



Bordentown Township Master Plan Reexamination Report

Burlington County, New Jersey

Prepared For:

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**MASTER PLAN AND DEVELOPMENT REGULATION
REEXAMINATION REPORT**

MASTER PLAN AND DEVELOPMENT REGULATION REEXAMINATION REPORT

Introduction

The Master Plan is the keystone of all land use planning efforts and decisions within any community. The Master Plan is the basis for the municipality's Zoning Ordinance. According to the Municipal Land Use Law (MLUL), N.J.S.A 40:55 D-62a, the Zoning Ordinance "*(m)ust be either substantially consistent with the land use element and the housing plan element of the master plan or designed to effectuate that plan element.*"

According to the MLUL, in N.J.S.A. 40:55 D-89, "*The governing body shall, at least every six 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 report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality.*"

The reexamination of a municipality's master plan ensures periodic review of information and changing conditions in the interest of keeping municipal planning efforts current. The Township conducted their first comprehensive planning efforts around 1954. The early documents indicated that an analysis of existing conditions for land use, population, economic and zoning was conducted during this year. The first official Master Plan was prepared in 1958. Since then the Township has continued to diligently pursue planning efforts since this first plan. During the twenty-eight (28) years since this first comprehensive planning document was prepared, the Township has prepared and adopted twenty-one (21) different planning studies in the form of a Master Plan, Master Plan Re-examination Report and / or different elements of a Master Plan.

The last Master Plan that was prepared for the Township was completed in 1998. It was subsequently amended and re-examined. Various elements including a Storm Water Management Plan, a Recycling Plan, a Conservation Element, a Recreation and Conservation Element, a Housing Element / Fair Share Plan were prepared and adopted. The last Master Plan Re-examination Report prepared for the Township was adopted on May 22, 2002 by the Planning Board.

The Township is preparing this Master Plan Re-examination Report as a response to the 2002 Master Plan Re-examination Report. This document allows the community to acknowledge changes that have occurred since 2002, rely on the previous Master Plan(s), individual elements of the Master Plans, and Master Plan Re-examination Reports while providing vital information that will address current issues and / or concerns, and provide a foundation for any future planning endeavors.

The Planning Board is not required to hold a public hearing on this Reexamination Report; however, it must adopt by resolution a report on the findings of this reexamination report. The statute requires that the report address five (5) specific areas. These requirements are set forth below and are followed by the appropriate response statements.

Provisions of Periodic Reexamination Reports

A. The first provision of 40:55 D-89 of the MLUL states that a reexamination report shall include: "The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report."

The Planning Board of Bordentown Township stated three (3) major areas of concern in their 2002 Master Plan Reexamination Report. They are listed below:

1. A continued lack of infrastructure in the southerly portions of the Township inhibiting non-residential development.

The first stated issue in the 2002 Master Plan Re-examination Report ("2002 Report") dealt with a lack of infrastructure in the southerly portions of the Township. This was a pressing concern due to the fact that the Township was unable to continue to develop this area for permitted non-residential uses.

2. Certain intersections operating at degraded levels of service.

The second major issue stated in the 2002 Report detailed six (6) intersections that were not operating at optimal levels of service. This was due in part to an increase in truck traffic since the completion of improvements on Interstate 295. The specific intersections identified in the Report included:

- Route 130 & Farnsworth Avenue (outmoded signalization sequencing.)
- Route 206 & Georgetown Road
- Route 130 & Highbridge Road
- Route 206 & Dunns Mill Road
- Route 130 & Burlington – Bordentown Road
- Georgetown & Old York Roads

As part of the 2002 Report, five (5) additional intersections were identified as locations that could anticipate experiencing a “decrease in efficiency.” These intersections included:

- Rising Sun Road & Hedding Road – due to the construction of a 1.5 million square foot warehouse and the construction of 165 dwelling units.
- Dunns Mill Road & Hedding Road
- Route 130 / 206 at Ward Avenue – due to construction and anticipated development in Chesterfield Township.
- Groveville Road & Hogback Road – due to the development of an age-restricted community at the northeast corner.
- Ward Avenue & Hogback Road – due to school construction.

3. *Lack of a continuous pedestrian path/bikeway connecting the northern and southern portions of the Township.*

The 2002 Report stated that the most elusive issue appeared to be the lack of a continuous pedestrian path / bikeway connecting the northern and southern portions of the Township.

4. *Recommended changes to Master Plan/ Development Regulations.*

The 2002 Report recommended that the existing Master Plan be revised to articulate specific assumptions and policies. Based on the information contained in the 2002 Report, it appears as though the recommendations related to the following:

- Preparation of a policy statement relating to the Township’s solid waste management plan.
- Articulation of the Township’s vision for the “Township identity.”
- Opportunity to assess impacts from proposed development in Chesterfield Township and improvements to I-295.
- Determination as to if development of a “town center” would be appropriate and / or feasible.
- Review of the existing Land Use Element and Housing Element once COAH adopts their “round three” regulations.
- Review of existing community facilities to determine if additional facilities or services are required, based on changes in growth and development.

The 2002 Report also recommended adding the following elements to the existing Master Plan: an Historic Element, a Recycling Plan, and a Utility Service Plan. Additionally, there were recommended changes to the Township's Zoning Ordinance and development regulations. These recommended changes included the following:

- General revisions related to the Residential Site Improvement Standards (RSIS) for consistency.
- Adding buffer standard in Section 506 (Natural Features/Landscaping)
- Changing the Zoning Map to indicate the designated "sending and receiving areas" for Transfer of Development Rights (TDR)
- Enacting Ordinances to regulate the location of radio, television and satellite dish antennae.
- Clarification as to guest houses being a permitted use and only one (1) principal dwelling being permitted on an individual lot.
- Inclusion of "d" variances relating to height in subsection 25:702 (Powers and Jurisdiction of the Zoning Board of Adjustment)

B. The second provision of 40:55 D-89 of the MLUL requires that the reexamination report address: *"The extent to which such problems and objectives have been reduced or have increased subsequent to such date."*

1. A continued lack of infrastructure in the southerly portions of the Township inhibiting non-residential development.

Although the entire Township is designated as being located in a "sewer service area", this issue still continues at this time. The Township continues to work toward resolving this issue.

2. Certain intersections operating at degraded levels of service.

The second major issue stated in the 2002 Report detailed six (6) intersections that were not operating at optimal levels of service. The intersections are listed below with a brief description of any changes / development that have occurred since the 2002 Report:

- Route 130 & Farnsworth Avenue (County Route 545) – This issue has been partially resolved. The signalization / sequencing at the intersection is now extended and has helped to reduce the cueing time waiting to make a left hand turn onto Route 130 southbound. Problems still exist at this intersection due to physical constraints which are beyond the control of the Township.
- Route 206 & Georgetown Road (County Route 545) – In the fall of 2008 the County began to work on improvements at this intersection. The County is currently completing this project and anticipates that these improvements will alleviate a portion of the problems associated with this intersection. Problems will still exist at this intersection, but the Township will continue to work with all agencies to resolve to any extent possible.

- Route 130 & Highbridge Road – This intersection continues to present challenges. As part of an approved non-residential development at this location, a traffic signal was required to be installed. Due to the current economic climate, this project has not yet been constructed. If the project is constructed, the traffic light will resolve these issues. In the interim, the Township will continue to work with New Jersey Department of Transportation (NJDOT) to resolve this issue.
- Route 206 & Dunns Mill Road – Improvements were installed at this intersection in the mid to late 1990s. These improvements have resolved the majority of issues at this intersection.
- Route 130 & Burlington – Bordentown Road (County Route 662) - This intersection is located in the very southeastern portion of the community. It is just to the north of Mansfield Township. A proposed mixed-use development has been approved and is currently in the development stages. As part of this mixed-use development, a traffic signal will be installed at this intersection. This improvement should resolve the issues relating to this specific location.
- Georgetown Road (County Route 545) & Old York Road (County Route 660) – A four (4) way blinking light was installed at this location in the summer of 2008. The installation of this traffic signal has resolved the issues at this intersection.

The five (5) additional intersections that were identified in the 2002 Report as locations that could anticipate experiencing a “decrease in efficiency” are listed below. Any significant changes to the level of service at these intersections are listed below:

- Rising Sun Road & Hedding Road – A 1.5 million square foot warehouse and the 165 dwelling units were constructed in the past three (3) years. As part of this construction, a traffic signal was installed at this intersection. The installation of this traffic signal resolved the issues at this intersection. (The Township however has not fully accepted responsibility for maintenance due to continuing construction.)
- Dunns Mill Road & Hedding Road – The issues at this intersection have continued. These conflicts are primarily between vehicles and pedestrian circulation due to the fact that there is no sidewalk in place. The Township will continue to monitor the level of service at these intersections and will work with the Township Engineer to implement any viable recommendations.
- Route 130 / 206 at Ward Avenue – The issues at this intersection have continued. The issues appear to be exacerbated due to growth in surrounding regions / communities. The Township will continue to monitor the level of service at this intersection and will work with all agencies to implement any viable recommendations.
- Groveville Road & Hogback Road – The Grand at Crosswicks Creek, an age-restricted development was constructed in 2005. As a result of this development the number of daily vehicle trips has continued to increase. This situation is also complicated by conflicts between traffic patterns generated by the homeowners and traffic associated with the existing prison. A potential solution to resolve most of the problems at this intersection would be the installation of a four (4) way stop sign. The Township will work with Chesterfield Township to resolve this issue.

- Ward Avenue & Hogback Road – The construction at the high school was completed on 2005. The volume of traffic at this intersection has dramatically increased. Conflicts currently occur between users of high school and other vehicles. A potential solution to resolve most of the conflicts at this intersection would be to install a traffic signal. The Township will work with Chesterfield Township to resolve this issue.

Since the 2002 Report was adopted, two (2) additional intersections have presented challenges in levels of service. These intersections are:

- Route 130 / 206 & Butts Avenue – This intersection is located in the northwestern portion of the Township. There are large numbers of minor or “fender bender” type of traffic accidents that occur travelling in the southbound direction at this location. These accidents are due in large part to the configuration of this intersection and the “split” that occurs in Routes 130 and 206 to the immediate south of the traffic signal.

The Township Police Department has met with representatives of the NJDOT Rapid Design team to assess and formulate a solution for this intersection. The most reasonable and cost effective way to resolve this situation would be to paint “turning lanes” on the southbound side of Routes 130 & 206. This solution would most likely resolve the issues at this intersection. The Township will continue to work with NJDOT to resolve this issue.

- Route 130 southbound & Dunns Mill Road – The construction of a large commercial shopping center at this intersection has created cueing issues at the u-turn intersection for cross traffic. A proposed solution would be to increase the lead time for the traffic coming out of Fieldsboro travelling on Dunns Mill Road. The Township will work with NJDOT to attempt to resolve this issue.

3. *Lack of a continuous pedestrian path/bikeway connecting the northern and southern portions of the Township.*

The 2002 Report stated that the most elusive issue appeared to be the lack of a continuous pedestrian path / bikeway connecting the northern and southern portions of the Township. In 2005 the Township Engineer prepared a comprehensive pedestrian / bike path spanning the north/south direction of the Township. Funding is in place to construct portions of this trail. The Township is actively seeking any additional funding and / or grants that will allow the Township to complete this project.

4. Recommended changes to Master Plan/ Development Regulations.

The 2002 Report recommended that the existing Master Plan be revised to articulate specific assumptions and policies. The following is a brief description of any changes that have occurred since the 2002 Report:

- *Preparation of a policy statement relating to the Township's solid waste management plan.* The Township prepared and adopted a Recycling Plan Element in May 2005. This document resolved any outstanding issues relating to this item.
- *Articulation of the Township's vision for the "Township identity."* The Township has worked toward articulating its vision of the Township identity. The Township is in the process of developing and fine tuning this concept through the help of its professionals and residents. The Township applied for and received a Smart Growth Grant in 2008 to work toward the development of a "town center" and to crystallize this concept. The Township has begun the conceptual planning stages of this planning endeavor and will work to continue to define and refine this concept, reflecting changing development patterns in the Township and region.
- *Opportunity to assess impacts from proposed development in Chesterfield Township and improvements to I-295.* These improvements were completed rather recently. The Township is in the process of gathering data and analyzing trends to determine the impacts that these two (2) changes have had on the Township. This process will be continued due in part to changes in the economic climate / landscape that have occurred during the past year. Continuing this process will allow the Township additional time to fully assess these changes.
- *Determination as to if development of a "town center" would be appropriate and / or feasible.* As stated previously, the Township applied for and received a Smart Growth Grant in 2008 to develop a town center plan. This area is located near the center of the Township, to the south of the City of Bordentown and west of Route 206 / Blacks Creek. The recommendations embodied in the plan for the Town Center will assist the Township in creating entryways to the Town Center through integrated streetscape design and pedestrian path linkages. The Town Center plan will also include recommendations for bulk and design standards for landscaping, screening, signage, building façade, and massing.

The Township is currently working with its professionals to develop this Town Center concept and recommendations. Once completed, these recommendations will be integrated into the Township's existing Master Plan and development regulations (Zoning Ordinance.)

- Review of the existing Land Use Element and Housing Element once COAH adopts their “round three” regulations. This issue appears to be a “moving target.” COAH adopted their third round rules in 2005. Since the adoption of these rules, there has been much litigation and numerous court challenges. The Township is currently amending the Housing Element and Fair Share Plan that was adopted in 2006 in order to reflect the current requirements. It is anticipated that COAH’s regulations will change again over the course of the next few years. The Township will continue to be responsive and amend its planning documents, as required, to conform to the regulations imposed by COAH.
- Review of existing community facilities to determine if additional facilities or services are required, based on changes in growth and development. The Township has completed several planning studies and revised several elements of the Master Plan since the 2002 Report was prepared. At this time this particular study has not been completed. The Township should consider undertaking this planning study to determine if any changes are appropriate to plan for future needs.

The 2002 Report also recommended adding the following elements to the existing Master Plan: an Historic Element, a Recycling Plan, and a Utility Service Plan. Additionally, there were recommended changes to the Township’s Zoning Ordinance and development regulations. These recommended changes included the following:

- General revisions related to the Residential Site Improvement Standards (RSIS) for consistency. The Zoning Ordinance has been amended numerous times since 2002 to reflect many of the changes in land use laws that have occurred since the 2002 Report was adopted. As part of the revisions, the recommended changes have been incorporated.
- Adding buffer standard in Section 506 (Natural Features/Landscaping). The Zoning Ordinance has not been revised to specifically address this issue. The Board should determine if this recommendation is still valid. If the recommendation is still valid, the Zoning Ordinance should be amended to address this issue.
- Changing the Zoning Map to indicate the designated “sending and receiving areas” for Transfer of Development Rights (TDR). The official Zoning Map was last revised on September 27, 2005. The map has been revised to include designations for “Planned Community Development Option District” and Planned Business Development-Residential Option District.” **DO THESE REVISIONS MEET THIS RECOMMENDATION?**
- Enacting Ordinances to regulate the location of radio, television and satellite dish antennae. The Zoning Ordinance was amended in 2002 by Ordinance 2002-07 to include specific regulations relating to this use.
- Clarification as to guest houses being a permitted use and only one (1) principal dwelling being permitted on an individual lot. The Zoning Ordinance was amended in 2002 by Ordinance 2002-15 to address this issue.

- Inclusion of “d” variances relating to height in subsection 25:702 (Powers and Jurisdiction of the Zoning Board of Adjustment). There does not appear to be a specific Ordinance that was adopted to change the relevant provisions of the Zoning Ordinance to include this statement. As a general recommendation, the Zoning Ordinance should be codified and reviewed to determine if all development regulations are current or may require revisions. This issue will be addressed as part of this comprehensive review.

C. The third provision of 40:55 D-89 of the MLUL requires that a reexamination report address: "The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation, collection, disposition, and recycling of designated recyclable materials and changes in State, County, and Municipal policies and objectives."

1. *Density and Distribution of Population and Land Uses*

POPULATION

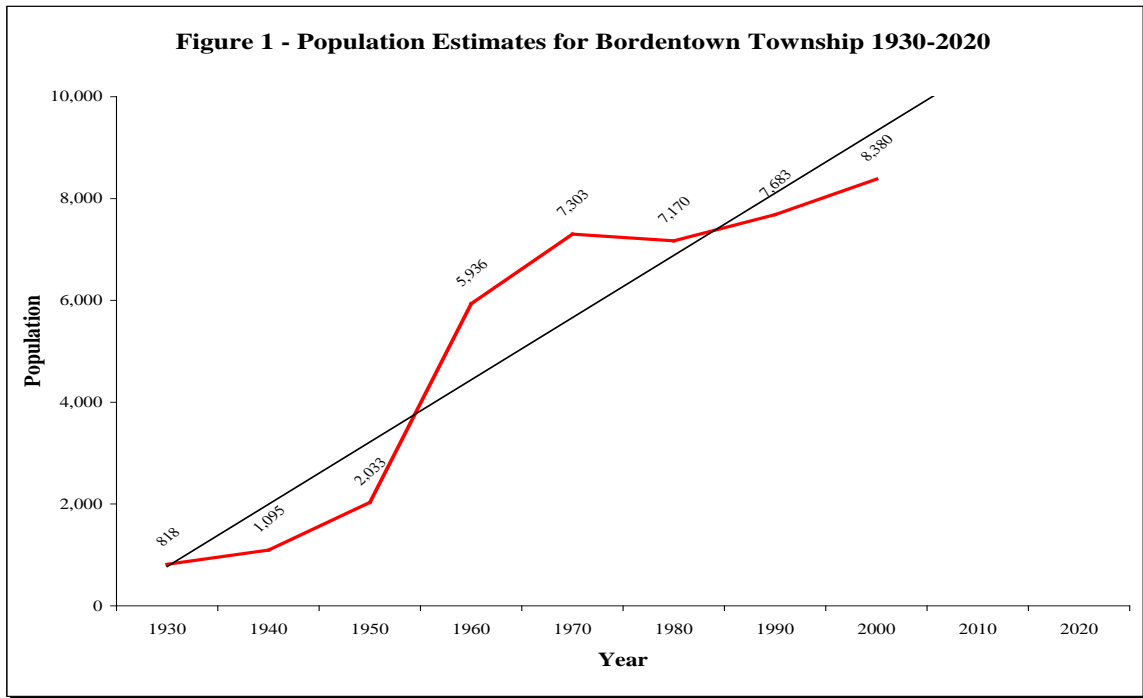
The 2000 Census estimated that the population of Bordentown Township was 8,380 persons. Table 1 – “*Population Estimates 1930 through 2000 For Bordentown Township, Burlington County and State of New Jersey*” shows the historic population estimates, increase in the number of residents, and percent of change in population for these areas. Figure 1 – “*Population Estimates 1930 through 2020 For Bordentown Township and Burlington County*” and Figure 2 – “*Population Estimates 1930 through 2020 for Burlington County*” graphically depicts the population estimates and increases during this same period.

Bordentown Township is over nine (9.31) square miles. The Township is similar in size to only one (1) of the neighboring communities – Florence Township, which is approximately ten (10.07) square miles. Other surrounding communities are significantly smaller – Bordentown City (0.96 square miles) and Fieldsboro (0.41 square miles). The balance of the surrounding communities – Mansfield Township (21.93 square miles) and Chesterfield Township (21.43 square miles) are larger than Bordentown Township.

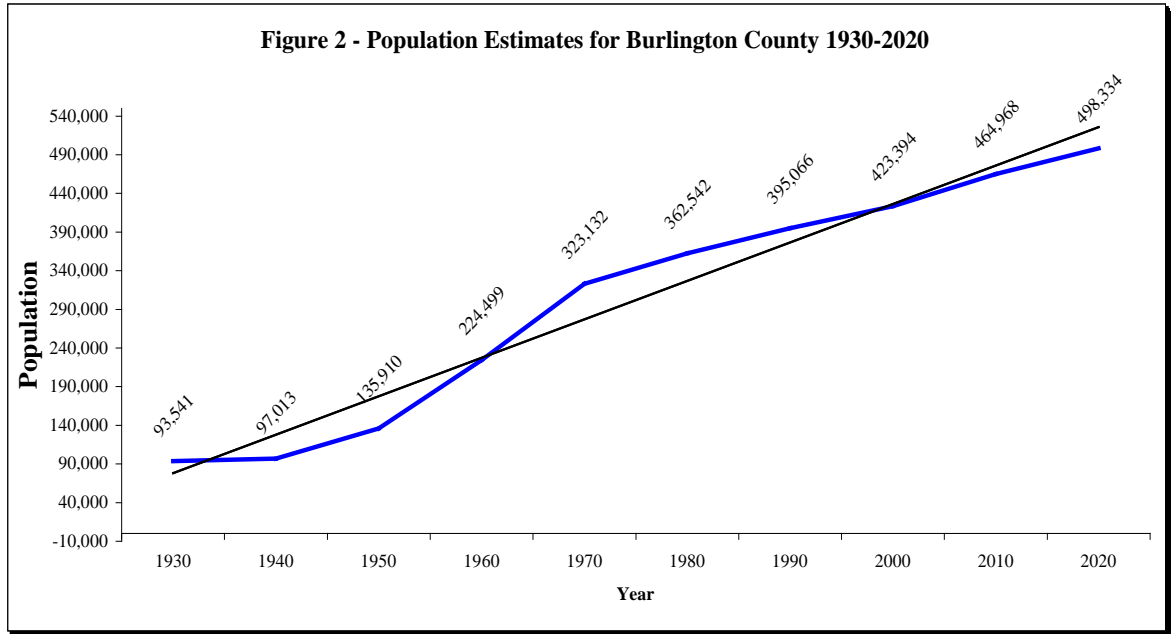
Table 1
Population Estimates 1930 Through 2000
For Bordentown Township, Burlington County, and State of New Jersey

Year	Bordentown Township			Burlington County			New Jersey		
	Population	Change	Percent	Population	Change	Percent	Population	Change	Percent
1930	818	--	--	93,541	11,771	14.4%	4,041,334	--	--
1940	1,095	277	33.7%	97,013	3,472	3.7%	4,160,165	118,831	2.94%
1950	2,033	938	85.7%	135,910	38,897	40.1%	4,835,329	675,164	16.23%
1960	5,936	3,903	191.9%	224,499	88,589	65.2%	6,066,782	1,231,453	25.47%
1970	7,303	1,367	23.0%	323,132	98,633	43.9%	7,168,164	1,101,382	18.15%
1980	7,170	-133	-1.82%	362,542	39,410	12.2%	7,365,011	196,847	2.75%
1990	7,683	513	7.2%	395,066	32,624	9.0%	7,730,188	365,177	4.95%
2000	8,380	697	9.1%	423,394	28,328	7.2%	8,191,300	461,112	5.96%
Total Change		7,562	924.4%		341,724	352.6%		4,149,996	102.6%

Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>,
<http://www.census.gov/population/cencounts/nj11900909.txt>, and <http://www.dvrpc.org/asp/Test/DataNavigator/index.aspx>



Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>,
<http://www.census.gov/population/cencounts/nj11900909.txt>, and <http://www.dvrpc.org/asp/Test/DataNavigator/index.aspx>



Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>,
<http://www.census.gov/population/cencounts/nj11900909.txt>, and <http://www.dvrpc.org/asp/Test/DataNavigator/index.aspx>

As noted in Table 1, the largest population increases for Bordentown Township occurred in the 1960s (191.9%) and the 1950s (85.7%) respectively. A significant finding in the Township’s historical population counts indicates that the Township also had a slight decline in population in the 1930s (-1.82%). Overall, the Township increased its population by nearly ten times the base population of 1930.

These estimates are well above the average growth rate for the County and the State. The significant increase in the Township population in the 1960s is consistent with but well above the changes during this same period for the County, State and Metropolitan Region. The slight decrease in population during the 1980s is not consistent with the County, State, and Metropolitan Regional demographics.

The current population for the Township is estimated through 2007. The U.S. Census Bureau estimates that the 2007, the population for Bordentown Township is 10,201 persons. The Delaware Valley Regional Planning Commission (DVRPC) estimates that the 2005 population for Bordentown Township is 10,226 persons and that the 2010 population will be 10,608 persons. (Please refer to Table 2 below.) The projections released by DVRPC are inconsistent with other projections released by this agency.

The Population projections for Bordentown Township, Burlington County and New Jersey are predicted to continue to increase through the year 2030. See Table 2 – “Population Projections 2000 through 2030 For Bordentown Township, Burlington County and State of New Jersey” The Delaware Valley Regional Planning Commission predicts that the population of the Township will reach 10,970 persons in year 2015. This regional planning agency also predicts that the population of Bordentown Township will increase to 12,220 persons by the year 2035. This would result in almost a twenty percent (19%) increase in less than thirty (30) years.

Table 2
Population Estimates 2000 Through 2035
For Bordentown Township, Burlington County, and State of New Jersey

Year	Bordentown Township			Burlington County			New Jersey		
	Population	Change	Percent	Population	Change	Percent	Population	Change	Percent
2000	8,380	697	9.1%	423,394	28,328	7.2%	8,191,300	461,112	5.96%
2004/2005	10,226	1,846	22.0%	446,866	23,472	5.5%	8,685,200	493,900	6.0%
2009/2010	10,608	382	3.7%	464,968	18,102	4.1%	8,903,300	228,100	2.6%
2014/2015	10,970	362	3.4%	482,153	17,185	3.7%	9,188,200	284,900	3.2%
2020	11,313	343	3.1%	498,334	16,181	3.4%	9,523,500	335,300	3.6%
2025	11,635	322	2.8%	513,569	15,235	3.1%	9,817,400	293,900	3.1%
2030	11,940	305	2.6%	527,952	14,383	2.8%	N/A	N/A	N/A
2035	12,220	280	2.3%	541,203	13,251	2.5%	N/A	N/A	N/A
Total Change		583	37.6%		94,337	21.0%		1,626,100*	19.9%*

*Total Change figures for the State are only calculated through 2025. There are currently no projections for the State through 2035. Source: <http://www.dvrpc.org/asp/Test/DataNavigator/index.aspx> and New Jersey Office of Smart Growth.

The DVRPC predicts that Burlington County will experience an increase of nearly 94,337 persons through 2035. This will result in a population increase of approximately twenty-one percent (21%). The only population projections for the State of New Jersey are through the year 2025. Based on these projections, it can be estimated that the State will continue to grow at approximately the rate of growth as Burlington County.

The population in the Township will most likely increase during the next few decades. Given the current economic climate, it is unlikely that it will reach the levels anticipated by the DVRPC.

DENSITY

The population density per square mile in the Township increased approximately seventeen percent (16.9%) overall from 1980 through 2000, compared to nearly seventeen percent (16.8%) for the County. The population density for Bordentown Township has steadily increased by over fifteen percent (16.9%) between 1990 and 2000. The population densities for Burlington County and Bordentown Township are shown in Table 3 - "Population Densities 1980, 1990, and 2000".

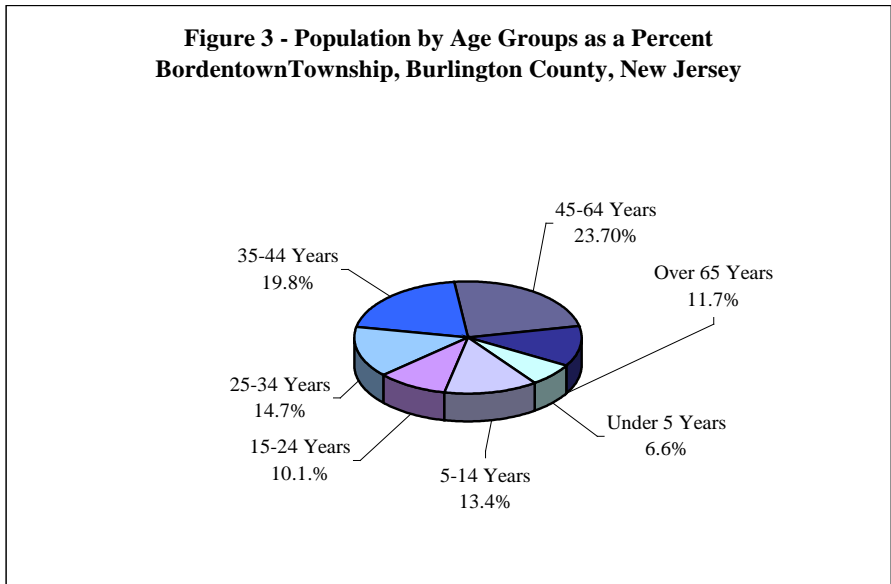
**Table 3
Population Densities 1980, 1990, and 2000**

	Area in Sq. Miles	1980 Pop.	1980 Pop/Sq. Mile	1990 Pop.	1990 Pop/Sq. Mile	2000 Pop.	2000 Pop/Sq. Mile	% Change 1980-2000
<i>Bass River Twp.</i>	9.31	7,170	770.14	7,683	825.24	8,380	900.11	16.9%
Burlington County	819.68	362,542	442.30	395,066	481.98	423,394	516.54	16.8%

Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>

AGE OF POPULATION

The median age of the population in the 2000 census count for Bordentown Township was roughly thirty-seven (37.6) years of age. As noted in Figure 3 – “Population by Age Groups as a Percent”, the largest portion of the population in Bordentown Township is between the ages of 45 to 64 years. Almost one-quarter (¼) of the population in the Township is in this age range. The second largest portion of the Township’s population is between the ages of 35 to 44 and the smallest portion of the Township’s population is under 5 years of age.



Source: <http://www.census.gov/population/cencounts/nj11900909.txt>

Based on the information contained in the 2000 Census Data count, nearly twenty percent (19%) or 1,584 residents of the Township's population is between the ages of 5 and 19 years. Based on the 2000 Census data approximately sixteen percent (16.3%) of the Township’s population is of school age. This trend is slightly less than the average rate of nearly twenty-one percent (20.7%) for Burlington County.

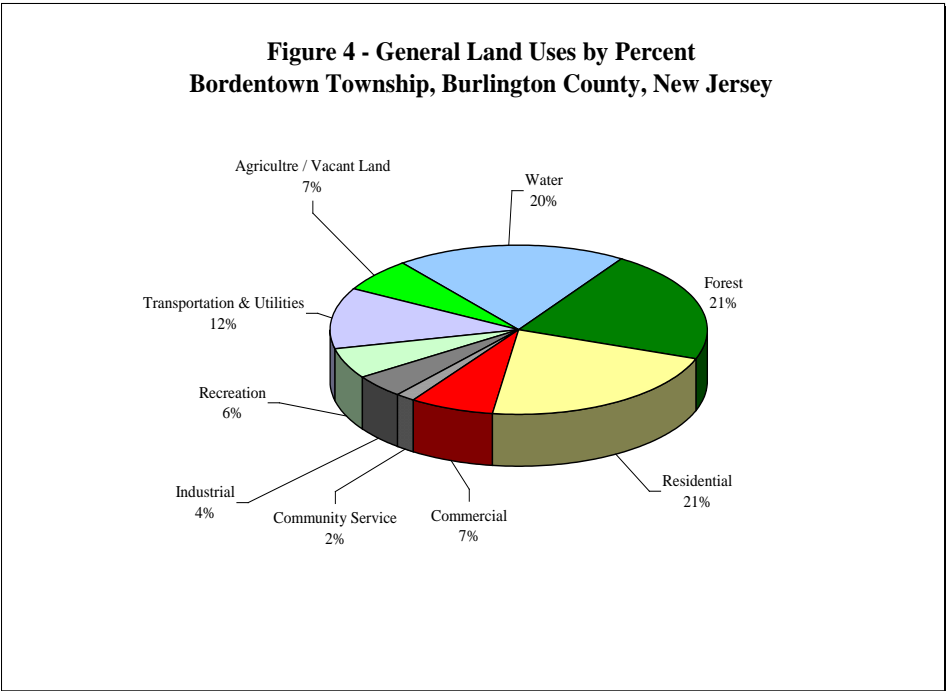
The 2000 census data count also stated that there were 161 persons or slightly greater than ten percent (11.7%) of the population is over the age of 65. This is slightly lower than the Burlington County average of nearly thirteen percent (12.6%). It is estimated that seven (7) "Baby Boomers"¹ a minute will turn fifty (50) from this year through the year 2014.² As our population continues to age, the senior citizen component of the population will require different needs and services. Most notably - housing, transportation, health care, and social services will change dramatically over the next two (2) decades in response to the needs of our aging population.

There are age-restricted developments in the Township. These developments will help to meet the future needs of the Township's residents.

LAND USE

As noted in Table 4 and Figure 4 - "General Land Uses by Percent", slightly over one-fifth (21.2%) of the land in the Township is forest area. Approximately twenty-one percent (21.6%) of the land in the Township is used for residential purposes. The next highest percent of land use in the Township is for water – slightly under twenty percent (19.7%).

The next highest use of land in the Township is for transportation and utilities – roughly twelve percent (11.6%). The balance of the land is devoted to commercial, recreation, and industrial uses, and community services. These land uses and their corresponding percentage are listed below.



¹ A "Baby Boomer" is the common moniker for a person born between 1945 (after World War II) and 1964.

² *American Demographics*, May 2000, page 50.

**Table 4
General Land Uses by Area and Percent**

Land Use	Acres	% of Land Use
Residential	516	21.6%
Commercial	177	7.4%
Community Service	40	1.7%
Manufacturing / Light Industrial	104	4.3%
Military	0	0%
Transportation / Utilities	276	11.6%
Recreation	140	5.8%
Agriculture / Vacant Land	157	6.6%
Forest	508	21.2%
Water	472	19.7%
Total	2,390	100%

Note: Numbers may not add up to 100% due to rounding.

2. Housing Conditions

Table 3 - “Number of Housing Units – 1990 & 2000 Bordentown Township, Burlington County, and State of New Jersey”, depicts the number of housing units that were counted in the 1990 and the 2000 Census, the total number of new residential units constructed between 1990 and 1999, and the projected number of housing units in 2010 for the Township, County and State. (The increases are based on the information provided in Table 6 listed below.) Bordentown Township increased their total number of residential dwelling units by 927 dwelling units. This represents almost a thirty-seven percent (36.94%) increase during this past decade. This increase also represents roughly four percent (4.4%) of the housing for the County during this same decade.

**Table 5
Number of Housing Units 1990 & 2000
Bordentown Township, Burlington County, and State of New Jersey**

	Housing Units 1990	Increase in New Housing Units 1990-1999	Housing Units 2000
Bordentown Twp.	2,509	927	3,436
Burlington County	140,626	20,685	161,311
New Jersey	3,075,310	234,965	3,310,275

Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>

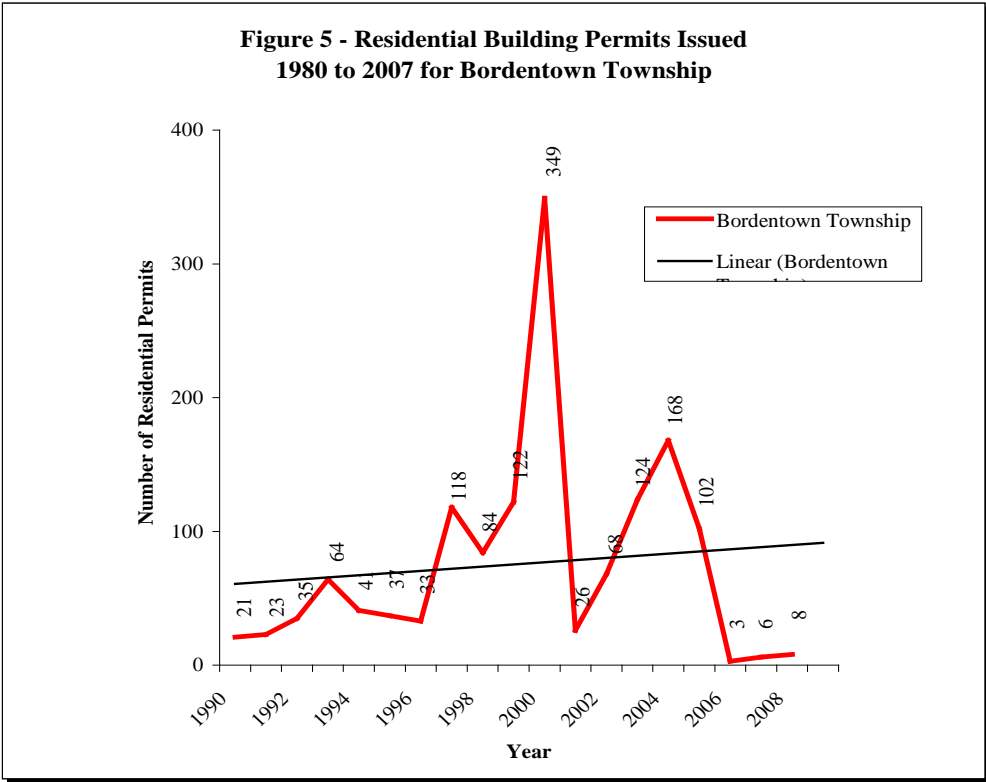
Table 6
Building Permits Issued Between 1990 - 2008
Bordentown Township, Burlington County, and State of New Jersey

Year	Bordentown Township		Burlington County		New Jersey	
	Single Family	Total	Single Family	Total	Single Family	Total
1990	21	21	1,480	1,600	12,801	17,524
1991	23	23	1,204	1,228	12,869	14,856
1992	35	35	1,577	1,686	16,586	19,072
1993	64	64	1,964	2,171	21,340	25,188
1994	41	41	2,087	2,249	22,437	25,388
1995	37	37	1,647	1,688	18,341	21,521
1996	33	33	1,968	2,293	20,853	24,173
1997	118	118	2,012	2,300	23,472	28,018
1998	84	84	2,284	2,715	25,459	31,345
1999	122	122	2,306	2,755	25,129	31,976
2000	349	181	2,282	2,775	25,260	34,585
2001	26	26	2,118	2,184	21,503	28,267
2002	68	68	2,026	2,359	22,379	30,441
2003	124	124	1,639	1,805	22,463	32,984
2004	168	168	1,302	1,516	22,429	35,936
2005	102	102	1,290	1,475	22,264	38,588
2006	3	3	996	2,784	17,113	34,323
2007	6	6	850	1,228	12,962	25,820
2008	8	8	641	834	7,854	16,940
Total	1432	1264	31,673	37,645	373,514	516,945

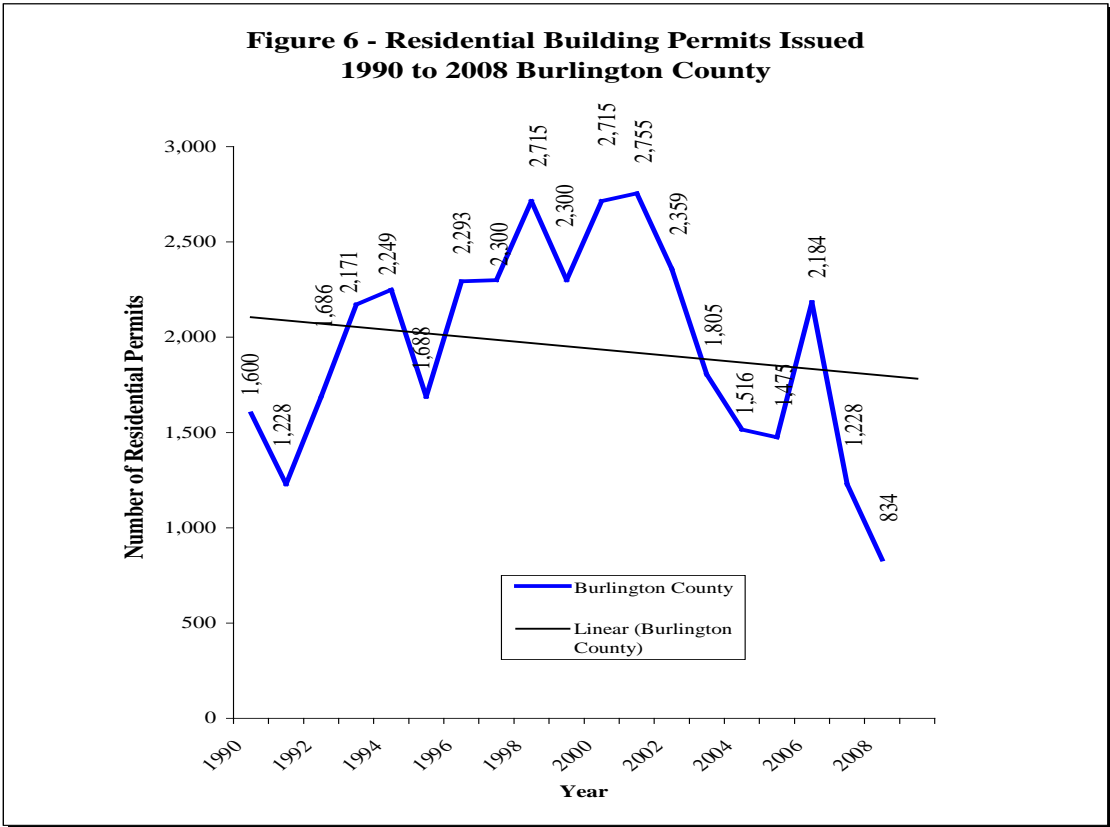
Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>. Information relating to 2008 Building Permits is limited to the end of November 2008. Information for Bordentown Township was obtained directly from the Community Development / Construction Offices. The New Jersey Department of Labor indicates that only four (4) construction permits were issued between 2006 and November 2008. The Township records indicate that a total of 17 construction permits were issued for new construction during this same period.

Table 6 - “Building Permits Issued Between 1990 and 2008, Bordentown Township, Burlington County, and State of New Jersey” and Figure 7 - “Building Permits Issued Between 1990 and 2008, Bordentown Township and Burlington County” depict the number of new residential dwelling units and single family houses that were constructed between 1990 and October 2008 for Bordentown Township, Burlington County and the State.

Most of the housing constructed in Bordentown Township during this almost eighteen (18) year period is single-family dwellings. Nearly ninety percent (88%) of the dwellings constructed during this time were detached single-family dwellings. This is higher than the State average of seventy-three percent (73%) and consistent with the County average of eighty-four percent (84%) during this same period.



Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>



Source: <http://www.wnjin.state.nj.us/OneStopCareerCenter/LaborMarketInformation>

3. *Circulation*

The Township has several major transportation corridors located within its boundaries. These systems include: U.S. Route 206, U.S. Route 130, Interstate 295, the New Jersey Turnpike, and existing railroad lines. These roadway systems have helped to define and shape the community. They have also helped link the Township to the Region, State, and Metropolitan area.

There are also several County roads within the Township. The Township had concerns regarding a number of intersections in the 2002 Report. Improvements at many of these locations have resulted in several of these issues being resolved.

New growth creates new challenges, especially with regard to vehicular circulation. The Township will continue to manage these issues and plan for future improvements, wherever possible to ensure that all modes of traffic will continue to move throughout the Township.

The Township is also active in planning for bicycle and pedestrian traffic. Currently the Township is implementing the 2005 Bicycle and Pedestrian Plan. The Township is actively seeking funding through grants and other sources to offset the costs of additional planning and improvements.

The Township should determine if a new Circulation Element is required as part of any future planning efforts. If it is determined that a new Circulation Element is appropriate, than the Township should develop goals, objectives, and assumptions relating to these issues as well as part of a comprehensive plan element.

4. *Conservation of Natural Resources*

Bordentown Township recognizes the value of natural resources, that they are finite resources, and should be respected and preserved, where ever possible. The Township adopted an Environmental Resources Inventory as part of the Township's Master Plan. This ERI was adopted through Ordinance Number 2004-27.

The Township has also adopted and updated its Recreation and Open Space Inventory (ROSI). As of the end of 2007, the Township has nearly 500 acres of open space listed in the ROSI. The Township will continue its efforts to preserve / conserve open space and recreation opportunities, wherever feasible.

5. *Energy Conservation*

The Township has recognized the need for energy conservation practices, given the steeply increasing energy costs and the general dependence on fossil fuels. The Township encourages alternative energy techniques such as solar and wind power, site design, and placement of landscaping to maximize passive solar gain.

The current requirements in the Zoning Ordinance should be reviewed to determine if changes are required to promote energy conservation, “green design” and sustainable energy practices.

6. *Collection, Disposition, and Recycling of Designated Recyclable Materials*

On June 24, 1982 the State adopted the Solid Waste Management Act that requires mandatory recycling of waste materials. As a result, every municipality in New Jersey is required to recycle solid waste in order to comply with these regulations.

There are twenty-nine (29) possible “designated recyclable materials” approved by the NJDEP. These materials vary and can include aluminum cans, batteries, corrugated cardboard, paper, plastic, glass, latex paint, tires, used motor oil, wood, and construction materials such as concrete, asphalt, brick, and asphalt roofing. Burlington County limits its recycled materials to six (6) products – aluminum cans, corrugated cardboard, glass containers, newspaper, office paper, and steel cans.

Bordentown Township prepared and adopted a Recycling Plan Element in May 2005. This document contained statements relating the status of recycling efforts within the Township. The final paragraph states *“At this point in time, the Township of Bordentown is commended for its recycling efforts. Furthermore, no substantial changes to the municipality’s recycling programs are recommended. The Township of Bordentown should continue to maintain its high level of implementing its recycling ordinances.”*

The Township is currently continuing with its recycling efforts and will respond to any future changes in policy or regulations. There is one (1) area that the Township may wish to evaluate to determine if further reductions in the amount of paper that is generated at the municipal level could be reduced. When development applications are submitted to the Township, eighteen (18) copies of all documents (plans, reports, applications, etc.) are required. The Township may wish to reduce the initial number of plans submitted, until an application is deemed complete. Once the application is deemed complete, additional sets of plans, applications reports, etc could be submitted for full distribution to the Board members.

If this suggestion were taken a step further, many of the plans distributed to the individual Board members could be done electronically or, at a minimum, on a “half-size” scale. This could result in a reduction of paperwork by approximately 25% - 75% of the paperwork that is currently processed or recycled through the Township’s Community Development offices.

7. Changes in State, County, and Municipal Policy Objectives and Other External Influences

a. Cell Towers are Determined to be an “Inherently Beneficial Use”

During the past three (3) years the Courts have determined that cell towers are an inherently beneficial use. What this means to municipalities is that if a cell tower is not a permitted use and an application is brought before a Zoning Board of Adjustment for approval, this use presumptively meets the “positive criteria” or special reasons required as part of a use variance application. Additionally, the applicant is not required to prove site suitability. The must however conduct a feasibility study to determine if a “gap” in service exists and there are no other alternative locations for this facility to meet this service need.

b. Reexamination of State Development and Redevelopment Plan (State Plan)

On January 2, 1986, the New Jersey Legislature enacted the New Jersey State Planning Act (Act). As part of this Act, the New Jersey State Planning Commission (State Planning Commission) was created and directed to prepare and adopt a statewide plan for growth and redevelopment in New Jersey. The premise of the State Plan is to develop a plan for the New Jersey that reflects agreement between all levels of government - municipalities, counties and the State and provides a blueprint for "smart growth" throughout the State.

In 1992 the Commission released the State Development and Redevelopment Plan (State Plan). Incorporated into the State Plan was a Resource Planning and Management Structure. This structure identified five (5) basic "planning areas" based on physical size, population densities, availability of infrastructure, and pattern of existing land uses. These planning areas are mapped on the Resource Planning and Management Map (RPMM).

As required by law, all governmental agencies are required to reexamine their planning documents every six (6) years. In 1997 the State Planning Commission began a reexamination of the State Plan. On March 31, 1999 the State Planning Commission approved the New Jersey State Development and Redevelopment Plan: Interim Plan (Interim Plan). This plan was approved in March 2001. This reexamination period is commonly referred to as the “second round of cross acceptance.”

In 2003 the State Planning Commission began the third reexamination of the State Plan. It was anticipated that a new State Plan would be adopted in 2005. This State Plan has not yet been adopted by the State and no there is no final anticipated adoption as of this date. This reexamination period is commonly referred to as the “third round of cross acceptance.”

Both of these reexaminations of the State plan has provided municipalities, county agencies, and citizens with the opportunity to provide comments on the previously adopted State Plan and make suggestions and recommendations. Municipal and county agencies are also offered an additional chance to request changes in policy and / or request modifications to the RPMM.

Bordentown Township actively participated in the reexamination process of the State Plan, through the Burlington County Office of Land Use Planning. As part of the second cross acceptance round, a municipal report was prepared and included in Burlington County's Cross Acceptance Report to the State Planning Commission.

Bordentown Township's report contained a response as to how the Township meets the "key concepts" embodied in the State Plan; a summary of planning efforts that promote the State Plan; a list of findings on, recommendations for, or objections to the State Plan; and any proposed planning area changes. The Township also participated in the negotiating recommendations or proposed changes through the County.

The Township was identified in the State Plan as part of many different planning areas ranging from PA-1 (Metropolitan) to PA-5 (Environmentally Sensitive). These designations recognize the diverse character of this area.

As part of the second round of Cross-Acceptance, Bordentown Township participated with twelve (12) other Burlington County communities located along the Delaware River as part of a massive regional planning effort. This plan recognized the regional significance of the area and Route 130, while acknowledging the individual character of each community. This planning endeavor has been very beneficial to the Township and has contributed in many ways to the redevelopment efforts that are currently underway in this area.

The State Planning Commission was tremendously impacted by the 2001 election. Governor McGreevy campaigned on a platform of Smart Growth. Once he was elected and installed as the Governor in January 2002, he immediately furloughed almost the entire staff of the State Planning Office. This office was eventually replaced by the Office of Smart Growth Planning, but there has not been adequate staff to review all of the pending petitions for centers designations. Based on this development, all existing identified centers that had not been granted an official designation as a center by the Office of State Planning were "expired" or eliminated in the 2005 draft version of the State Plan.

A second complication in this centers designation process is the process itself. The State Plan now calls for a process called "plan endorsement" rather than centers designation. Plan endorsement basically means that the State Planning Commission is certifying a municipality's master plan as being consistent with the State Plan and all other regulatory documents administered by other state

agencies such as the New Jersey Department of Environmental Protection (NJDEP), Council on Affordable Housing (COAH), etc. This process is extremely onerous and very cost prohibitive.

The Township should continue to monitor and participate in future planning efforts put forth as part of the required re-examination of the State Plan.

c. Designation of Delaware River as a Class I Water Body by NJDEP

The Coastal Area Facilities Review Act (CAFRA - N.J.S.A. 13:19-1 et seq.) was formally adopted in 1973 by the New Jersey Department of Environmental Protection (NJDEP). These regulations were adopted as a way to control the adverse impacts of major industrial sites and public works facilities on water quality and the estuarine habitat.

In 1993 these regulations were amended and expanded to include development in regulated coastal areas. These regulations have been continually reviewed and amended since their adoption. As part of these on-going reviews, the NJDEP has determined that it is appropriate to recognize certain bodies of water and their associated tributaries as extremely valuable resources and require a 300 foot transitional buffer to protect the water quality. Class I Water Bodies have been determined to be of extreme value.

The Delaware River and its associated tributaries are classified as Class I Water Bodies. A 300 foot buffer will be required for all major subdivisions and commercial / industrial development next to these water bodies and / or their tributaries. The Township's Environmental Commission and Planning Board should be made aware of these regulations so that they can be utilized in the review and approval process. The Township should consider reviewing the existing development regulations to determine if revisions are required to meet these new standards.

d. Amendments to Residential Site Improvement Standards

The New Jersey Legislature approved the Uniform Site Improvement Standards Act in 1993. The act was designed to standardize regulations for streets, off-street parking, water supply, sewers, and storm water management for residential development throughout the State. As part of this act a Site Improvements Advisory Board was created to establish proposed standards.

On January 6, 1997, the New Jersey Department of Community Affairs published N.J.A.C. 5:21-1 *et seq* - the Residential Site Improvement Standards (RSIS). The RSIS became effective on June 3, 1997. These standards have been reviewed and amended on a regular basis since their initial adoption. These regulations were most recently amended in January 22, 2008.

These standards are to be used for reviewing any residential proposals for construction, alterations, additions, repairs, demolition, maintenance, and use of residential sites or residential portions of mixed-use developments. All applications for Subdivisions, Site Plan approval, and use variances are subject to the standards contained in the RSIS.

The effect of the RSIS is that the specific provisions of municipal regulations contained in local ordinances that are not in compliance with the RSIS are void and cannot be enforced. Many municipalities have expended a great deal of human and financial resources to revise their regulatory documents to ensure compliance with the RSIS.

e. Third Round COAH Rules Overturned.

On December 16, 2005, Council on Affordable Housing (COAH) adopted their “Third Round Rules”. As part of these Third Round Rules, several changes were proposed in determining how a community calculates the amount of required affordable housing units. This methodology, criteria, and planning rationale were challenged in Court by the Builders League of New Jersey.

In January 2007 the Courts invalidated these Third Round Rules and ordered COAH to re-analyze their methods and rationale. COAH has moved quickly to address these issues and on October 16, 2007 issued their draft report of their findings. The public comment period is currently under way and it is anticipated that the amended changes will be adopted in 2008.

Although the third round rules were adopted in 2008, this process is still “fluid.” Basically the adopted regulations have resulted in numerous lawsuits being filed to once again challenge the COAH regulations. The litigation relating to this matter is expected to continue indefinitely at this point.

f. Dedicated Source of Funding for Open Space and Land for Recreation

In November 1998 the residents of New Jersey overwhelmingly approved a dedicated open space tax to provide a trust fund for the purposes of open space preservation. This program is aimed at preserving an additional one million acres of open space and recreation lands throughout New Jersey. During the November 6, 2007 election, the residents of the State just approved a measure to dedicate \$200,000,000.00 in open space funds for preservation of parklands, farms, “blue ways”, and other parcels to continue toward the goal of preserving one million acres of open space throughout the state.

The dedicated source of funding will help government at all levels plan for appropriate expenditures and prioritize projects over an extended period of time. Given the intense development pressure in this region, a stable source of funding will ensure that adequate open space throughout the Township, County, and State are preserved.

g. Sub-prime Mortgage Crisis

In the early 1990s the national economy suffered two (2) back to back recessions. For nearly a decade the local, regional, and national economies remained strong and showed signs of unprecedented levels of growth. At the end of 2001 the County began to show signs of a recession. This was primarily due to the infamous terrorist attacks that occurred on September 11, 2001.

The economy began to rebound by the end of 2002. During the past five (5) years, the economy has experienced unprecedented growth. Interest rates dropped to record low levels while the value of housing increased exponentially with almost monthly double-digit increases. In some areas the value of housing nearly doubled in less than five (5) years. This unparalleled increase in the price of housing created a schism in the homeowner market. Many first time home buyers simply could not afford to purchase a home.

As a result of this unique market condition, a new mortgage market was created – for “sub-prime” borrowers. Mortgages that were generated during this period allowed homeowners to purchase a home with little to no money down and an “interest only” payment option. A second type of mortgage that gained tremendous popularity was the adjustable rate mortgage. These types of mortgages permitted first time homebuyers to qualify for mortgages that could not have been obtained using conventional financing.

At the same time the government began raising the interest rates. For nearly two (2) years interest rates escalated at regular intervals. By the end of 2006 the housing market began to show the strains of continued rate increases and increasing energy prices. By October 2007, the housing market had ground to a virtual stop. For the first time in decades, the value of housing began to drop.

In the spring of 2007 the Sub-prime mortgage market imploded. The federal government reacted by changing the requirements for qualifying for a mortgage. The conservative practices of requiring a large down payment of ten to twenty percent (10 – 20%) with nearly spotless credit, and fully documented sources of income have once again become the standard practice.

These extreme anomalies in the economy have resulted in an overstock of new housing and a decrease of between ten to twenty-five percent (10 – 25%) in the value of housing in the past two (2) years. The housing market has reacted by constricting. “Housing starts” are down by nearly twenty-five percent (25%) – the lowest level in nearly a quarter of a century. It is unclear how the events of the past two (2) years will affect the future value and demand for housing.

h. Extreme Fluctuations in Energy Costs and Availability.

During the late 1990s the price of a gallon of gasoline in southern New Jersey was less than a dollar. The cost of a gallon of heating oil in this area was also around seventy cents (70¢). During the past three (3) years the cost of fuel has changed dramatically. The early summer of 2008 witnessed prices in excess of \$4.50 per gallon for gasoline and nearly \$3.70 for home heating fuel oil (in New Jersey). During this same period, a barrel of light sweet crude oil rose from approximately \$90.00 a barrel to a record high of nearly \$150.00 a barrel.

As a result of these sharp increases in crude oil prices, consumer demand for gasoline and oil dropped precipitously during the summer of 2008. Demand during an average month was down nearly ten percent (8.5%). For the first time in nearly four (4) decades the number of vehicle trips and vehicle fatalities dramatically decreased. While current prices for gasoline and oil appear to be relatively stable, at this time, the future trends are uncertain.

The supply of oil has also been disrupted in other states. In September 2008 gasoline stations in Georgia did not have adequate supplies and actually ran out of gas.

Crude oil is a limited natural resource. As such, it is a valuable commodity and is subject to the basic laws of supply and demand and can also be subject to “market manipulations” for personal / corporate gains. This has the potential to create volatile prices and shortages. Many experts recognize that we as a country must move past our dependence of fuel oil. Other alternative fuel sources exist and many organizations are beginning to or continue to explore and develop these alternative sources. The most common that have been explored include: nuclear, wind, passive and active solar, compressed natural gas, and bio diesel fuels.

Bordentown Township also recognizes these changes and believes that it is important to respond to them. Currently the Zoning Ordinance does not contain zoning provisions that specifically recognize these alternative fuel sources. The Township should consider revising the Zoning Ordinance to provide zoning regulations for these types of uses, where appropriate.

D. The fourth provision of 40:55 D-89 of the MLUL requires that the reexamination report address: "The specific changes recommended for master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared."

While the 1990 Master Plan and subsequent 2002 Report are still valid, the following specific recommendations are included to determine whether changes will be required to the Township's existing inventory of planning documents.

1. Review and update a Statement of Goals, Objectives, and Assumptions Contained in previous Master Plan / Master Plan Re-examination Reports. Planning is not static. Changing trends, development techniques, increased understanding of impacts of development, and revisions to state regulations necessitate periodic reviews, and if appropriate revisions to local plans. Given the many changes in State legislation and the need to evaluate the effects of accommodating intense residential development, the Township should review the Statement of Goals, Objectives, and Assumptions contained in the 1982 Master Plan to determine if minor changes should be incorporated to provide clarification and reflect our current level of planning and regulation.
2. Review and Codify existing Zoning Ordinance. The Zoning Ordinance has not been codified since 2002. There have been numerous revisions to the Zoning Ordinance. It is recommended that the Zoning Ordinance be codified to include all of these changes. Additionally, as part of this review, the existing development and bulk standards should be reviewed for consistency.
3. Review Fee Schedule. The Township reviewed and updated its fee schedule after the 2002 Report was adopted. Since this time, the fee schedule for application fees and escrow accounts has not been revised. The Township should examine these fees to determine if changes are required to reflect the current costs of the review process.
4. Review of existing redevelopment plan / areas to determine if changes need to be made to the boundaries, types of uses permitted and zoning requirements. The Township previously adopted design standards and regulations governing the areas designated as part of the redevelopment plan. These standards are well defined and provide a clear direction for the Redevelopment Committee and any redevelopers that are proposing projects in these designated areas. At this time these design standards have helped the Township to accomplish many of the goals that were the basis for establishing this process.

During the past six (6) years, several areas were identified as appropriate for redevelopment and added to the Redevelopment Plan. The inclusion of these specific parcels has furthered the Township's goal of redevelopment in designated areas. The Township should review existing parcels that may be appropriate for inclusion in future redevelopment efforts. Once this review is completed, recommendations should be made as to inclusion in any future redevelopment efforts.

The Township may also wish to evaluate existing parcels that have undergone redevelopment efforts and determine if changes or additional uses need to be included to provide enhanced opportunities to achieve the redevelopment efforts to their fullest extent.

5. Reduce paperwork as part of Application Process. The Township should determine if the number of initial application packages received by the Township as part of the development review process could be reduced, for distribution to the professionals and appropriate file copies. Once the application is deemed complete, the Township should also determine if a portion of the plans and application packages that are required for submission can be done digitally or “electronically” to further reduce paperwork.
6. Determine if a new Circulation Element is required. A street map of the Township currently exists and is available to the general public through the Township’s website. There is no recently adopted (within the past ten (10) years) Circulation Element as part of the inventory of comprehensive planning documents in the Township. The last Circulation Element that was adopted by the Township was part of the 1990 Master Plan. Given the amount of new development and redevelopment efforts that have occurred during this time, the Township may want to consider preparing a new Circulation Element and updated Street Map as part of this document.
7. Determine if a new Land Use Element is required. The last Land Use Element that was adopted by the Township was included in the 1990 Master Plan. Given the dramatic changes to the physical landscape of the Township since the adoption of the last formal Land Use Element, the Township may want to prepare and adopt a new land use inventory / plan and map that would reflect the current land uses presently located within the Township.
8. Determine if it is appropriate to prepare an Historic Plan Element. The Township has documented many historical resources located throughout the Township as part of individual planning efforts that have taken place over time. Based on a review of the planning documents on file with the Township, an inventory of any remaining historic sites located in the Township does not appear to exist. The Township should determine if they want to compile a list of any documented sites or structures and include this inventory as part of the Master Plan.

E. The final provision of 40:55 D-89 of the MLUL requires that the Reexamination Report address "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 40 A: 12 A-1 et al) into the Land Use 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."

In 1992 legislation was enacted to allow communities the ability to provide concentrated planning efforts in the form of a "redevelopment plan." Any areas identified for inclusion has to meet one or more of several criteria.

The Township determined that it was appropriate to employ this planning endeavor. As part of this effort, the Township designated Township Committee to act as the Redevelopment Authority to review any redevelopment plans for designated areas.

The 2008 Report Recommended that several parcels be included as part of the Township's designated Redevelopment Plan. These parcels are listed below, along with the action taken by the Township:

1. Block 120, Lots 1- 14 - (WAS THIS FORMALLY INCLUDED – NOT IN ZONING REGULATIONS, BUT I KNOW THAT A REDEVELOPMENT PLAN WAS SUBMITTED BY AN APPLICANT.)
2. Block 64, Lots 1, 2, 3, 4.01, 5.01, 5.02, and 6 - This area was included as part of the Township's Redevelopment Plan as part of Ordinance Number 2003-25.
3. Block 134.01, Lots 13, 14 and 15 - This area was included as part of the Township's Redevelopment Plan as part of Ordinance Number 2003-25.
4. Block 58, Lot 35 - (ANY ACTION TAKEN?)
5. Block 140, Lots 11-19 - This area was included as part of the Township's Redevelopment Plan as part of Ordinance Numbers 2006-27 and 2008-8.
6. Block 57, Lots 1.01, 1.02 and 6 - This area was included as part of the Township's Redevelopment Plan as part of Ordinance Number 2007-32.

The Township should review any other existing parcels that may be appropriate for inclusion in future redevelopment efforts. Once this review is completed, recommendations should be made as to inclusion in any future redevelopment efforts.