 Census. This is consistent with Burlington County, which saw a decrease in the white population with subsequent increases in all other racial/ethnic categories.

Population Breakdown by Race 2000 - 2010						
	Riverton		Burlington County		New Jersey	
Race	2000	2010	2000	2010	2000	2010
White	2,621 (95.8%)	2,596 (93.4%)	331,898 (78.4%)	331,342 (73.8%)	6,104,705 (72.6%)	6,029,248 (68.6%)
African-American	49 (1.8%)	92 (3.31%)	64,071 (15.1%)	74,505 (16.6%)	1,141,821 (13.6%)	1,204,826 (13.7%)
Native American	3 (0.1%)	3 (0.1%)	898 (0.2%)	985 (0.2%)	19,492 (0.2%)	29,026 (0.3%)
Asian	22 (0.8%)	21 (0.7%)	11,378 (2.7%)	19,395 (4.3%)	480,276 (5.7%)	725,726 (8.3%)
Other	64 (2.3%)	67 (2.4%)	6,255 (1.5%)	9,193 (2.0%)	450,972 (5.4%)	559,722 (6.4%)
Hispanic	30 (1.1%)	56 (2.0%)	17,632 (4.2%)	28,831 (6.4%)	1,117,191 (13.3%)	1,555,144 (17.7%)



As shown in the chart below, median age has slightly increased in the past 10 years, from 41.8 years to 44.2 years for both sexes according to the US Census. This makes the median age in Riverton at nearly four years older than the County, which has experienced an increased median age of over 3 years, and over five years older than the State median age.

<b>Median Age 2000 and 2010</b>						
	<b>Riverton</b>		<b>Burlington County</b>		<b>New Jersey</b>	
	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>
<b>Male</b>	40.6	42.5	NA	38.9	NA	37.4
<b>Female</b>	42.8	45.2	NA	41.9	NA	40.3
<b>Both sexes</b>	41.8	44.2	37.1	40.4	36.7	39.0

According to the 2006-2010 US Census American Community Survey estimates, the median household income of the Borough has increased significantly from \$58,977 in 2000 to \$94,762 in 2010 and per capita income for Riverton was \$47,945. This income growth was over \$20,000/year greater than Burlington County and \$27,000 more than New Jersey as a whole.

<b>Median Household Income</b>		
	<b>2000</b>	<b>2010</b>
<b>Riverton</b>	\$ 58,977	\$ 94,762
<b>Burlington County</b>	\$ 58,608	\$ 74,329
<b>New Jersey</b>	\$ 55,146	\$ 67,681

As shown in the chart below, approximately 3.4% of families and 4.2% of the population in Riverton were below the poverty line which is less than poverty rates in both Burlington County and the state of New Jersey.

<b>Poverty Levels 2010</b>			
	<b>Riverton</b>	<b>Burlington County</b>	<b>New Jersey</b>
<b>Families</b>	3.4%	3.8%	6.7%
<b>People</b>	4.2%	5.5%	9.1%

## Employment Trends

Riverton's local employment figures have essentially mirrored the county's and state's trajectory between 2000-2010. There was a nominal increase in the number of people in the labor force, and a significant increase in the unemployment rate, which is to be expected, as this was shortly after the 2008 recession. Unlike the county and state though, Riverton's percentage of people not in the labor force dropped between 2000-2010. See the table below.

Employment Status 2000-2010						
	Riverton		Burlington County		New Jersey	
	2000	2010	2000	2010	2000	2010
<b>Population 16 years and over</b>	2,247	2,259	328,907	354,924	6,546,155	6,893,087
<b>In labor force</b>	1,386	1,588	219,871	241,331	4,204,393	4,596,702
<b>Civilian labor force</b>	1,382	1,575	214,348	237,543	4,193,145	4,587,250
<b>Employed</b>	1,352	1,472	205,886	220,207	3,950,029	4,230,560
<b>Unemployed (rate)</b>	30 (1.3%)	103 (4.6%)	8,462 (2.6%)	17,336 (4.9%)	243,116 (3.7%)	356,690 (5.2%)
<b>Not in labor force</b>	861	671	109,036	113,593	2,341,762	2,296,385

The occupational status of Riverton residents underwent a considerable shift between 2000-2010. Management, professional, and related occupations increased by 9.1%, which is over four times greater than the county and state rates. There additionally was some growth in service occupations, though Riverton still has fewer people percentage wise employed in service occupations than Burlington County or the State of New Jersey. Riverton also saw a dramatic decrease in the number of "blue collar" occupations, with "construction, extraction and maintenance" occupations decreasing by nearly half, and "production, transportation and material moving" occupations falling by nearly two-thirds. Both of these decreases are outliers compared to the county and state, which experienced only moderate occupation losses in these sectors. See table below.

Occupation Status 2000-2010						
	Riverton		Burlington County		New Jersey	
	2000	2010	2000	2010	2000	2010
<b>Management, professional and related occupations</b>	642 (47.5%)	833 (56.6%)	79,663 (38.7%)	90,093 (40.9%)	1,501,037 (38.0%)	1,667,330 (39.4%)
<b>Service occupations</b>	84 (6.2%)	124 (8.4%)	26,245 (12.7%)	31,397 (14.3%)	538,952 (13.6%)	668,098 (15.8%)
<b>Sales and office occupations</b>	381 (28.2%)	397 (27.0%)	60,580 (29.4%)	61,517 (27.9%)	1,123,921 (28.5%)	1,122,931 (26.5%)
<b>Farming, fishing, and forestry occupations</b>	0 (0%)	NA	416 (0.2%)	NA	6963 (0.2%)	NA
<b>Construction, extraction, and maintenance occupations</b>	110 (8.1%)	62 (4.2%)	15,632 (7.6%)	16,836 (7.6%)	306,196 (7.8%)	331,641 (7.8%)
<b>Production, transportation, &amp; material moving occupations</b>	135 (10.0%)	56 (3.8%)	23,350 (11.3%)	20,364 (9.2%)	472,960 (12.0%)	440,560 (10.4%)

## Housing Trends

As illustrated in the chart below, Riverton has experienced a shift in the type of housing provided in the Borough. Whereas in 2000, around 60% of housing units were detached single family units, by 2010 almost 75% are now detached single family homes. This coincides with a significant decrease in the number of 5-9 unit buildings and duplexes. This places the Borough as an outlier compared to Burlington County and the State of New Jersey, both of which experienced modest changes in the percentage of single family and small multi-family units. Riverton did experience a similarly increased vacancy rate between 2000-2010 compared to the county and state.

<b>Housing Units</b>						
	<b>Riverton</b>		<b>Burlington County</b>		<b>New Jersey</b>	
	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>	<b>2000</b>	<b>2010</b>
<b>Total Housing Units</b>	1,113	1,235	161,311	174,382	3,310,275	3,529,033
<b>Occupied Housing Units</b>	1,066 (95.7%)	1,160 (93.9%)	154,371 (95.7%)	165,284 (94.8%)	3,064,645 (92.6%)	3,176,069 (90.0%)
<b>Vacant Housing Units</b>	47 (4.3%)	75 (6.1%)	6,940 (4.3%)	9,098 (5.2%)	245,630 (7.4%)	352,964 (10.0%)
<b>Units in Structure</b>						
<b>1-unit, detached</b>	677 (60.8%)	900 (72.9%)	104,299 (64.7%)	113,178 (64.9%)	1,794,967 (54.2%)	1,899,905 (53.8%)
<b>1-unit, attached</b>	139 (12.5%)	107 (8.7%)	22,090 (13.7%)	26,376 (15.1%)	285,268 (8.6%)	325,488 (9.2%)
<b>2 units</b>	113 (10.2%)	65 (5.3%)	3,783 (2.3%)	3,279 (1.9%)	331,393 (10.0%)	333,605 (9.5%)
<b>3 or 4 units</b>	78 (7.0%)	114 (9.2%)	6,374 (4.0%)	5,492 (3.1%)	223,580 (6.8%)	230,462 (6.5%)
<b>5 to 9 units</b>	100 (9.0%)	13 (1.1%)	8,196 (5.1%)	7,562 (4.3%)	160,249 (4.8%)	175,115 (5.0%)
<b>10 to 19 units</b>	0 (0.0%)	36 (2.9%)	7,251 (4.5%)	9,033 (5.2%)	161,666 (4.9%)	178,518 (5.1%)
<b>20 or more units</b>	6 (0.5%)	0 (0.0%)	6,809 (4.2%)	6,609 (3.8%)	318,765 (9.6%)	349,318 (9.9%)
<b>Mobile Home</b>	0 (0.0%)	0 (0.0%)	2,477 (1.5%)	2,838 (1.6%)	33,600 (1.0%)	3,5742 (1.0%)
<b>Other</b>	0 (0.0%)	0 (0.0%)	32 (>.01%)	15 (>.01%)	787 (>.01%)	880 (>.01%)

There have been some considerable changes to the demographic profile of Riverton since the last Reexamination report. The aging population, swing in single vs. multi-family housing stock, occupational shift to management professions and rise in incomes implies that Riverton is becoming a more attractive community for older, educated, and affluent individuals and couples. Aspects related to aging in place and exploring diversity of housing needs may need to be addressed before the next master plan reexamination.

## Other Changes

There have been a few significant changes since the both the 1998 Master Plan and the 2007 Reexamination were prepared. The following is a summary:

- 1) Completion of the RiverLine light rail system and station on Main Street
- 2) Redevelopment of the Nuway and Sitzler tracts
- 3) Construction of streetscaping improvements along Broad Street
- 4) Adoption of a new ordinance to allow bed and breakfast inns
- 5) Establishment of Riverton Improvement Association, Riverton Business and Civic Association, and Riverton Economic Development Committee to support and promote downtown business area
- 6) Reformation of the River Route Advisory Committee to address Route 130 Corridor issues
- 7) The Borough adopted Ordinance 11-2017 to address changes to the FEMA flood maps in compliance with NJDEP regulations.

## VI. RECOMMENDED SPECIFIC CHANGES TO THE MASTER PLAN AND DEVELOPMENT REGULATIONS

The following section outlines recommended amendments to the various Master Plan Elements:

### **Land Use Element:**

Update the existing land use element to reflect the successful redevelopment of the NuWay and Sitzler tracts and consider removing the Area in Need of Redevelopment designation from these tracts, as well and re-zone the Sitzler tract to R4 from GB.

Recognize the newly permitted use of facilities with limited brewery licenses in both the NB and GB districts.

The New Jersey Legislature has been considering a variety of bills to decriminalize and legalize marijuana possession in permitting the personal use of small amounts for persons aged twenty-one and over. Introduced in the 2018 Legislative Session, these bills additionally have land use implications for municipalities. As presently proposed, in order to prohibit marijuana facilities within its border, a municipality must pass an ordinance within one year of the effective date of the ordinance. Failure to do so will result in automatic permission for such facilities to operate within the municipality for five years. Should a municipality choose to permit marijuana facilities, it may enact ordinances or regulations to: govern the time, place, manner and number of such establishments; issue, revoke and suspend licenses; set fees, and establish penalties for violation of the ordinance. Accordingly, Riverton should monitor the progress of this legislation and begin to assess the interest of its residents in either prohibiting or permitting marijuana facilities within its borders. Should Riverton decide to permit such facilities, consideration will need to be given to those areas of the municipality best suited taking into consideration the usual concerns of land use planning including available space, surrounding uses, circulation and traffic.

Review options for creating incentives for the conversion of formerly single-family units that were converted to multi-family housing, back to single-family use.

In the General Business District (GB) remove automobile, boat and recreational vehicle sales agencies, automobile repair shops and gasoline service stations and car washing facilities as conditional uses from §128-27.

In the Neighborhood Business District (NB) remove automobile repair shops as a conditional use from §128-32.

Examine the issue of permitting front yard fences in §128-58, providing they are three (3) feet or less in height and are open-style fences such as wrought iron or picket.

Expand the types of permitted home occupation businesses in §128-12 to include the following:

- 1) professional and technical services, such as: accounting, insurance and financial services; business management, marketing and public relations services; architectural, engineering and other design services; computer software and internet-related businesses; general research and other business consulting services
- 2) home-based business offices of construction contractors, such as electricians, plumbers, carpenters, painters, masons, etc., as long as the use does not include on-site workshops or material storage
- 3) home-based business offices of administrative and business-support services, such as employment services, facility support and property maintenance services, investigation and security services, business clerical and secretarial services, event planning, travel arrangement

## **Housing Element**

The Housing Element in the 1998 Master Plan recommended the following: new construction or rehabilitation projects should be consistent with the existing scale of residential development, incentive-based ordinances should be adopted to encourage housing rehabilitation, existing ban on conversion of single-family homes to multiple-family homes should be continued, apartments should be incorporated into commercial zones (rental over retail), development or redevelopment which promotes the intimate character of residential neighborhoods should be encouraged.

The 2007 Master Plan Reexamination affirmed most of these goals, with the exception of encouraging apartments over retail space in the downtown. It recommends that affordable housing should mainly be provided through rehabilitation instead.

In 2010, Riverton drafted a new Housing Element and Fair Share Plan and submitted it to COAH in an effort to secure Third Round certification. The COAH methodology for this round was later invalidated by the Courts. In 2015 Riverton updated its Housing Element and Fair Share Plan and submitted a Declaratory Judgement (DJ) to the court.

## **Circulation Element**

The Circulation Element in the 1998 Master Plan described the Borough's street patterns and most heavily-used roads. The following recommendations relating to both pedestrian and vehicular traffic were included and could be updated to reflect existing/current conditions:

- The development of traffic-calming measures along Broad Street would be difficult since this is a County roadway and the Borough has no jurisdiction within the right-of-way. The Borough should continue to work with the County Engineer's office to address public safety issues. Riverton Police Department statistics and input should be utilized as a part of this process.
- Unify streetscape designs throughout the Borough
- Encourage shared parking in the downtown area
- Improve public access to the Delaware River and Pompeston Creek
- Develop an ADA-compliant pedestrian walkway along the Pompeston Creek
- Ensure all crosswalks are ADA-compliant and utilize CDBG funds to address this issue
- Continue to partner with Burlington County on the development of the Delaware River Heritage Trail along Broad Street, and examine the feasibility of designating bicycle lanes and/or shared use routes as recommended in the 2007 Riverton Bicycle and Pedestrian Plan
- Installing bike racks at appropriate locations throughout Riverton
- Develop and adopt a Complete Streets policy to aid the municipality in its search for funding as well as provide a policy document that reflects its desire to have its streets be for all users, not simply for motor vehicles.
- Incorporate the 2007 Bicycle and Pedestrian Plan into the revised Circulation Element.

## **Recreation Element**

Adequate open space and recreation opportunities for residents of all ages continue to be important to the quality of life in Riverton. In the future focus on recreation for older aging in place residents as well as the younger segment of the population should become a priority. In 2007 Riverton completed an Environmental Resource Inventory which collected important environmental data on natural and manmade resources. The document did not provide any goals or recommendations, rather it was intended to be strictly an inventory of existing resources.

In 2008 an Open Space and Recreation Master Plan Element was prepared and adopted, which replaced the Recreation Element in the 1998 Master Plan. The existing plan includes resources located in the Borough of Palmyra as part of the inventory. This should be corrected by updating the document to only include existing, municipally-controlled resources. In addition, the specific recommendations for Memorial Park, Pompeston Creek, the Delaware River waterfront and Bank Street should be updated to reflect current conditions.

## **Municipal Services Element**

According to the 1998 Master Plan, the Borough provides a broad range of services to its residents within limited resources for such a small municipality. These include: public water and sewer, firefighting, police protection, elementary education, road maintenance, trash removal and parks and recreation.

The Plan should be updated to reflect current conditions including: upgrades to the sewer plant, which is located within the 100-year floodplain, ongoing repair/replacement of sewer lines, developing a long-term schedule for road improvements, feasibility of shared services, and development and support of municipal advisory boards to monitor services and develop plans for long-term needs.

## **Historic Element**

The Historic Element of the 1998 Master Plan describes the history of Riverton and its importance as the model for future suburban development and home of historically significant citizens. Maintaining the historical character of Riverton is important to Borough officials and residents, and an important goal of the 1998 Master Plan was to preserve and enhance the historical integrity of the town center. To this end, the Riverton Historic District was placed on the New Jersey State Register in 1998 and the National Register in 1999. An Architectural Review Committee has been set up to review projects in the Historic District for consistency with the historic/aesthetic standards of Riverton. The Borough had also constructed historically-appropriate streetscape enhancements along Broad Street, encouraged architecturally-compatible designs for the Nuway and Sitzler tracts, and continues to encourage builders and developers to include design standards in their projects to ensure that they are reflective of Riverton's quaint, small-scale charm. Residents not having adequate funds to maintain the historic character of their homes has resulted in the loss of some structures due to neglect. In the future examining tools to encourage preservation while allowing residents to remain in their homes should be a priority.

According to the survey conducted as part of this Master Plan Re-Examination Report, a majority of Riverton residents responding (80%) feel that the Borough's current historic preservation program of having an Architectural Review Committee provide non-mandatory historic preservation advice for property owners in the historic area is sufficient to preserve Riverton's historic character. Therefore, the current system in place to conserve the unique historical atmosphere of the Borough appears to be successful and no further changes are recommended at this time.

## **Economic Element**

One of the primary goals of the previous Master Plan was to strengthen the Borough's economic vitality. Riverton has been designated as a Center, via its participation in the Route 130 Corridor planning process. Permitting and expanding the types of home-based businesses allowed in residential zones should be a priority in the future.

In 2009 the Borough developed, in conjunction with a private consultant, a plan for improving the downtown business district. As part of this plan, community visioning sessions were held to obtain residents' opinions on solutions for revitalization. The Plan's recommendations included: developing new niche businesses, providing additional types of restaurants and outdoor dining, holding regularly-scheduled events at the Plaza, improvements to the streetscape and traffic calming measures. Some of these recommendations have been implemented, but a number of them remain to be completed.

## **Conservation Element**

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

## **VII. REDEVELOPMENT PLANNING**

A Redevelopment Plan was prepared by Alaimo Associates in 2006 for the Nuway Tract (Block 1501, Lots 20,21,22 and 23) and Sitzler Tract (Block 904, Lots 2 and 3, Block 905, Lot 6 and Block 906, Lot 1). The plan has been effectuated and resulted in the successful redevelopment of the Nuway and Sitzler tracts by private developers resulting in construction of a CVS, Beneficial Bank and strip mall on the Nuway Site and offices and townhomes with some commercial space, including a post office on the Sitzler Site.

There are potentially two additional sites that the Borough may want to consider pursuing for redevelopment/rehabilitation – the former Collins Lumber Yard located at the corner of Lippincott Avenue and Harrison Street (Block 1100, Lot 1) and National Casein located at 401 Martha's Lane (Block 1500, Lots 1 & 2).

National Casein, which manufactures, and markets industrial-grade adhesives, has been in operation for many years and has been a stable non-residential ratable for the community. However, after the 1998 Master Plan was adopted, the site was rezoned from industrial to commercial. According to the 2007 Master Plan Reexamination, the local opinion at that time was to promote a future use that would be primarily retail and office in character, with a minor residential component. Additional discussion should be facilitated to determine if this is still the desire of the municipality.



The discussion may also include the former Collins Lumber Yard site that currently contains multiple storage buildings and an open parking area. Given its desirable location immediately adjacent to the RiverLine Light Rail Station and in the downtown business district, and that the Borough is actively seeking new economic development opportunities as well as the desire for increased green space, additional discussion seems appropriate.

## **APPENDIX A**

Summary of Results - 2018 Master Plan Re-Exam Resident Survey

## **APPENDIX B**

Documents used as reference materials for the preparation of this Master Plan Reexamination:

1998 Master Plan – Tamara Lee, AICP, PP  
Historic Element, Housing Element, Economic Element, Circulation Element, Municipal Services Element, Recreation Element, Land Use Element  
2005 School District Facilities Plan- Riverton School District  
2005 Storm Water Pollution Prevention Plan (Revised 2009) – Remington, Vernick & Arango  
2006 Redevelopment Plan – Joseph Augustyn, AICP, PP  
2007 Master Plan Reexamination- Tamara Lee, AICP, PP  
2007 Environmental Resources Inventory- Tamara Lee, AICP, PP  
2007 Bicycle and Pedestrian Assistance Plan- RBA Group  
2008 Open Space and Recreation Plan Element – Tamara Lee, AICP, PP  
2008 Guidelines to Preserve Riverton Waterfront Study- Tamara Lee, AICP, PP  
2008 Housing Element and Fair Share Plan  
2009 Revitalizing Riverton - Waetzman Planning Group  
2010 Housing Element and Fair Share Plan  
2011 Zoning Map - Guzzi Engineering