

SECTION 6.10: Riverton Borough CCRHVA



-  Hospital
-  Municipal Building
-  School
-  Fire/EMS
-  Power Station

Summary of Vulnerabilities and Resilience Actions for Riverton Borough

The CCRHVA process focused on analyzing the impacts of current and future hazards on critical facilities, natural infrastructure, and other systems through both quantitative data analysis and community engagement. This page provides a high level overview of the results of the analysis, and additional details follow.



Flooding: Flooding is a significant area of concern for residents and community leaders in Riverton Borough and one of the primary sources of direct risk for assets and residents alike. The majority of flood exposure in Riverton Borough can be found in the northwest.



Sea Level Rise: Sea level rise is a growing concern for Riverton. The majority of the Borough has low sea level rise hazard exposure, but tidal inundation driven by sea level rise is concentrated in the northern and eastern borders, with its close proximity to the water.



Heat: Riverton Borough has an overall moderate risk of extreme heat compared to other hazards. Areas with the highest heat exposure can be found in the center of the Borough, and are generally caused by high amounts of impervious surfaces and lower amounts of green space.



Landslide: Riverton has an overall very low risk of landslides compared to other hazards, but it is still a point of concern in distinct areas. The majority of landslide exposure in Riverton is in the northern and eastern borders.



Wildfire: Riverton has an overall moderate risk of wildfire compared to other hazards, as developed and undeveloped areas alike have the potential to burn. Wildfire potential in Riverton is highest in the south, near the Riverton Country Club, and in the east near the Pompeston Creek.



Drought: Riverton Borough has an overall very low risk of drought compared to other hazards, but it can still affect community assets and resources both directly and indirectly. Exposure. Most of the land in Riverton Borough ranges from slightly drought-vulnerable to drought-vulnerable land.

Resilience actions were developed to address risks identified in Riverton Borough's vulnerability assessment, and include:

- Rehabilitation of Flood Wall along Delaware River
- Improve Local Drainage Infrastructure
- Commercial Property Cleanup
- Pompeston Creek Trail and Riparian Buffer Restoration
- Expansion of Green Infrastructure
- Continuation of Road Maintenance to Respond to Climate Change Impacts
- Stream Cleaning, Bank Stabilization, and Channel Restoration
- Coordinated Response to Widespread Power Outages
- Expansion of NJDEP's Blue Acres Program

These community-specific vulnerabilities and actions, along with other components of the CCRHVA, are presented in more detail in the following sections.

Community Characteristics and Demographics

Located east of Palmyra and north and west of Cinnaminson Township, Riverton Borough (the Borough) has a population of 2,771 people, according to 2023 ACS data. The northern portion of Riverton fronts the Delaware River, while the eastern portion fronts Pompeston Creek. The Borough is substantially built out with residential uses, with little land dedicated to industrial uses or open space. The core of the Borough is a listed historic district with a large stock of 19th century and early 20th century Victorian style homes. River Rd, which divides the town from north to south, is the primary commercial center of the town and contains local retail, restaurants, and small offices. The Borough is served by a River LINE light rail station, which runs parallel to River Rd. **Table 6.10.1** shows socially vulnerable populations in Riverton Borough. Percentages that are higher than the State's percentages are shown in **bold**.

TABLE 6.10.1: Socially vulnerable populations in Riverton Borough.

DEMOGRAPHIC VARIABLE	RIVERTON BOROUGH	PERCENTAGE OF POPULATION	STATE OF NEW JERSEY	PERCENTAGE OF POPULATION
Total Population	2,771	--	9,267,014	--
Total Household Units	1,049	--	3,775,842	--
Occupied Housing Units	1,014	--	3,478,355	--
Vacant Housing Units	35	--	297,487	--
Population 18 or Younger	598	21.60%	2,031,322	21.90%
Population 65 or Older	534	19.27%	1,559,816	16.83%
Population with a disability	171	6.40%	975,308	10.60%
Persons without a high school diploma	27	1.38%	600,736	9.30%

DEMOGRAPHIC VARIABLE	RIVERTON BOROUGH	PERCENTAGE OF POPULATION	STATE OF NEW JERSEY	PERCENTAGE OF POPULATION
Persons below poverty level	162	6.07%	1,415,719	15.56%
Civilians (age 16+) unemployed	N/A*	3.40%	NA*	6.20%
Persons uninsured	69	2.60%	682,266	7.40%
Persons who speak English "less than well"	23	0.87%	562,865	6.44%
Single Parent households	27	2.66%	198,943	5.72%
Minority Ethnicity (non-white)	575	20.75%	4,453,673	48.06%
Mobile homes	0	0.00%	35,303	0.90%
Housing with 10 or more units	7	0.67%	639,960	16.95%
Crowded housing units	0	0.00%	129,710	3.73%
Households with no vehicle	16	1.60%	391,842	11.30%

* Source Data Excluded Numbers (Table DP03 "Selected Economic Characteristics")

Source: 2023 American Community Survey (ACS)

Stakeholder Engagement

Stakeholder engagement was a key component of the CCRHVA process as local stakeholders shared important insights about areas impacted by climate change, their vision for long-term resilience, short, medium, and long-term resilience actions, and much more. In 2025, the Project Team held in-person and virtual community meetings, virtual meetings with elected officials, town administrators, town engineers, and planning board secretaries, and created online platforms for community members to provide comments.

Community Meetings

The public meeting for the Borough of Palmyra, Borough of Riverton, Cinnaminson Township, Delran Township, and Riverside Township took place on April 24th, 2025,

from 6:30 to 8:30 p.m. Approximately 35 stakeholders attended the meeting, including the mayors of Delran, Borough of Riverton, and Riverside, and council members. Five attendees were affiliated with the Borough of Riverton. Attendees from Riverton were primarily concerned with issues of flooding, erosion, sea-level rise, and a lack of funds and resources available to fund the infrastructure upgrades needed to manage these changes. Problem areas identified include storm drains due to their limited capacity to handle higher precipitation rates and rising water levels in the river, and Bank Ave, in addition to other flood-prone streets. Stakeholders from Riverton indicated that the Sacred Heart Church, Riverton Memorial Park, Bank Ave, Main St, Borough Hall, the Riverton Sewer Plant, and historic trees and homes are their most valuable community assets. Resilience to stakeholders in Riverton means the implementation of

proper flood management and mitigation strategies, and other proactive planning mechanisms, which enable the community to withstand climate change-related impacts without extreme consequences.

The Project Team convened the second public meeting on July 30, 2025, at 6:00 p.m. as a virtual meeting that was open to all stakeholders and members of the public from the Study Area. A total of 25 people attended the meeting. The purpose of the meeting was to share progress on community engagement, the results of the draft vulnerability assessment, and to identify objectives and priorities for adaptation and resilience actions. The meeting included an on-screen slide show presentation, five interactive polls, and a question-and-answer portion.

One attendee was from Riverton Borough. Poll responses stated that flooding and sea level rise in the community are not surprising but still important. Threats to critical infrastructure are a concern.

Meetings with Local Officials

MEETING ONE (JUNE)

The Project Team held a virtual meeting with elected officials, business administrators, town engineers, and planning board secretaries from Cinnaminson Township, Palmyra Borough, and Riverton Borough in June. The meeting's goals were to engage municipal leadership in the planning process, share insights from prior public engagement, review relevant plans and documents related to climate change hazards, and collect feedback to guide the vulnerability assessment and future resilience planning efforts. The Project Team also sought to learn about existing resilience efforts and align future engagement activities with the intention of improving resilience

processes and measures already in place in each of the previously mentioned communities. To start the meeting, an overview of the Resilient NJ program was provided, followed by an explanation of the requirement by municipalities to conduct a CCRHVA as a means of compliance with the MLUL. An overview of the components of a CCRHVA was provided for meeting attendees by the Project Team.

An overview of engagement to date, and an explanation of the project's expedited timeline due to federal funding changes was also provided by NJDEP, followed by a summary of the April in-person meeting takeaways for all three groups (in-person meetings were consolidated into three geographic sub-groups rather than the four created for these virtual business administrator meetings), and a more thorough breakdown of feedback gathered for Riverton.

The conversation focused on flooding impacts and actions. The Mayor of Riverton highlighted the importance and benefit of the road flood prevention work happening in Palmyra for Riverton residents, highlighting the connections among the 11 communities. Riverton also shared that they experience flooding when the Delaware River tide comes in and during heavy rainfall. In addition to the river flooding, it was noted that Jack's Run Creek floods with high tide.

MEETING TWO (JULY)

The second virtual meeting was held in July. The meeting's goals were to share the initial results of the vulnerability analyses for the municipalities, discuss potential resilience actions, and share the draft policy statements for the municipal officials' review.

The Project Team highlighted the steps of

the vulnerability assessment, the hazards analyzed, the resources identified, and key results of the analysis. Potential resilience actions were discussed and the information needed for the development of all actions were discussed. The draft policy statements were also reviewed.

Officials from Cinnaminson and Riverton remarked on the need for collective action in approaching resilience. The two municipalities highlighted dredging issues, with Riverton noting that dredging could be complicated depending on the classification of the waterbody. The Riverton representative also noted that Jack's Run is a critical waterway with a lot of erosion along these banks. The issue is not limited to Riverton – homes on the Cinnaminson side have also flooded.

MEETING THREE (OCTOBER)

The third and final virtual meeting was held in October. The meeting's goals were to share the results of the vulnerability assessment and develop resilience actions. During this meeting, the Project Team highlighted the findings from the vulnerability assessment, including key findings for each municipality. The Project Team also reviewed submitted resilience actions to obtain more information on them and continued working with municipalities that did not previously submit resilience actions to develop actions that address vulnerabilities. The group also discussed redevelopment areas for clarity in understanding for the buildout analysis.

Riverton officials noted that they may be interested in all four of the regional actions mentioned, continuation of road maintenance to respond to climate change impacts, expansion of NJDEP's Blue Acres program, stream cleaning, bank stabilization, and channel restoration, and coordinated response to power outages.

Other potential resilience actions discussed include an action to reduce street flooding and install curb strips. The Borough noted that they would use native plantings with deeper root systems and would focus on the two areas the vulnerability assessment highlighted. Another resilience project discussed is the rehabilitation of the flood wall along the Delaware River. The entire northwest of Riverton is along the Delaware. Riverton participants noted that they would develop additional potential resilience actions.

Map and Survey Comments

The Project Team received 16 points of information for Riverton Borough, noting assets, climate concerns, problem areas, and resilience visioning. Flooding was a common theme. Drought and erosion were also noted. Commenters envisioned a future that includes prudent decision making to minimize loss and maximize preparedness, homes without flooding, clean air and water, good land management, preparedness, effective storm water management, and drought preparedness.

Vulnerability Assessment

The Project Team leveraged best-available hazard and asset data to quantitatively assess and map asset exposure, sensitivity, and vulnerability across six different hazards, including flooding, sea level rise, heat, landslide, wildfire, and drought.

RESILIENCE VISIONING COMMENTS

What does resilience mean to you?

Being able to deal with negative situations that deal with climate issues

Resilience means that our town governance and its residents become more educated about the most probable impacts of climate change so that we can make prudent choices to prepare our systems and infrastructure to accommodate for those changes that will allow for the least possible negative impacts to our residents' daily lives, their families, and way of life.

Imagine a future 50 years away. What do you hope to see in Burlington County?

In 50 years, I imagine a place where conversations are had that discuss all of the positive effects of the prudent decision-making that occurred over the last 50 years that minimized loss and maximized preparedness for the impacts of climate change.

My son being able to live in my home in Riverton without flooding being a major concern. Clean air and water, land managed well.

What does a resilient Burlington County look like to you?

A resilient Burlington County looks like communities working together to invest and prepare for the most probable impacts of climate changes.

One that can manage storm water, and deal with drought.

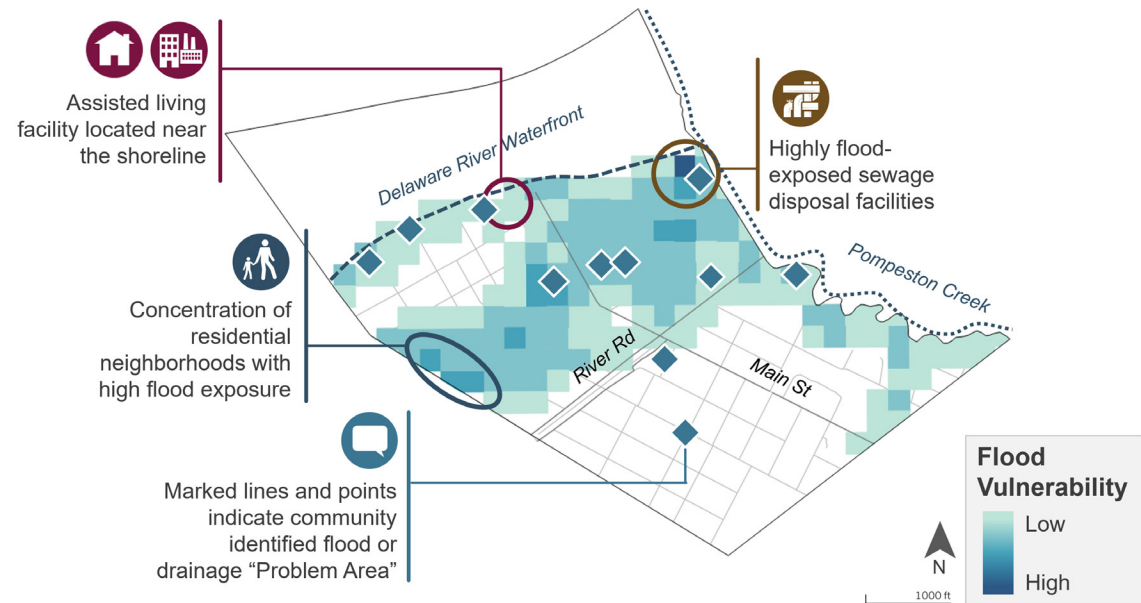


Flooding

Flooding is a significant area of concern for residents and community leaders in Riverton Borough and one of the primary sources of direct risk for assets and residents alike. Flooding occurs when water overflows the normal confines of a river, stream, or other body of water, or when water accumulates over areas that are not normally submerged. The analysis of flood exposure focuses on areas and assets exposed to riverine-driven flooding, based on modeled flood event conditions with a 1% and 0.2% annual chance of occurring. This analysis is expanded to account for future conditions by identifying areas exposed to flooding with an additional factor of three feet of water elevation. Although not modeled in this analysis, prolonged or intense rainfall can also inundate inland areas when runoff overwhelms natural or built drainage systems, leading to stormwater flooding and ponding. See **Section 3** for a more detailed explanation of the flood hazard.

The majority of flood exposure in Riverton Borough is in the northwest. These areas represent 21% of the

FIGURE 6.10.1: Flood vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



land area in the Borough, which are considered to be high flood exposure, or within the 1% annual chance floodplain of today. A little over half of the Borough (52%) is within a modeled floodplain used in this analysis.

Figure 6.10.1 shows the spatial distribution of flood vulnerability across the Borough, highlighting areas where assets and populations are most

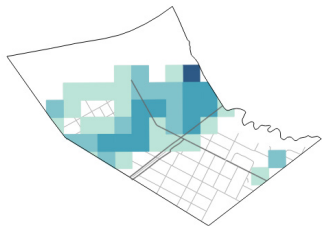
exposed and likely to be adversely affected by flooding.

FIGURE 6.10.2: Flood exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



Floodwaters can lead to severe long-term building damage, often leading to displacement and disruption of services. In Riverton Borough, approximately 4%, or 41 of the 1,083 residential buildings in the Borough are classified as having high flood exposure (within a 1% annual chance floodplain today), and 14%, or 11 of the 77 public and commercial buildings have high exposure, concentrated in the northeast along Pompeston Creek and in the west along Elm Ave and Linden Ave around 4th St and 2nd St.



CRITICAL INFRASTRUCTURE



Flooding can damage critical infrastructure and disrupt essential services, especially if assets are not designed with flood resilience measures in mind. In Riverton Borough, 82% of utility infrastructure have a high exposure to flooding, all of which are sewage facilities. Additionally, a business property on Martha's Ln is a hazardous material site with flood exposure where flooding can lead to material releases that can pose public health concerns and environmental damage. Two miles of transportation routes in the Borough also have high flood exposure. Bank Ave has the highest mileage exposed among roadways, with 0.3 miles of roadway exposed to a 1% annual chance flood.



NATURAL INFRASTRUCTURE



Natural infrastructure is less sensitive to flooding than other assets, as flooding is a natural process that most forests and wetlands are able to withstand. In Riverton Borough, all 17 acres of forests and shrublands in the Borough are exposed to high levels of flooding, all of which are in the northeast along Pompeston Creek. Similarly, all 9 acres of wetlands are also within high flood exposure areas, in the same general area along Pompeston Creek, but wetlands are even more resilient to flooding effects than other asset types.



SOCIAL FABRIC



During floods, demographic factors such as poverty and household composition significantly affect event response and recovery. Census tracts in the north and east have higher concentrations of socially vulnerable populations, indicating that those communities are more susceptible to human suffering and financial loss during and after a flood. While most residential structures are outside of the modeled floodplains, flooding along Pompeston Creek may disproportionately affect elderly residents, persons with disabilities, and households with lower income, education, and limited financial resources.

FLOOD EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various flood exposure categories are provided in **Table 6.10.2**. Exposure categories are based on riverine flood event AEP and sea level rise condition, and represent the smallest flood event to which an area or asset is exposed.

TABLE 6.10.2: Distribution of flood exposure scores for land area and assets in Riverton Borough based on event AEP, grouped by theme.

ASSET TYPE	TOTAL	NO EXPOSURE	LOW	MODERATE	HIGH
		<i>Outside Mapped Floodplains</i>	<i>Exposed to 1% AEP Event or designated low-lying area with 3ft SLR</i>	<i>Exposed to Present-Day 0.2% AEP Event</i>	<i>Exposed to Present-Day 1% (AEP) Event</i>
Land Area	417 Acres	201 (48%)	39 (9%)	89 (21%)	88 (21%)
Community Resources					
Residential Buildings	1,083 Assets	734 (68%)	71 (7%)	237 (22%)	41 (4%)
Public & Commercial Buildings	77 Assets	38 (49%)	14 (18%)	14 (18%)	11 (14%)
Critical Infrastructure					
Utility Infrastructure	11 Assets	--	6 (17%)	1 (9%)	9 (82%)
Health & Emergency Services	2 Assets	2 (100%)	--	--	--
Hazardous Material Sites	5 Assets	2 (40%)	1 (20%)	1 (20%)	1 (20%)
Transportation Routes	15 Miles	9 (58%)	2 (10%)	3 (22%)	2 (10%)
Natural Infrastructure					
Forests & Shrubland	17 Acres	--	--	--	17 (100%)
Wetlands	9 Acres	--	--	--	9 (100%)

Note: All percentages are rounded and totals may not add up to 100%.



Sea Level Rise

Sea level rise is a growing concern for Riverton. For this analysis, exposure to sea level rise considers the areas that may be inundated at high tide, accounting for changes in water levels for tidally-influenced rivers and waterways (such as the Delaware and Pompeston Creek). This analysis looks at modeled tidal inundation scenarios at one-foot sea level rise increments, up to five feet, and identifies the extent to which assets would be exposed to tidal waters. Projections for how dramatically and how fast sea levels will rise vary. Sea level rise can also lead to more chronic flooding and worsening storm conditions, but that is not the focus of this section of the analysis. See **Section 3** for a more detailed explanation of the sea level rise hazard.

Tidal inundation driven by sea level rise is concentrated in the northern and eastern borders, with its close proximity to the water. Across the Borough, 33 acres, or 8%, of land area is modeled as exposed to present-day tidal inundation. The majority of the Borough has low sea level rise hazard exposure. Around the end of the century, 17% of the land area in the Borough may be

FIGURE 6.10.3: Sea level rise vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



exposed to tidal inundation with five feet of sea level rise.

Figure 6.10.3 shows the spatial distribution of sea level rise vulnerability across the Borough, highlighting areas where assets and populations are most exposed and likely to be adversely affected by sea level rise.

FIGURE 6.10.4: Sea level rise exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



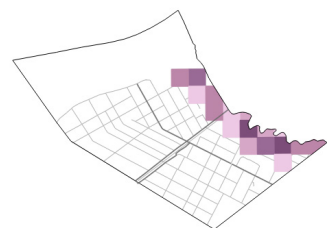
Structures and assets that may be exposed to tidal inundation over time usually require relocation or substantial adaptation strategies. In Riverton, one home and two public and commercial buildings would be exposed to tidal inundation at three feet of sea level rise, and 18 and 11, respectively, would be exposed at five feet. These buildings are concentrated in the northeast.



CRITICAL INFRASTRUCTURE



Sea level rise can severely impact critical infrastructure assets and systems, leaving assets unusable and disrupting critical systems. In Riverton, seven critical infrastructure assets and 1.4 miles of roadway are exposed to 4-5 feet of tidal inundation. This includes multiple sewage treatment plant buildings.



NATURAL INFRASTRUCTURE



The sensitivity of natural infrastructure to sea level rise varies. Some natural landscapes, such as wetlands, have the capacity to adapt in response to changing water levels. Wetlands are known to migrate inland with rising sea levels, if space allows. However, if there is no space to allow wetlands or other natural infrastructure types to migrate, they face the risk of degradation. Nine acres, representing 100% of wetlands in the Borough, are currently exposed to tidal inundation, centralized in the east, which lines the Pompeston Creek. Similarly, 74% of forests and shrublands are exposed under the same conditions.



SOCIAL FABRIC



Residents living in homes directly affected by tidal inundation or chronic flooding may experience substantial physical threats and are vulnerable to severe economic losses and displacement. More broadly, people living in communities affected by sea level rise can face widespread impacts to their lives and livelihoods. This is particularly true for residents with limited economic resources and mobility. Census tracts in the northern and eastern borders of the Borough, which line the Delaware River and the Pompeston Creek, have higher concentrations of socially vulnerable populations, which are more susceptible to human suffering and financial loss with sea level rise.

SEA LEVEL RISE EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various sea level rise exposure categories are provided in **Table 6.10.3**. Exposure categories are based on areas exposed to tidal flooding or designated low-lying areas with varying levels of sea level rise, representing the lowest sea level rise scenario to which an area or asset is exposed.

TABLE 6.10.3: Distribution of sea level rise exposure scores for land area and assets in Riverton Borough based on areas exposed to tidal flooding or designated low-lying areas with varying levels of sea level rise, grouped by theme.

ASSET TYPE	TOTAL	NO EXPOSURE	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH	VERY HIGH
		No SLR Exposure	Exposed under 4-5ft SLR	Exposed under 3-4ft SLR	Exposed under 2-3ft SLR	Exposed under 1-2ft SLR	Exposed under 0-1ft SLR	Exposed under 0ft SLR
Land Area	417 Acres	347 (83%)	12 (3%)	14 (3%)	10 (2%)	1 (<1%)	--	33 (8%)
Community Resources								
Residential Buildings	1,083 Assets	1,065 (98%)	15 (1%)	2 (<1%)	1 (<1%)	--	--	--
Public & Commercial Buildings	77 Assets	66 (86%)	9 (12%)	--	2 (3%)	--	--	--
Critical Infrastructure								
Utility Infrastructure	11 Assets	5 (45%)	6 (55%)	--	--	--	--	--
Health & Emergency Services	2 Assets	2 (100%)	--	--	--	--	--	--
Hazardous Material Sites	5 Assets	4 (80%)	--	1 (20%)	--	--	--	--
Transportation Routes	15 Miles	14 (94%)	1 (3%)	0.2 (2%)	0.2 (1%)	--	--	--
Natural Infrastructure								
Forests & Shrubland	17 Acres	0.1 (1%)	0.2 (1%)	3 (16%)	1 (7%)	0.3 (2%)	--	13 (74%)
Wetlands	9 Acres	--	--	--	--	--	--	9 (100%)

Note: All percentages are rounded and totals may not add up to 100%.

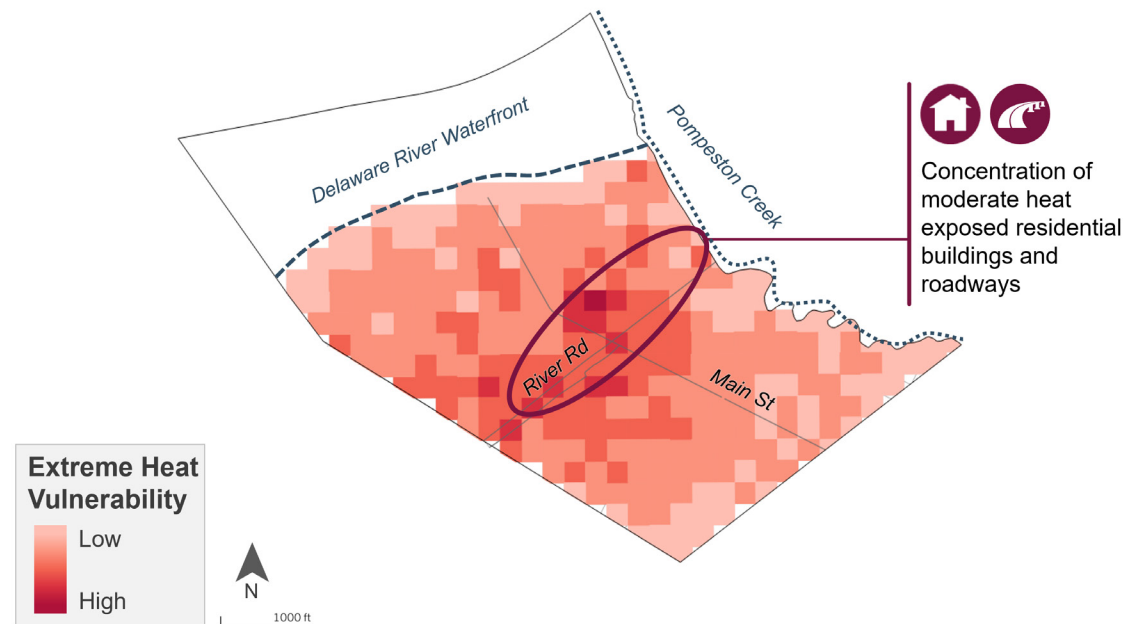


Heat

Riverton Borough has an overall moderate risk of extreme heat compared to other hazards. Heat can affect communities, particularly residents, both directly and indirectly. For this analysis, exposure to extreme heat is assessed using land surface temperature measurements taken in the summer of 2022, which show areas where exposure to extreme heat is relatively higher or lower due to a combination of surface materials and the urban heat island effect. Summer land surface temperatures, which are different from experienced air temperatures, typically range from about 80 to 130 degrees Fahrenheit across the Borough. With climate change, average temperatures, as well as the frequency and length of heatwaves, are expected to increase over time. See **Section 3** for a more detailed explanation of the heat hazard.

Areas with the highest heat exposure in the Borough can be found in the center of the Borough. These high heat areas are generally caused by high amounts of impervious surfaces and lower amounts of green space. The roadways, buildings, and built infrastructure tend to absorb and retain heat, increasing

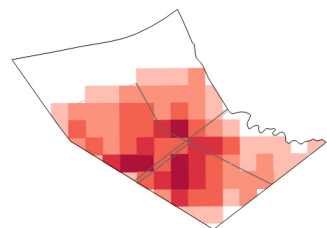
FIGURE 6.10.5: Heat vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



the urban heat island effect. In contrast, areas that are more rural with greater green space or higher tree canopy coverage have less heat absorption and cooler temperatures. None of the land area in the Borough has land surface temperature classified in this study to be moderate-high or high (above 120°F), and 11% of the land area has what this study considers to be

relatively low land surface temperature (less than 100°F).

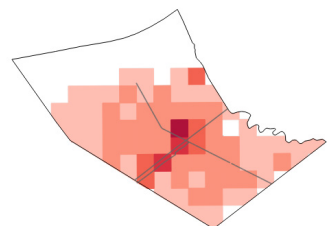
Figure 6.10.5 shows the spatial distribution of heat vulnerability across the Borough, highlighting areas where assets and populations are most exposed and likely to be adversely affected by extreme heat.

FIGURE 6.10.6: Heat exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



In Riverton Borough, no residential, public, and commercial buildings have at least moderate-high heat exposure. While 22% of buildings in the Borough that have moderate heat exposure are unlikely to be directly damaged by high temperatures (e.g., the high heat will not impact the building's structural integrity or its pipes), the residents who use these buildings are also more exposed to extreme heat.



CRITICAL INFRASTRUCTURE



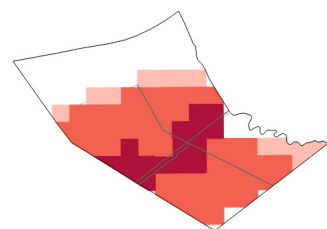
Critical infrastructure varies in its exposure and sensitivity to extreme heat. No utility infrastructure, health and emergency services facilities, hazardous material sites, and transportation routes in the Borough have greater than moderate heat exposure. While many critical infrastructure assets are designed to not be impacted by high temperatures, prolonged extreme heat events have the potential to stress and damage energy and transportation systems, which may cause widespread impacts on surrounding communities. Additionally, higher temperatures mean that pedestrians are more exposed to the dangerous health impacts of extreme heat.



NATURAL INFRASTRUCTURE



Compared to other asset types, natural infrastructure has a low exposure and sensitivity to extreme heat. Areas with more vegetation and water tend to create shade and promote cooling through evapotranspiration, acting as heat sinks that reduce the urban heat island effect. They therefore also tend to have lower surface and air temperatures. In Riverton Borough, all forests, shrublands, and wetlands are classified as having moderate-low or low heat exposure (measured surface temperatures less than 110°F). These areas are all in the east along Pompeston Creek.



SOCIAL FABRIC



Even small differences in experienced temperatures can lead to significant impacts on human health and well-being. During extreme heat events, demographic factors such as poverty, age, and household conditions significantly affect the impacts heat can have on people. Limited access to cooling equipment due to household financial instability can amplify the impacts of high temperatures. Additionally, elderly residents are more likely to fall ill due to extreme heat. Census tracts in the center of the Borough have higher concentrations of socially vulnerable populations, indicating that those communities are more susceptible to human suffering during an extreme heat event.

HEAT EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various heat exposure categories are provided in **Table 6.10.4**. Exposure categories are based on the measured maximum land surface temperature in the location of the area or asset.

TABLE 6.10.4: Distribution of heat exposure scores for land area and assets in Riverton Borough based on measured maximum surface temperatures, grouped by theme.

ASSET TYPE	TOTAL	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH
		<100°F Maximum Temperature	100-110°F Maximum Temperature	110-120°F Maximum Temperature	120-125°F Maximum Temperature	>125°F Maximum Temperature
Land Area	417 Acres	46 (11%)	293 (70%)	79 (19%)	--	--
Community Resources						
Residential Buildings	1,083 Assets	31 (3%)	833 (77%)	219 (20%)	--	--
Public & Commercial Buildings	77 Assets	1 (1%)	38 (49%)	38 (49%)	--	--
Critical Infrastructure						
Utility Infrastructure	11 Assets	1 (9%)	8 (73%)	2 (18%)	--	--
Health & Emergency Services	2 Assets	--	--	2 (100%)	--	--
Hazardous Material Sites	5 Assets	--	3 (60%)	2 (40%)	--	--
Transportation Routes	15 Miles	0.5 (3%)	10 (65%)	5 (32%)	--	--
Natural Infrastructure						
Forests & Shrubland	17 Acres	9 (52%)	8 (48%)	--	--	--
Wetlands	9 Acres	9 (99%)	0.1 (1%)	--	--	--

Note: All percentages are rounded and totals may not add up to 100%.



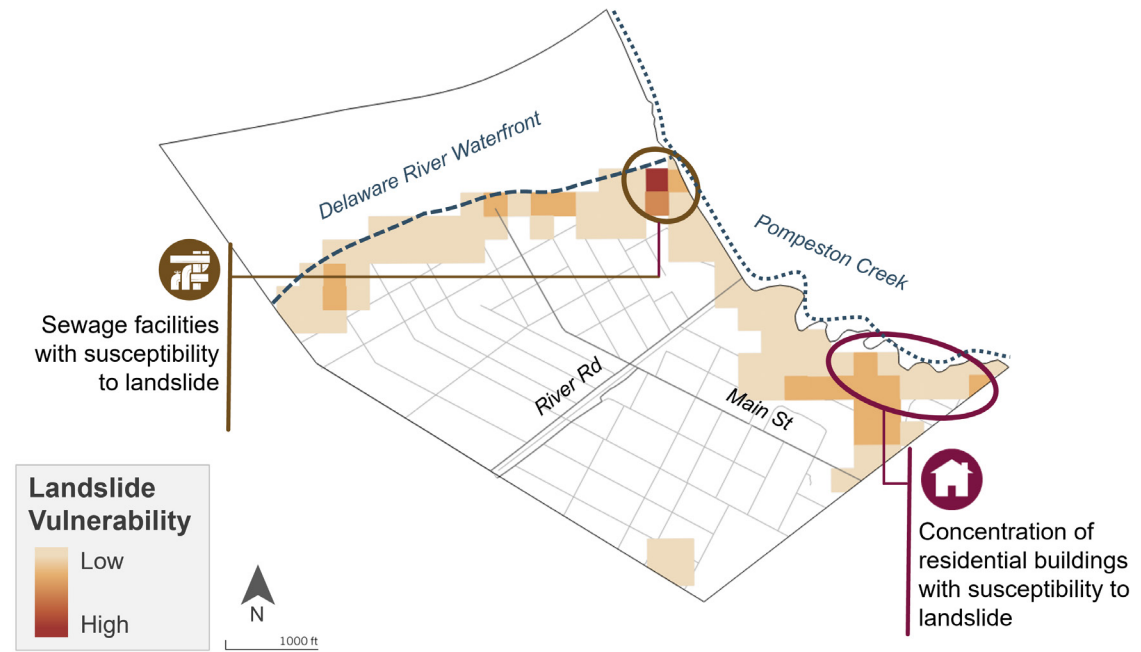
Landslide

Riverton has an overall very low risk of landslides compared to other hazards, but it is still a point of concern in distinct areas. Landslides are more common in areas with steep slopes and hills or near bodies of water. They can be triggered by other hazard conditions, such as heavy rainfall or wildfire, or human activities, such as vegetation removal or construction. For this analysis, landslide hazard exposure is assessed using a model of landslide susceptibility based on factors like terrain and topography. As climate change leads to more intense storms and potential for wildfires, landslides may become more common in the future. See **Section 3** for a more detailed explanation of the landslide hazard.

The majority of landslide exposure in Riverton is in the northern and eastern borders. Overall, 18% of the land area in the Borough is considered exposed to landslides.

Figure 6.10.7 shows the spatial distribution of landslide vulnerability across the Borough, highlighting areas where assets and populations are most

FIGURE 6.10.7: Landslide vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



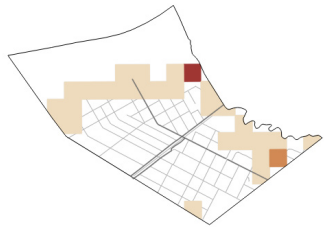
exposed and likely to be adversely affected by landslides.

FIGURE 6.10.8: Landslide exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



Landslides can severely damage or destroy buildings and agricultural assets. The majority of community resources in the Borough are outside of areas modeled as susceptible to landslides. Only 8% of both residential and public and commercial buildings are in areas with at least some level of modeled landslide exposure, and 0.7% are in areas with an exposure classified as moderate or higher. These are, for the most part, concentrated in the northeast.



CRITICAL INFRASTRUCTURE



Landslides can damage infrastructure, but the majority of critical infrastructure in the Borough is not in areas modeled as susceptible to landslides. Critical infrastructure assets with notable landslide exposure include the Baptist Home of South Jersey and multiple sewer disposal buildings. Landslides can also damage or block roadways, disrupting transportation systems. Roads with the highest exposure to landslides are 10th St and Cedar St.



NATURAL INFRASTRUCTURE



Natural infrastructure is sensitive to landslides and erosion but can also be leveraged to mitigate landslide risk. The presence of trees and vegetation can act to stabilize slopes and reduce the likelihood of landslides. Around 19 acres, or 75%, of forests, shrublands, and wetlands are in areas modeled as having some level of landslide exposure, and 13% of forests and shrublands and 5% of wetlands have between moderate and high exposure. These areas are isolated in the southeast corner.



SOCIAL FABRIC



Landslides can harm the homes and infrastructure communities rely on, and residents lacking economic resources or facing other challenges related to social vulnerability are more susceptible to human suffering during landslide events. The census tract has a low concentration of socially vulnerable populations, and areas within that tract with high landslide exposure include the northeast.

LANDSLIDE EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various landslide exposure categories are provided in **Table 6.10.5**. Exposure categories are based on the modeled landslide susceptibility index score of the area where the asset is located.

TABLE 6.10.5: Distribution of landslide exposure scores for land area and assets in Riverton Borough based on modeled landslide susceptibility index scores, grouped by theme.

ASSET TYPE	TOTAL	NO EXPOSURE	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH
		<i>No susceptibility to landslide</i>	<i>Model score from 0 - 7</i>	<i>Model score from 7 - 22</i>	<i>Model score from 22 - 38</i>	<i>Model score from 38 - 55</i>	<i>Model score from 55 - 81</i>
Land Area	417 Acres	337 (81%)	23 (5%)	51 (12%)	6 (1%)	--	--
Community Resources							
Residential Buildings	1,083 Assets	1,002 (93%)	34 (3%)	39 (4%)	8 (1%)	--	--
Public & Commercial Buildings	77 Assets	63 (82%)	3 (4%)	11 (14%)	--	--	--
Critical Infrastructure							
Utility Infrastructure	11 Assets	2 (18%)	1 (9%)	8 (73%)	--	--	--
Health & Emergency Services	2 Assets	2 (100%)	--	--	--	--	--
Hazardous Material Sites	5 Assets	3 (60%)	2 (40%)	--	--	--	--
Transportation Routes	15 Miles	13 (84%)	1 (7%)	1 (8%)	0.1 (1%)	--	--
Natural Infrastructure							
Forests & Shrubland	17 Acres	4 (24%)	4 (24%)	7 (40%)	2 (13%)	--	--
Wetlands	9 Acres	2 (24%)	2 (25%)	4 (46%)	0.4 (5%)	--	--

Note: All percentages are rounded and totals may not add up to 100%.



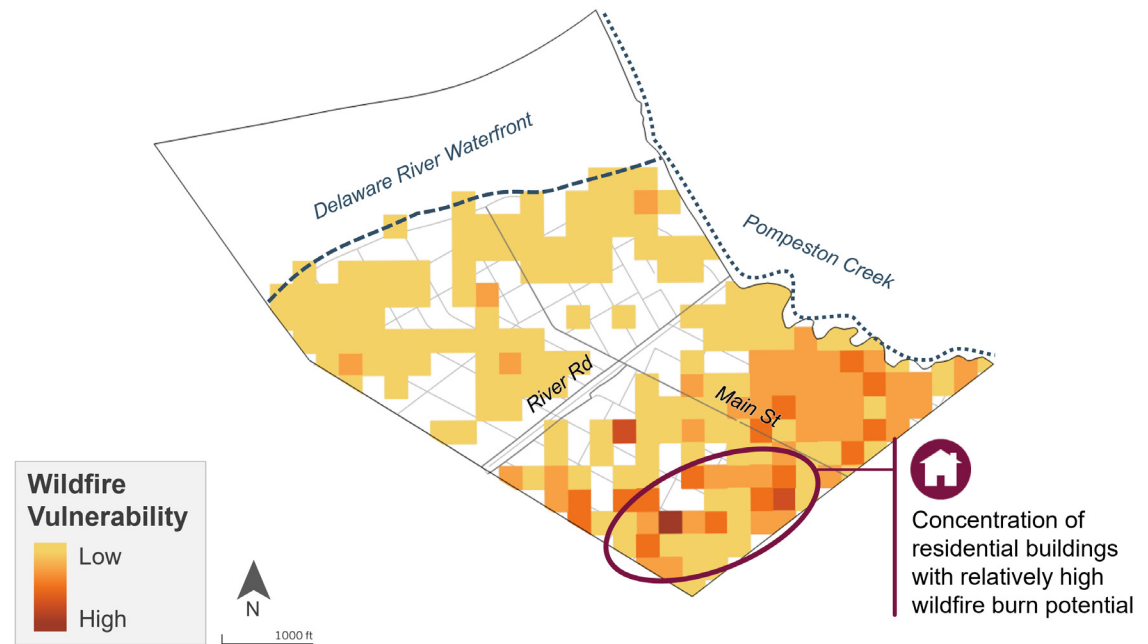
Wildfire

Riverton has an overall moderate risk of wildfire compared to other hazards, as developed and undeveloped areas alike have the potential to burn. In this analysis, exposure to wildfire is measured by looking at the wildfire burn probability (the probability of a wildfire burning in any given year) of an asset or area. This is assessed through fire behavior modeling across thousands of simulations of possible fire seasons and considering factors like weather, topography, ignitions, and land cover. See **Section 3** for a more detailed explanation of the wildfire hazard.

While the probability of wildfire in Riverton is not particularly high, wildfires are more likely in surrounding areas, such as the Southeastern parts of Burlington County. Even if infrastructure in Riverton is not affected directly by fire, surrounding fires can still have severe impacts on residents, such as disruptions to essential services and worsened air quality.

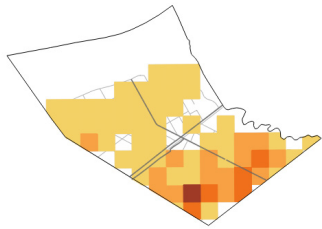
Wildfire potential in Riverton is highest in the south, near the Riverton Country Club, and in the east near the Pompeston Creek. These areas

FIGURE 6.10.9: Wildfire vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



of relatively higher wildfire hazard potential are mostly forest and wetlands. As temperatures rise and precipitation patterns change, these areas will likely be more vulnerable to wildfires. None of the land area in the Borough has an annual likelihood of burning of 0.05% or greater, which is classified as either moderate-high or high in this analysis.

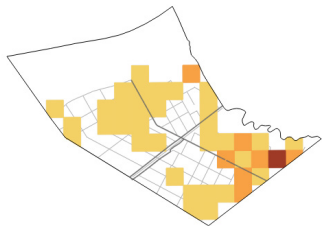
Figure 6.10.9 shows the spatial distribution of wildfire vulnerability across the Borough, highlighting areas where assets and populations are most exposed and likely to be adversely affected by wildfire.

FIGURE 6.10.10: Wildfire exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



Wildfires have the potential to devastate community resources, burning buildings and agricultural areas alike, leading to widespread destruction and displacement. Most buildings in Riverton are outside of areas considered exposed to wildfire. Buildings in areas nearest to undeveloped open spaces, vegetated areas, and forests are most likely to face risk of wildfire exposure, such as in the south. Areas with higher density urban development, meanwhile, have lower exposure. Around 4% of buildings in the Borough have an annual likelihood of burning of at least 0.05%.



CRITICAL INFRASTRUCTURE



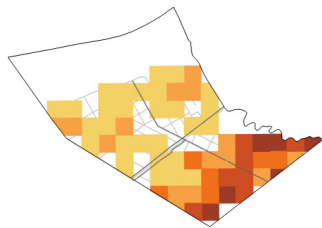
Critical infrastructure assets may be severely damaged if caught in a wildfire, leading to long-term and widespread disruption of services. Most critical infrastructure assets in the Borough do not have any known wildfire hazard exposure. Roadways in more wildfire-prone areas include Bank Ave, 4th St, and Marthas Ln. Roads are less likely to be directly damaged by fire, but they may serve as critical evacuation routes in the event of a wildfire.



NATURAL INFRASTRUCTURE



Forests and shrublands, wetlands, and wildlife habitat areas have more wildfire hazard exposure compared to other asset types. Forests and shrublands all in the east have relatively higher wildfire exposure. Forests and shrublands tend to exhibit high sensitivity to wildfire, while wetlands are normally moist, leading to lower sensitivity to wildfire. However, dry periods caused by seasonal variation or changing drainage or climate conditions can lead to increased fire susceptibility of wetlands and other natural infrastructure.



SOCIAL FABRIC



If wildfires touch Riverton communities directly, they can lead to lost homes, lives, and livelihoods. Residents with lower income, no home insurance, or limitations in their ability to evacuate (such as not owning a car) are more vulnerable to these impacts. Wildfires outside of Riverton in the surrounding areas can still cause harm to Riverton residents. Children, the elderly, and people with underlying conditions may be more sensitive to air quality impacts and disruptions to critical services. Census tracts in the southeast have some of the highest concentrations of socially vulnerable populations, indicating that those communities are more susceptible to human suffering during a wildfire event.

WILDFIRE EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various wildfire exposure categories are provided in **Table 6.10.6**. Exposure categories are based on the modeled burn probability of the area where the asset is located.

TABLE 6.10.6: Distribution of heat exposure scores for land area and assets in Riverton Borough based on measured maximum surface temperatures, grouped by theme.

ASSET TYPE	TOTAL	NO EXPOSURE	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH
		No burn probability	0-0.02% burn probability	0.02-0.03% burn probability	0.03-0.05% burn probability	0.05-0.07% burn probability	> 0.07% burn probability
Land Area	417 Acres	285 (68%)	51 (12%)	58 (14%)	24 (6%)	--	--
Community Resources							
Residential Buildings	1,083 Assets	9,674 (94%)	812 (75%)	122 (11%)	111 (10%)	38 (4%)	--
Public & Commercial Buildings	77 Assets	70 (91%)	4 (5%)	2 (3%)	1 (1%)	--	--
Critical Infrastructure							
Utility Infrastructure	11 Assets	10 (91%)	1 (9%)	--	--	--	--
Health & Emergency Services	2 Assets	2 (100%)	--	--	--	--	--
Hazardous Material Sites	5 Assets	4 (80%)	--	1 (20%)	--	--	--
Transportation Routes	15 Miles	13 (84%)	1 (7%)	1 (7%)	0.3 (2%)	--	--
Natural Infrastructure							
Forests & Shrubland	17 Acres	5 (30%)	6 (36%)	6 (34%)	--	--	--
Wetlands	9 Acres	1 (12%)	2 (23%)	6 (65%)	--	--	--

Note: All percentages are rounded and totals may not add up to 100%.

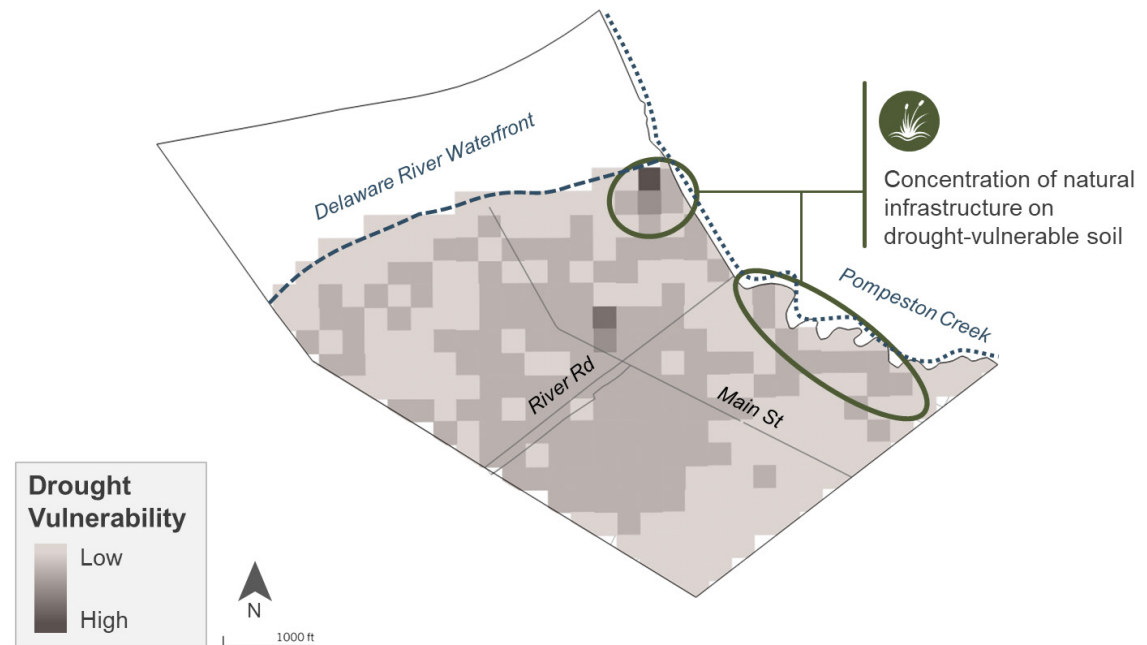


Drought

Riverton Borough has an overall very low risk of drought compared to other hazards, but it can still affect community assets and resources both directly and indirectly. Exposure to drought impacts varies across the landscape, and for this analysis, hazard exposure is assessed by looking at the soil landscapes, using a model that measures their sensitivity to drought conditions and ability to capture and retain moisture during a dry period. The analysis of overall drought vulnerability considers these soil conditions as well as each asset's location, sensitivity, and adaptive capacity in order to identify areas most likely to be impacted by drought. With rising temperatures and shifting precipitation patterns, Burlington County is expected to see a very modest increase in drought conditions over the next century. See **Section 3** for a more detailed explanation of the drought hazard.

Most of the land in Riverton Borough ranges from slightly drought-vulnerable to drought-vulnerable land. The majority of the land area in the Borough (89%) is drought vulnerable, with low water and nutrient-holding capacity soils. The

FIGURE 6.10.11: Drought vulnerability index displayed using 250 ft x 250 ft grid cells and identified Focus Areas in Riverton Borough.



drought-vulnerable soil landscapes in Riverton Borough spread throughout the Borough.

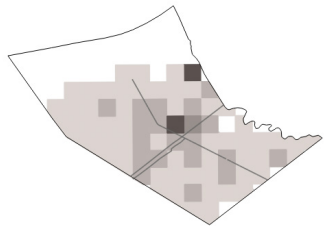
Figure 6.10.11 shows the spatial distribution of drought vulnerability across the Borough, highlighting areas where assets and populations are most exposed and likely to be adversely affected by drought.

FIGURE 6.10.12: Drought exposure for four themes in Riverton Borough.

COMMUNITY RESOURCES



Agricultural land is sensitive to drought as the depletion of water availability in soil can cause significant declines in crops and livestock productivity, with potential for widespread economic impacts. That being said, there is no agricultural land in Riverton Borough. The majority of buildings (91%) are also on land modeled to be highly drought-vulnerable, spread throughout the Borough. However, these buildings are considered less sensitive to drought, as they are unlikely to experience direct physical damage or harm due to drought.



CRITICAL INFRASTRUCTURE



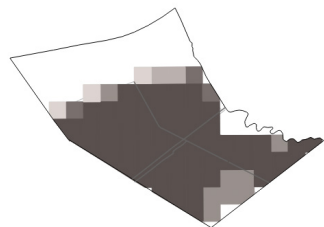
The majority of critical infrastructure assets in the Borough are on highly drought-vulnerable soil. Between 80% and 100% of utility infrastructure, health and emergency services, and hazardous material sites are on these drought-vulnerable lands, with a large concentration in the northeast of the Borough. However, these assets may not be directly sensitive to harm from drought. Drought impacts on critical infrastructure are mostly indirect, such as putting strain on the water and energy sectors. In extreme drought conditions, land subsidence due to depleted groundwater can lead to damaged roads and other structures.



NATURAL INFRASTRUCTURE



Most natural infrastructure has some natural resilience to drought, as it is able to absorb and retain excess water during wet periods and slowly release it during dry periods. However, extreme or prolonged changes in rainfall patterns and water levels can disrupt hydrologic functions of wetlands and lead to changes in soil chemistry, vegetation growth, and plant communities that may impact all types of natural infrastructure. Additionally, drought is associated with increased wildfire risk in vegetated areas. Riverton Borough, 67% of wetlands and 100% of forests and shrublands are modeled to have highly drought-vulnerable soil, in the eastern portion of the Borough.



SOCIAL FABRIC



Drought in this area is unlikely to lead to direct physical harm to people or communities, but can indirectly lead to financial, physical, and mental stress. Residents who are more financially strained or work in drought-sensitive occupations (such as agriculture) may suffer the consequences of drought more than others as water shortages lead to higher utility costs and strains on infrastructure systems. Census tracts throughout the Borough have high rates of poverty and other social vulnerability factors, indicating that those communities are more susceptible to human suffering during a drought event.

DROUGHT EXPOSURE STATISTICS

Summary statistics for the areas and assets that fall into various drought exposure categories are provided in **Table 6.10.7**. Exposure categories are based on the modeled soil drought vulnerability of the area where the asset is located.

TABLE 6.10.7: Distribution of drought exposure scores for land area and assets in Riverton Borough based on soil drought vulnerability, grouped by theme.

ASSET TYPE	TOTAL	NO EXPOSURE	LOW	MODERATE-LOW	MODERATE	HIGH
		<i>Soil Not Rated</i>	<i>Slightly Drought-Vulnerable Soil</i>	<i>Somewhat Drought-Vulnerable Soil</i>	<i>Moderately Drought-Vulnerable Soil</i>	<i>Highly Drought-Vulnerable Soil</i>
Land Area	417 Acres	--	3 (1%)	--	44 (11%)	370 (89%)
Community Resources						
Residential Buildings	1,083 Assets	--	--	--	100 (9%)	983 (91%)
Public & Commercial Buildings	77 Assets	--	--	--	1 (1%)	76 (99%)
Critical Infrastructure						
Utility Infrastructure	11 Assets	--	--	--	--	11 (100%)
Health & Emergency Services	2 Assets	--	--	--	--	2 (100%)
Hazardous Material Sites	5 Assets	--	--	--	1 (20%)	4 (80%)
Transportation Routes	15 Miles	--	--	--	2 (11%)	13 (89%)
Natural Infrastructure						
Forests & Shrubland	17 Acres	--	--	--	--	17 (100%)
Wetlands	9 Acres	--	3 (33%)	--	--	6 (67%)

Note: All percentages are rounded and totals may not add up to 100%.

Planning Analysis

For long-term community resilience, it is critical to connect climate change vulnerability with planning and policy as well as local land development. This section provides an examination of key planning and policy documents at the local, county, state, and regional levels (Plan Alignment), analyzes developable area in the municipality (Buildout Analysis), looks at redevelopment areas (Redevelopment Areas), and discusses the municipality's commitments to meeting its affordable housing needs (DCA's Round IV of Affordable Housing).

Plan Alignment

Planning efforts in Riverton have sparingly incorporated climate change-related initiatives. Climate change concerns have also been addressed in State, county and regional initiatives. Some notable plans, policies, and studies are highlighted below.

LOCAL EFFORTS

- The 1998 Master Plan establishes early goals to preserve the community's small-town character and environmental features, emphasizing the preservation of open vistas and mature trees, particularly along the Delaware River. Notably, Objective 3 under Goal 3 encouraged the preservation and maintenance of the Borough's tree inventory.
- The 2006 Stormwater Management Plan was adopted to comply with NJDEP requirements and outlines strategies to manage runoff, reduce flooding, protect water quality, and safeguard sensitive environmental areas. It emphasizes best management practices such as groundwater recharge, pollutant filtration, and erosion control.

- The 2008 Open Space and Recreation Element highlights the Pompeston Creek and proposed varying strategies, such as creating buffer zones to reduce stormwater impact and improving creek health by removing invasive species.
- The 2018 Master Plan Update continues efforts to promote pedestrian movement, reduce vehicular traffic, and enhance green spaces with specific actions, including maintaining Riverton's tree canopy and supporting the Borough's Tree City, USA status. This document also identifies sewer infrastructure and facilities located in flood-prone areas as a long-term concern.
- Chapter 71, Flood Damage Prevention, amended in its entirety on May 5, 2024, by Ordinance No. #-2024, establishes Riverton Borough's commitment to proactive flood hazard management. This chapter outlines the policies regulating development within designated flood hazard areas to protect public safety and minimize property damage. It also assigns responsibility to the Floodplain Administrator to interpret and enforce the ordinance in accordance with local requirements and NJDEP regulations.

COUNTY EFFORTS

- In 2024, the county-wide HMP was updated. According to the 2024 Burlington County HMP, Riverton Borough has a high hazard rating for severe weather; medium ratings for dam failure, disease outbreak, extreme temperatures, and severe winter weather; and low ratings for drought, earthquake, flood, and wildfire. The Borough demonstrates a strong adaptive capacity in dealing with disease outbreaks, extreme temperatures, and severe winter

weather; a moderate capacity in dealing with dam failures and severe weather; and a low capacity in dealing with drought, earthquakes, floods, and wildfires.

STATE EFFORTS

- NJDEP's 2014 CVI found the highest-risk and moderate-risk areas within the Borough were along the Pompeston Creek and the Delaware River.

Buildout Analysis

This municipality has very limited land remaining for new development. The buildout estimates that follow illustrate a hypothetical, high-end scenario of redevelopment potential based on zoning capacity, and should be interpreted as a planning tool rather than an expected outcome. Riverton Borough is characterized by a substantial inventory of historic properties, which limits traditional development activity and reduces both

parcel and land availability within the zoning framework.

The Borough includes a mix of residential, commercial, and special-purpose zoning districts. Residential zones range from dense infill neighborhoods with minimum lot sizes of 4,000 square feet to low-density areas requiring up to 15,000 square feet per lot. Commercial zoning supports small-scale retail and mixed-use applications with lot sizes starting at 4,000 square feet, and one Affordable Housing district allows compact units aligned with inclusionary development standards. The Parks District is excluded from buildout calculations due to its recreational designation and lack of a defined minimum lot area.

Riverton is one of the few municipalities within the Study Area which carries density standards for specific zoning districts. This comes in the form of a Maximum Residential Density measured by Dwelling Units (DUs) per Acre. That maximum and the zone for

TABLE 6.10.8: Riverton Borough zoning areas and square footage.

ZONE	SQUARE FEET
Residential Zones' Minimum Lot Areas	
R-4 (Residence District 4)	4,000 square feet
R-8 (Residence District 8)	8,000 square feet
R-15 (Residence District 15)	15,000 square feet
R-2	15,000 square feet
Commercial Zones' Minimum Lot Areas	
NB (Neighborhood Business District)	4,000 square feet
GB (General Business District)	8,000 square feet
Special Purpose Zones' Minimum Lot Areas	
AH (Affordable Housing District)	5,000 square feet (6.0 DU/Acre Maximum Residential Density)
P (Parks District)	Not assigned a minimum lot area; excluded from buildout

which it applies are included below. **Table 6.10.8** displays the zones and the square footage.

After accounting for environmental constraints, preserved lands, and non-traditional development patterns such as historic property protections and affordable housing overlays, the amount of land available for new subdivision can be totaled. Riverton Borough contains 473 parcels across all zoning districts able to be analyzed for this buildout and has an estimated 5,850,000 square feet (or 135 acres) of unconstrained land capable of a complete buildout. These values represent the base land inventory prior to

applying site-specific limitations and serve as a starting point for calculating buildout capacity using the zones' minimum lot area requirements.

Riverton Borough's buildout analysis indicates that, among the few nonresidential zones in the Borough, the General Business Zone has the capacity to see the most growth from the current condition, as shown in **Table 6.10.9**. It is noted that this zone coincides with one of the only semi-industrial uses in the zone, the likes of which historically carry large lots. Further, the current number of parcels in the zone being seven, compared to a possible 73, is an indicator that the current

TABLE 6.10.9: Riverton Borough buildout analysis results.

MUNICIPAL ZONING DISTRICT CODE	CURRENT NO. OF PARCELS IN ZONE	TOTAL SQUARE FEET OF DEVELOPABLE LAND IN ZONE	TOTAL ACRES OF DEVELOPABLE LAND IN ZONE	MINIMUM LOT AREA BY ZONE (SQUARE FEET)	TOTAL POSSIBLE NO. OF LOTS AS COMPLETE BUILDOUT*	MAX NO. OF DWELLING UNITS IN ZONE
AH	1	50,201.46	1.15	5,000	10	6
GB	7	580,269.37	13.32	8,000	73	--
NB	20	276,502.32	6.35	4,000	69	--
R-15	32	510,172.13	11.71	15,000	34	--
R-15	9	146,384.99	3.36	15,000	10	--
R-15	5	100,078.75	2.30	15,000	7	--
R-15	15	220,304.51	5.06	15,000	15	--
R-4	48	352,317.78	8.09	4,000	88	--
R-4	57	448,382.83	10.29	4,000	112	--
R-4	7	13,027.37	0.30	4,000	3	--
R-8	81	921,126.62	21.15	8,000	115	--
R-8	50	563,679.41	12.94	8,000	70	--
R-8	111	1,417,432.30	32.54	8,000	177	--
R-8	30	243,846.17	5.60	8,000	30	--

* Maximum buildout hypothetical

uses that have historically occupied the site operate on areas not considered in the Borough's zoning standards.

In addition to the General Business Zone, the Borough's Neighborhood Business Zone carries a high increase possible for nonresidential uses in the Borough, which does not constitute much of the overall area in the municipality. It is also noted that the Neighborhood Business Zone is one of the only areas in the Borough which carry mixed-use buildings with commercial on the ground floor and residential apartments above.

The R-15 districts throughout the Borough are effectively built out. The residential zone that appears to carry the highest capacity in terms of percentage increase is the R-4 Zone along Linden and Park Aves (south of the railroad tracks). It is estimated that the land concurrent with that R-4 Zone

has the capacity to nearly double the number of existing lots compared to current conditions. The R-8 zones throughout the Borough, however, do appear to carry some potential capacity should a borough-wide redevelopment pattern occur.

Finally, the lone Affordable Housing Zone in the Borough is the only one with residential density standards established. This is by design as the zone was established as part of Riverton's Round 3 Fair Share Affordable Housing Compliance mechanism. It is noted that the number of lots possibly outpacing the maximum residential density is likely by design, as to ensure that the development of the AH Zone is compatible with the surrounding zones.

Note the results of this analysis likely skew towards an overestimation of redevelopment potential in commercial/ industrial areas where large lots can have

FIGURE 6.10.13: Riverton Borough War Memorial. (Source: Riverton Borough)



multiple/large buildings and the areas may be fairly built-out from a square footage perspective, even if zoning would allow the lots to be subdivided.

REDEVELOPMENT AREAS

As the Borough prepares for increased climate risks and intensifying environmental hazards, understanding where development is technically feasible provides valuable insight. High-capacity residential zones, small-lot overlays, and historically overbuilt districts may be especially susceptible to flood exposure, heat stress, or stormwater impacts. It is important to balance development with climate resilience, especially in areas where zoning may unintentionally amplify risk. Current and future vulnerabilities and risks should be a consideration in redevelopment efforts, including avoiding development in the most flood-prone areas and implementing flood mitigation strategies for buildings and infrastructure within both present and future mapped floodplains. Additionally, any areas that tend to experience higher temperatures due to the urban heat island effect should be mitigated with future redevelopment efforts that incorporate more vegetation, shade, and trees.

The Borough has no planned redevelopment areas currently.

ROUND IV OF AFFORDABLE HOUSING

The DCA determined the Round 4 Present Need of 0, and Prospective Need for Riverton Borough of 30 units of affordable housing. Through Resolution 32-2025, the Borough accepted DCA's number. The 30-unit Prospective Need Obligation will be addressed through a vacant land adjustment due to the lack of available vacant, developable land within the

Borough. The vacant land adjustment is provided as an Appendix to the HEFSP.

Resilience Strategy

Riverton Borough's resilience strategy addresses both current and future climate change impacts. This section includes a policy statement to guide the municipality as well as resilience actions the municipality would like to pursue.

Policy Statement

A policy statement was developed to comply with MLUL requirements. This statement builds upon the vulnerability assessment, outreach, previous planning commitments, and resilience actions developed by Riverton Borough.

In order to best serve its residents, Riverton Borough is committed to preserving its historic and residential character while adapting to extreme weather and climate change impacts. The Borough aims to protect its people, natural, and cultural features that define its riverfront identity. It recognizes the natural features' crucial role in resilience against flooding, storms, and the threats these hazards pose to the historic structures within the Borough. Promoting diverse, multigenerational housing supports a strong, inclusive community prepared for future environmental challenges. Riverton is pursuing ways to strengthen the local economy alongside efforts to enhance sustainability and climate adaptability.

Resilience Actions

In order to provide a springboard for increasing community resilience, resilience actions were developed to address key

risks faced by the community and risks identified by the vulnerability assessment, in compliance with the State’s MLUL. Actions may address more than one hazard and actions may be physical actions (e.g., a capital improvement) or policy and planning actions (e.g., a program undertaken by a community), or both, depending on how they are implemented. Actions also vary in a municipality’s authority to implement. In some instances, an action may be regional -- best implemented if municipalities work together or with outside partners.

Resilience actions described in the following pages use the frameworks defined below. Regional resilience actions are summarized at a higher level. Images are included for example purposes.

RIVERTON BOROUGH RESILIENCE ACTIONS

- **Description:** Brief summary of the action.
- **Responsible Party:** The organization, department, or agency that would lead

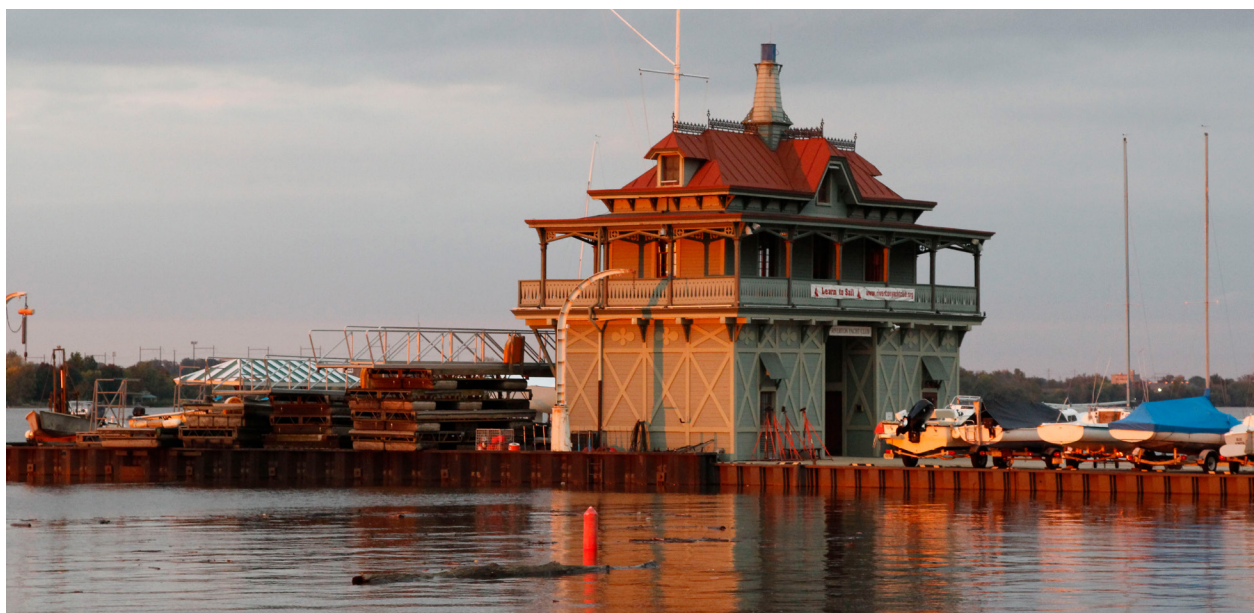
and take ownership of implementation.

- **Estimated Costs:** Tentative estimate of the cost of the action, based on projects of similar type and scale.
- **Possible Source(s) of Funding:** How the action could be funded (capital programs, grants, etc.).
- **Estimated Timeline:** Tentative estimate of when implementation could begin.
- **Priority Rating:** Relative priority of the action in relation to other actions.

REGIONAL RESILIENCE ACTIONS

- **Description:** Brief summary of the action.
- **Potential Partner:** An organization, department, or agency that could work with a locality to implement an action.

FIGURE 6.10.14: Riverton Yacht Club at sunset. (Source: Rockboy1009, Wikimedia Commons, [CC-BY-SA-4.0](#))





RIVERTON BOROUGH RESILIENCE ACTION

Rehabilitation of Flood Wall along Delaware River

The entire northwest end of Riverton is along the Delaware River. The flood wall exists for the entire length and is owned by both private and public entities. Public ownership is located at street-end pocket parks. The Borough would like to rehabilitate the length of the wall in locations in need of repair.

RESPONSIBLE PARTY Riverton Borough

ESTIMATED COSTS \$500K - \$1M

POSSIBLE SOURCE(S) OF FUNDING Grants



Source: Riverton Borough

ESTIMATED TIMELINE



0-3 years

PRIORITY RATING



High



RIVERTON BOROUGH RESILIENCE ACTION

Improve Local Drainage Infrastructure

The Borough will identify and prioritize areas most vulnerable to flooding and determine appropriate mitigation strategies. This would include installing curb strips and using native plantings and other natural infrastructure with deeper root systems to minimize flooding.

RESPONSIBLE PARTY Riverton Borough, NJDOT

ESTIMATED COSTS \$500K - \$1M+

POSSIBLE SOURCE(S) OF FUNDING Grants



ESTIMATED TIMELINE



0-5 years

PRIORITY RATING



Medium



RIVERTON BOROUGH RESILIENCE ACTION

Commercial Property Cleanup

Identify and prioritize commercial properties in need of cleanup and revitalization. Collaborate with property owners, local organizations, and state resources to restore and maintain these sites. Provide guidance and transparency throughout the process, and coordinate with municipal code enforcement and public works for debris removal.

RESPONSIBLE PARTY Riverton Borough, Local Business Owners

ESTIMATED COSTS \$250K

POSSIBLE SOURCE(S) OF FUNDING Grants, Remediation Investment by Business Owners

**ESTIMATED TIMELINE**

1-5 years

PRIORITY RATING

Medium



RIVERTON BOROUGH RESILIENCE ACTION

Pompeston Creek Trail and Riparian Buffer Restoration

Expand the recently re-established trail along the Pompeston Creek to include native plantings and riparian buffer restoration. This action would reduce erosion, improve water quality, and enhance community access to open space.

RESPONSIBLE PARTY Riverton Environmental Commission, Public Works, Volunteers

ESTIMATED COSTS \$500 - \$2K

POSSIBLE SOURCE(S) OF FUNDING NJDEP Watershed Restoration Grants, Sustainable Jersey, Local Donations



Source: Riverton Borough

ESTIMATED TIMELINE



0-3 years

PRIORITY RATING



Medium



RIVERTON BOROUGH RESILIENCE ACTION

Expansion of Green Infrastructure

Expand the use of green infrastructure practices throughout Riverton to improve stormwater management, reduce localized flooding, and mitigate heat impacts. Actions may include maintaining and expanding rain gardens and bioswales, incorporating native and adaptive vegetation in municipal rights-of-way and curb strips, increasing tree canopy where feasible, and integrating green infrastructure elements into municipal projects, parks, and streetscapes. These practices slow stormwater runoff, increase infiltration, reduce pressure on drainage systems, and improve overall ecological resilience.

RESPONSIBLE PARTY Riverton Public Works, Environmental Commission and Green Team, Planning Board, Borough Council

ESTIMATED COSTS \$500 - \$20K

POSSIBLE SOURCE(S) OF FUNDING NJDEP Stormwater and Resilience Grants, Burlington County, Capital Funds, Volunteer Programs, Community Partnerships



ESTIMATED TIMELINE



1-10 years*

PRIORITY RATING



Medium

**initial pilot projects and maintenance improvements could begin within 1–2 years*



REGIONAL RESILIENCE ACTION

Continuation of Road Maintenance to Respond to Climate Change Impacts

Road maintenance, including the maintenance of roadway drainage infrastructure, can assist with reducing roadway flooding. This regional resilience action focuses on working with Burlington

County and NJDOT to identify roads that can benefit from more frequent maintenance. It should focus on addressing flooding on key State and County roads.

POTENTIAL PARTNERS NJDOT, Burlington County



REGIONAL RESILIENCE ACTION

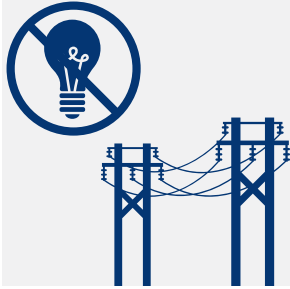
Stream Cleaning, Bank Stabilization, and Channel Restoration

Projected increases in rainfall and sea level rise, which result in more intense storms, pose an increased impact on waterways.

These impacts may include increased debris accumulation, siltation, erosion, and scour. Maintaining a stable watercourse is

important to adjacent, upstream, and downstream communities and is not dictated by municipal boundaries. Thus, a regional and/or multi-municipal approach is likely more effective. There are multiple methods for stream cleaning, bank stabilization, and channel restoration. Examples include installation of sediment control measures, installation of scour countermeasures, bank stabilization via vegetation and/or bioengineering, bank stabilization via structural methods, channel dredging, and others.

POTENTIAL PARTNERS United States Army Corps of Engineers (USACE), NJDEP, NJDOT, Burlington County



REGIONAL RESILIENCE ACTION

Coordinated Response to Widespread Power Outages

Severe storms with high winds or icing can cause widespread and prolonged power outages, disrupting essential services, communications, and community safety. Thus, it is critical to work with PSE&G to establish a coordinated response. This includes developing clear lines of communication between municipal officials, emergency management, and PSE&G; prioritizing restoration of critical facilities; and enhancing community preparedness through public education and backup power planning.

POTENTIAL PARTNERS Municipal OEMs, Burlington County, PSE&G



REGIONAL RESILIENCE ACTION

Expansion of NJDEP's Blue Acres Program

Homes across the Study Area are increasingly at risk of flooding due to sea level rise and more frequent, intense rainfall. The Blue Acres program provides a voluntary home buyout option that allows residents in vulnerable areas to relocate to safer locations, reducing future flood risk and protecting both people and property. Blue Acres, run by NJDEP and funded by state and federal sources, is the State's voluntary home buyout program. The Blue Acres program has worked since 1995 to protect the public by relocating New Jersey residents whose homes are repeatedly flooded or may be damaged in the future due to climate change or buffer other lands that may be damaged. Land purchased through this program will return to nature for use as natural flood storage, parks, or community open space. In buying out residents who own property repeatedly damaged by flooding, or property that will likely be impacted by flooding, and returning this land to a passive, natural use, the program protects the residents leaving their homes, as well as increases permeable surfaces, assisting in lowering the flood risk for those who remain.

POTENTIAL PARTNERS United States Army Corps of Engineers (USACE), NJDEP, NJDOT, Burlington County