

**Township of Bordentown
Burlington County**

Land Use Plan Element

December 2019

Adopted by the Bordentown Township Planning Board on December 12, 2019

**Prepared by
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ACKNOWLEDGMENTS

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INTRODUCTION

The Township adopted its last Comprehensive Master Plan in 1990 and adopted subsequent Master Plan Reexamination Reports and Revisions in 1996, 1999, 2002, and 2008. The most recent Township comprehensive Master Plan Reexamination Report was adopted in August 2018.

One of the recommendations of the Township's 2018 Reexamination Report was to adopt a comprehensive Land Use Element. The Land Use Element represents a synthesis of all other plan elements and serve as the basis for future ordinance revisions.

The purpose of the Land Use Element is to provide a long-range policy guide for development. This Plan examines the current development trends and establishes a vision for future growth. The Land Use Element takes into account the environmental characteristics, existing land use patterns and zoning densities, physical and visual form, as well as current and future land use demands. This section of the Master Plan also considers Bordentown's ongoing redevelopment efforts.

The Land Use Element is the cornerstone for supporting the Township's zoning ordinance and sets a framework for the Township's future development and redevelopment efforts.

PUBLIC OUTREACH/COMMUNITY MEETINGS

Two public meetings were held as a component of the Township's adopted 2018 Master Plan Reexamination Report. These meetings were held on October 17, 2017 and October 24, 2017 at the Township's Community Center. The Township's Economic Development Advisory Committee (EDAC) was also involved in the Reexamination Process. The EDAC met on February 13, 2018 where a discussion regarding the existing and future land uses within the Township occurred. Key land use take-aways from these meetings include:

- Retain commercial ratables along the Route 206/130 corridors as both of these Routes are divided by jersey barriers along their north/south corridors, creating an issue in trying to access businesses.
- Improve streetscapes of "run down" corridors with sidewalks, trees, and design standards, which should include site design and building design.
- Expand permitted uses to include pharmacies, State Licensed Cannabis Dispensaries, facilities and entertainment uses, including movie theaters, roller skating centers, museums, upscale restaurants, bowling allies, performing arts centers, water related uses including boat launches, boat races and passive recreational activities.
- Reduce and restrict the number of gas stations along Routes 130/206.
- Create design guidelines for existing or renovated hotels.

- Limit warehousing and industrial uses near residential developments. Many residents felt as though their water pressure decreased in the vicinity of the Grainger development.
- Install sidewalks, particularly where there are bus stops, to create a safer environment for those who rely on public transportation.
- Create residential living options for millennial renters, and to incorporate age-restricted communities and assisted living facilities into the zoning regulations.
- Create new and expand existing parks to include both active and passive recreational uses, including basketball courts, multi-purpose sports fields, trails, bike paths, and sidewalks.
- Implement way-finding signs to locate parks and indicate access points of trails in the Township.

EXISTING LAND USE

The existing land use of a municipality helps guide the framework that enhances the visual, physical, environmental, and economic health of a community. The Township's existing land use patterns in coordination with local issues require specific attention. The Existing Land Use Map depicts the current land use patterns within the Township.

Bordentown Township has a land area of approximately 5,444.6 acres (or 91.9% of the Township) and a water area of approximately 481.8 acres (or 8.1% of the entire Township). As shown on the map, there are a number of large residential clusters located throughout the Township. Historically, the southern portion of the Township has been utilized by industry and farming. Development trends are showing a number of these large tracts being subdivided and clustered into residential developments.

The following table highlights the existing land uses for the Township of Bordentown.

Existing Land Use* - 2019				
Category	# of Parcels	% of Parcels	Acreage	% of Acreage
Vacant	105	2.6%	1,038.4	21.2%
Residential	3,551	87.4%	1,119.5	22.9%
Apartments	10	0.2%	87.4	1.8%
Farmland	13	0.3%	279.6	5.7%
Commercial	182	4.5%	602.5	12.3%
Industrial	20	0.5%	262.7	5.4%
Railroad	8	0.2%	45.5	0.9%
Public School	3	0.1%	91.2	1.9%
Public Property	116	2.9%	1,277.5	26.1%
Church & Charitable	10	0.2%	38.8	0.8%
Cemeteries & Graveyards	3	0.1%	30.8	0.6%
Other Exempt	40	1.0%	14.2	0.3%
TOTAL	4,061	100.0%	4,888.1	100.0%

*Does not include roads, highways, and other rights-of-ways; Does not include projects approved by the Township Planning Board or Zoning Board that have not been constructed as of November 2019; All acreages are calculated utilizing GIS

Residential Land Use

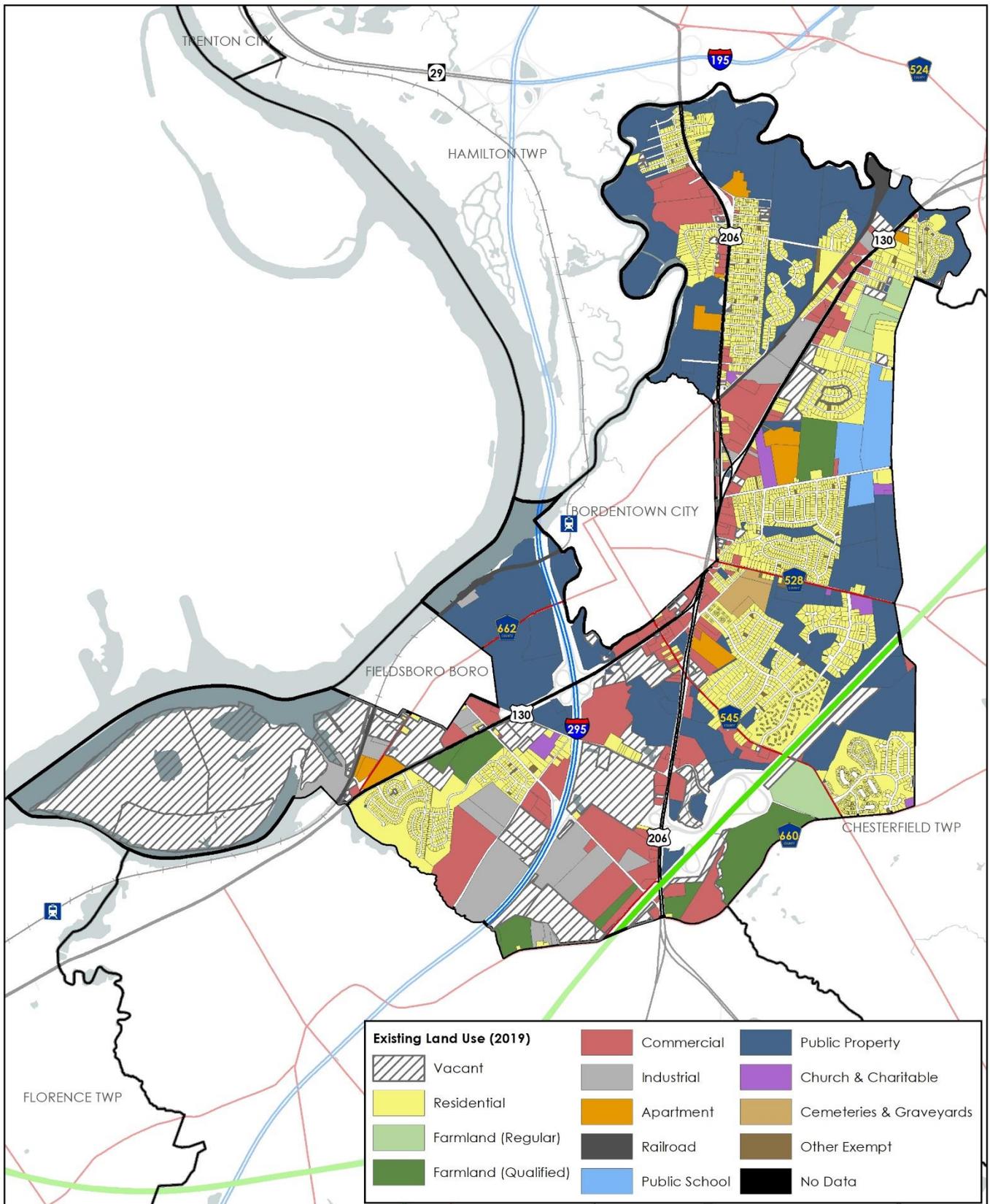
Residential land use represents one of the largest land use categories in the Township, covering approximately 22.9% of the Township's land area and occupying approximately 3,551 parcels. The majority of the residential properties within Bordentown Township are one- and two-family homes that are primarily located within the northern half of the Township to the east of Route 206. As shown on the Existing Land Use Map, there is a small portion of land dedicated to apartments. Apartments only constitute 1.4% of the Township's land area.

Commercial Land Use

Commercial land uses occupy 12.3% of the Township's land area. The majority of these uses are found along Route 206 and Route 130, and are concentrated around the intersection of these two highways. Commercial properties are also located in the southern portion of the Township, adjacent to industrial uses.

Industrial Land Use

There are 20 parcels comprising 262.7 acres of industrial property within the Township. Most of these industrial properties are located within the southern half the Township, especially along Rising Sun Road. The southern portion of the Township has historically been utilized by warehousing facilities, industrial uses and agricultural purposes due to its proximity to Routes 130 and 206, the New Jersey Turnpike, and I-295. There are also several solar fields located south of Washington Street.



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Existing Land Use
Bordentown Township, NJ

HGA
 HEYER, GRUEL & ASSOCIATES
 November 2019

Several large subdivisions, which were developed with single-family homes, occurred in the early 2000's along Rising Sun Road and Route 130. Residential and industrial uses are not typically compatible. Buffering requirements, hours of operation (i.e. noise concerns), and traffic may affect these nearby residential developments.

Vacant Land Use

Vacant parcels occupy 21.2% of the Township's parcel area. There are several significantly large tracts located south of Washington Street and several parcels that are dispersed along the Route 130 and Route 206 corridors. New Bold Island, which is owned by PSEG, constitutes a large portion of the assessed vacant land in the Township and is approximately 510 acres, representing 48% of all the vacant land in the Township.

Adjacent to New Bold Island is the Township's Waterfront Redevelopment Village Area. A portion of this area has been developed, but the majority of the area remains vacant. There is another large field located off of Dunns Mill Road which was previously used as a landfill and has since been converted to a solar panel field.

Public Property

Public property represents over 26.1% of the total land area of the Township. These areas include land owned by the Township (578.8 acres), Bordentown Sewerage Authority (52.3 acres) and the State (646.4 acres). Nearly half of the public property is owned by the State, which includes the Department of Environmental Protection, Department of Human Services, Department of Defense, Department of Law and Public Safety, Department of Corrections, Turnpike Authority, and Department of Transportation.

Farmland

Farmland currently represents a very small portion of the Township and is mostly located along the Township's southwestern border with Chesterfield Township and Mansfield Township. The southern portion of the Township has historically been utilized for agriculture and industrial uses. However, over the years, a number of these farms have become subdivided and developed with residential developments.

Other Land Uses

Other land uses in the Township include public schools, church and charitable, cemeteries and graveyards, and other exempt properties.

The public schools located within Bordentown include Bordentown Regional High School, Bordentown Regional Middle School, and Peter Muschal Elementary School. MacFarland Intermediate School and Clara Barton Elementary School, which are part of the Bordentown Regional School District, are located in adjacent Bordentown City.

EXISTING ZONING

Zoning in Bordentown Township is broken down into 19 zones, 3 overlay districts, and 5 Redevelopment Areas. These 19 zones include 11 residential zones, 5 commercial-oriented zones, 2 planned unit development zones, 1 industrial zone, and 2 public zones. While these zones provide the basis for development in the Township, the various highways which traverse the Township have had a significant impact on the way the Township has developed.

Residential Zoning

R-120: LOW-DENSITY SINGLE-FAMILY

There are four (4) R-120: Low-Density Single-Family districts within the Township. This zone comprises approximately 123.6 acres or 2.1% of the Township's total area. The land uses in this district comprise vacant land, farmland, public schools, and places of worship. A very small portion of this district is developed with single-family residential dwellings.

Farms, single-family dwellings, places of worship, schools, residential clusters, and markets selling produce grown on the property are some of the permitted uses in the district. Residential clusters are permitted on 18,000 square foot lots, provided 65% of the tract, but no less than 2 acres, is preserved for open space. Single-family detached dwelling units are permitted on 40,000 square foot lots where public water/sewer is available or on 60,000 square foot where neither is present. Places of worship and schools are permitted on 3-acre lots subject to conditional use standards.

R-40: LOW DENSITY SINGLE FAMILY

The Township has two (2) R-40 districts located along the Township's northwestern border adjacent to two R-120 districts. The R-40 zone occupies approximately 208.2 acres or 3.5% of the Township. Approximately half of this zone is developed with residential lots ranging in size from 9,000 square foot to more than 4 acres. This zone is also developed with several farms, which range in size from 5 acres to over 15 acres.

A portion of the R-40 zone also serves as the sending district for the Township's Transfer of Development Rights (TDR) program. The R-40S district permits 1.5 dwelling units per acre to be transferred to a designated receiving district on the condition that a permanent deed restriction

is placed upon the R-40S property such that units can be developed on the property equal to the R-40 density minus the equal percentage of R-30 units transferred (e.g. if half of the R-30 units are transferred, only half of the R-40 units may be built). However, this zone is not shown on the Township's Zoning map and this TDR program is not used.

The R-40 zone permits single-family detached homes on 40,000 square foot lots that have access to public water and sewer and in the absence of public water and sewer, on 60,000 square foot lots. While not stated in section §25:402.1 R-40 District Regulations as a principal permitted use, section §25:606.A.1 Planned Unit Developments permits single-family clusters as an option within the R-40 and R-40S districts on 12,000 square foot lots provided 45%, but not less than 1 acre, remains as open space. Farms are also permitted on lots at least 5 acres in size, which is similar to what is permitted in the R-120 Zone.

R-30: MEDIUM DENSITY SINGLE FAMILY

The Township has six (6) R-30 Medium Density districts. These districts are generally developed with residential cluster developments. The zone occupies 648.1 acres or 10.9% of the Township. The northern most zone, located along Route 206 near the Township's border with Hamilton Township, is permitted to be developed with Professional Offices as a conditional use. However, the entirety of this area is developed with single-family residential units or is owned by NJDEP, NJDOT and the Township.

The R-30 zone permits single-family dwellings on 30,000 square foot lots where there is public water and sewer available. Otherwise, single-family dwellings are permitted on 60,000 square foot lots. Farms, churches, and emergency services are also permitted principal uses. This zone also permits cluster developments as a conditional use on 12,000 square foot lots.

A portion of the R-30 zone is designated as the Township's receiving district for the Township's Transfer of Development Rights program. In the R-30R district only, the base density may be increased to up to 3.5 units per acre with the transfer of development rights from sending areas. These sending and receiving districts are considered non-contiguous Planned Development. The single-family development standard within the receiving district may use the R-10 bulk regulations. Similar to the R-40S zone, the R-30R zone is not shown on the zoning map.

R-20: MEDIUM DENSITY SINGLE FAMILY

The R-20 District is located in two areas in the Township consisting of 176.8 acres or 3.0% of the Township. The northern most district (66.7 acres) is located off of High Bridge Road to the east of Route 130 and is developed with single-family cluster development. The southernmost R-20 district

(110.2 acres) is located adjacent to the New Jersey Turnpike and the Township's border with Chesterfield Township. The southern R-20 zone contains land owned by the Borough, powerlines owned by PSEG, and land owned by the New Jersey Turnpike Authority.

The R-20 district permits many of the same uses which are common in the other residential districts including single-family dwellings on 20,000 square foot lots, emergency services, and churches. Residential clusters are also permitted as residential planned developments subject to a several standards including a minimum lot size of 8,000 square foot, provided 40% of the lot is retained as open space so long as it is not less than 1 acre.

R-10: MEDIUM DENSITY SINGLE FAMILY

The Township has four R-10 Medium Density Single-Family districts consists of 265.4 acres or 4.5% of the Township. These districts are mostly developed with single-family residential dwellings, state-owned properties, and vacant land. The residential properties range in size from 4,000 square foot to over 100,000 square foot

This zone permits single-family dwellings on 10,000 square foot lots in addition to residential cluster developments on 8,000 square foot lots. Additionally, where the Planning Board has determined that clustering will permit the preservation of open space and is in the public interest, cluster developments may utilize the minimum standards of the R-7 district. Many of the same principal uses that are permitted in the other residential zones including churches, emergency services, schools, and community residences are also permitted uses. Professional offices are permitted as a conditional use.

R-8: HIGH DENSITY SINGLE FAMILY

There is one R-8 district located in the Township. This district is located to the north of Route 528/Crosswicks Road. The zone occupies approximately 218.6 acres or 3.6% of the Township. This zone is primarily developed with single-family residential homes that range in size from 6,400 square foot to 75,000 square foot There are also a few office complexes located along Crosswicks Road.

The R-8 High Density Single Family zone permits single-family development on 8,125 square foot lots. The same permitted principal and conditional uses that are within the R-10, R-7, and R-6 districts are also permitted in this zone.

R-7: HIGH DENSITY SINGLE FAMILY

The R-7 district is located along Route 206 near the Township's border with Hamilton Township. This zone is approximately 24.4 acres in size. The zone is mostly developed with single-family residential

units which range in size from 4,000 square foot to 20,000 square foot The R-7 District permits single-family development on 8,000 square foot lots

R-6: HIGH DENSITY SINGLE FAMILY

The R-6 Zone occupies approximately 125.7 acres, or 2.1% of the Township. This district is located to the east of Route 206, just north of Amboy Road and the railroad tracks, to Homestead Avenue. This zone is primarily developed with single-family residential development, ranging in size from 2,000 square foot to 44,000 square foot

This zone permits the same uses as the R-10, R-8, and R-7 district, including single-family detached units, fire and emergency services, and community residences. Permitted conditional uses include churches and places of worship, public and private schools, and professional offices. Single-family development is permitted on 6,500 square foot lots.

A/T: MULTIPLE FAMILY RESIDENTIAL DISTRICT

There are five A/T: Multiple Family Residential Districts scattered throughout the Township, primarily northwest of the Turnpike and east of Route 206. This district occupies approximately 137.5 acres or 2.3% of the Township. Each district is developed with townhouses, apartments or condominiums.

The district permits detached single-family dwellings subject to the standards of the R-8 High Density Single-Family zone (8,125 square foot lots), townhouses at a density of 10 units per acre with a 20% minimum set aside for affordable units, and apartments at a maximum density of 20 dwelling units/acre. Additionally, farms, places of worship, public utility, fire and emergency services, and community residences are also permitted.

AR-AH: AGE RESTRICTED AFFORDABLE HOUSING

There is one (1) AR-AH: Age Restricted Affordable Housing Zone in the Township. The site, located at the intersection of Route 130 and Highbridge Road, was rezoned in November 2018 as a means to provide affordable housing for the Township to meet its affordable housing obligation. The district is approximately 4.2 acres and is anticipated to produce 92 age-restricted units of which 19 will be affordable to age restricted very low, low and moderate income households.

Commercial Zoning

CC: COMMUNITY COMMERCIAL

There are four CC Community Commercial districts scattered along Route 206. The largest zone is located in the southern portion of the Township west of the NJ Turnpike and east of Route 206. All four zones occupy approximately 154.6 acres, or 2.6% of the Township.

The majority of the area is developed with publicly owned land (48.9 acres), whereas commercial uses occupy approximately 31.7 acres and vacant land approximately 22.5 acres. The publicly owned land in this district is primarily owned by the NJ Turnpike Authority and NJ Department of Transportation.

The CC Community Commercial District permits a variety of uses including the retail sales of goods and services, banks (including drive-in facilities), offices, restaurants, health clubs, indoor recreational activities, personal services, and child care facilities. A number of conditional uses are also permitted including hotels and motels, car washes, public utility uses, billboards, and retail uses over 5,000 square foot

HC: HIGHWAY COMMERCIAL

The Highway Commercial zones are located along Routes 206 and 130, primarily located where the two intersect in the center of the Township. This zone occupies 354.1 acres or 6.0% of the Township. The majority of the district was once linear; however, Redevelopment Areas have since dissected the zone.

The zone is currently developed with a mix of commercial (122.1 acres), vacant (46.6 acres), residential (29.5 acres), farmland (36.3 acres) and publicly owned properties (9.3 acres). Industrial (9.0 acres), apartments (3.9 acres), and railroad (0.2 acres) constitute a very small portion of the district.

The HC Zone permits the same principal and conditional uses as the CC Community Commercial District. Legitimate theatres, shopping centers comprised of the preceding uses, automobile sales through franchised new car dealers, clubs/fraternal clubs/lodges, and residential uses under the bulk regulations of the R-20 zone, subject to the condition that they existed lawfully as of July 1, 1999, are principal permitted uses within the HC Zone. The HC Zone also permits adult uses and self-storage or mini-warehouse facilities as conditional uses.

PO: PROFESSIONAL OFFICE DISTRICT

There are four (4) PO: Professional Office Districts dispersed throughout the Township. The entirety of the district occupies approximately 43.3 acres or less than 1% of the Township's area. One of the districts is located along Washington Street between Route 206 and I-295, another is located west of the Turnpike along Crosswicks Road, and the remaining two are located along Route 206 just north of Amboy Road.

The PO district permits a variety of uses including single-family dwellings, funeral homes, local service activities, banks, professional offices, child care centers, restaurants, and community residences. All of these uses are permitted on 10,000 square foot lots. The zone also provides additional requirements for non-residential uses.

This zone is primarily developed with single-family residential (11.2 acres), commercial (2.2 acres), and publicly owned property (0.2 acres). Vacant land occupies the majority of this district (20.9 acres), especially within the district located along Washington Street.

GC I: GENERAL COMMERCIAL I

The Township has two (2) General Commercial I zones. One of the districts is located along the Delaware River between Bordentown City and Fieldsboro, occupying approximately 25.6 acres of land area and 71 acres of water, as the Township's boundary extends into the Delaware River. The other district is located in the southern portion of the Township between Washington Street, Rising Sun Road/Delaware Street, I-295 and the Township's border with Fieldsboro. Together, the districts constitute approximately 180.2 acres, or 3.0% of the Township's total area.

The zone located along the Delaware River consists of railroad property owned by New Jersey Transit and a property assessed as industrial, which is located adjacent to Johnstone Training Center. The larger area, located between Route 130, Washington Street, I-295 and Rising Sun Road, is primarily developed with a mix of residential and commercial properties. This district also has approximately 20.5 acres of vacant land.

The GC I zone permits a variety of uses including banks, retail sales of goods and services, offices, restaurants, wholesale distribution centers, child care centers, and residential uses in accordance with the bulk regulations of the R-30 zone. The district also permits professional offices/office buildings, service stations, public utility uses, personal services and billboards as conditional uses.

GC II: GENERAL COMMERCIAL II

The General Commercial II district is located between I-295 and Route 206 along Rising Sun Road. The district is approximately 64.1 acres or 1.1% of the Township's area.

The zone is developed with mostly commercial land uses (56.6 acres). There are also two residential properties (1.3 acres) and one industrial property (7.8 acres) present.

The GC II district permits the same uses as the GC I district, in addition to manufacturing within completely enclosed buildings as a principal permitted use and, as conditional uses, motels, inns, and conference centers, truck stops, truck fuel stations, and truck repair stations.

Industrial Zoning

REO: RESEARCH, ENGINEERING AND OFFICE DISTRICT

The Research, Engineering and Office district is located throughout the southern half of the Township, particularly south of Rising Sun Road and east of the New Jersey Turnpike. This zone occupies 1,156.4 acres or 19.5% of the Township's total area.

The REO district is developed with a residential cluster development that is located on approximately 38.2 acres, commercial uses (50.6 acres), and industrial uses (82.1 acres). There are also several farms located east of both the Turnpike and Route 206, which consist of 130.9 acres, in addition to approximately 500 acres of vacant land.

The REO district permits a variety of uses including farms on 5 contiguous acres, offices and office buildings, limited manufacturing plants, laboratories, whole distribution centers and warehouses, subdivided "Development Parks" on tracts of land at least 20 acres, child care centers, and restaurants. Hotel/Conference centers, public utilities, billboards, and truck service areas are permitted as conditional uses. The zone also permits planned developments, residential uses subject to the R-30 zone provided they existed lawfully as of 1998, and Planned Business Development-Residential where shown on the Zoning Map.

Planned Unit Development Zoning

The Township has two (2) Planned Unit Development zones, the Planned Unit/Multi Family Residential Zone (PUD/AT) and Planned Unit Development zone. Both of these zones are developed with residential dwellings. Both zones are located along Route 130 near the Township's southern border with Mansfield Township.

PUD/AT: PLANNED UNIT DEVELOPMENT/MULTI FAMILY RESIDENTIAL ZONE

The PUD/AT is located between County Route 662 (also known as Burlington Road) and Route 130, and is approximately 9.8 acres. This district has the option of being developed as part of a Planned Unit Development or with multi-family development following the standards of the A/T Multi Family Development zone. The zone is currently developed with the Bradford Pointe development, which includes 168 affordable units.

PUD: PLANNED UNIT DEVELOPMENT ZONE

The Planned Unit Development (PUD) Zone is approximately 105.6 acres or 0.02% of the Township's area. This zone is developed with a residential subdivision, known as Crystal Lake. There are approximately 98 single-family residential dwellings on lots that range in size from approximately 5,200 square foot to 11,000 square foot. Approximately 47.1 acres of this zone is dedicated open space managed by the homeowner association.

The PUD zone permits single-family residential, zero lot line dwellings, flats, townhouses, duplexes and triplexes. Additionally, non-residential uses, including retail, sports and fitness centers, and restaurants, are permitted to occupy a maximum 25% of the total tract area.

Public*C: CONSERVATION*

The C: Conservation zone is dispersed throughout the Township. However, it is primarily located along the Delaware River and Crosswicks Creek. The Conservation Zone consists of environmentally sensitive land areas. The C: Conservation zone totals 548.6 acres or 9.3% of the Township.

The C district permits parks, playgrounds, public conservation areas, public open spaces, and detached single-family dwelling units on 10 acre lots.

The C district generally consists of a mixture of vacant land, publicly owned land (NJDEP and Bordentown Township), and railroad. It should be noted the vacant land is either owned by PSEG (located on New Bold Island) or is owned by Interstate Waste Removal, Inc. The Interstate property is a capped landfill that has recently been converted to a solar field.

P: PUBLIC

The P: Public Zone is scattered throughout the Township. However, it is concentrated along Crosswicks Creek and the I-295 and the NJ Turnpike right of ways. It also occupies a large portion

of the Township between the Township's municipal boundary with Bordentown City and Fieldsboro. The P: Public Zone is approximately 1,023.9 acres or 17.2% of the Township.

The Public Zone generally consists of properties owned by the NJDEP, NJ Department of Human Services, NJ Department of Transportation, Bordentown Township, Bordentown Sewerage Authority, and the Regional Board of Education. Additionally, land classified as vacant, but owned by PSEG, falls within this zone.

The Public Zone permits similar uses as the Conservation Zone, including public playgrounds, public conservation areas, and public open spaces. The P Zone also permits public purpose uses, such as offices for the Township, State or Federal agencies, Police, Public Works, and other similar uses. Conditional Uses permitted include child care centers and bill boards.

Overlay Zones

The Township has three Overlay Zones: Planned Community Development (PCD) zone, Planned Business Development-Residential (PBD-R) zones and Affordable Housing Overlay (AH-1).

PLANNED COMMUNITY DEVELOPMENT OPTION OVERLAY (PCD)

The Township's PCD Option Overlay is located to the northeast of Georgetown Road along the Township's border with Chesterfield Township. The PCD overlay meets the boundary of the R-30 Residential Zone. This overlay is developed with a mixture of townhomes and single-family residential development.

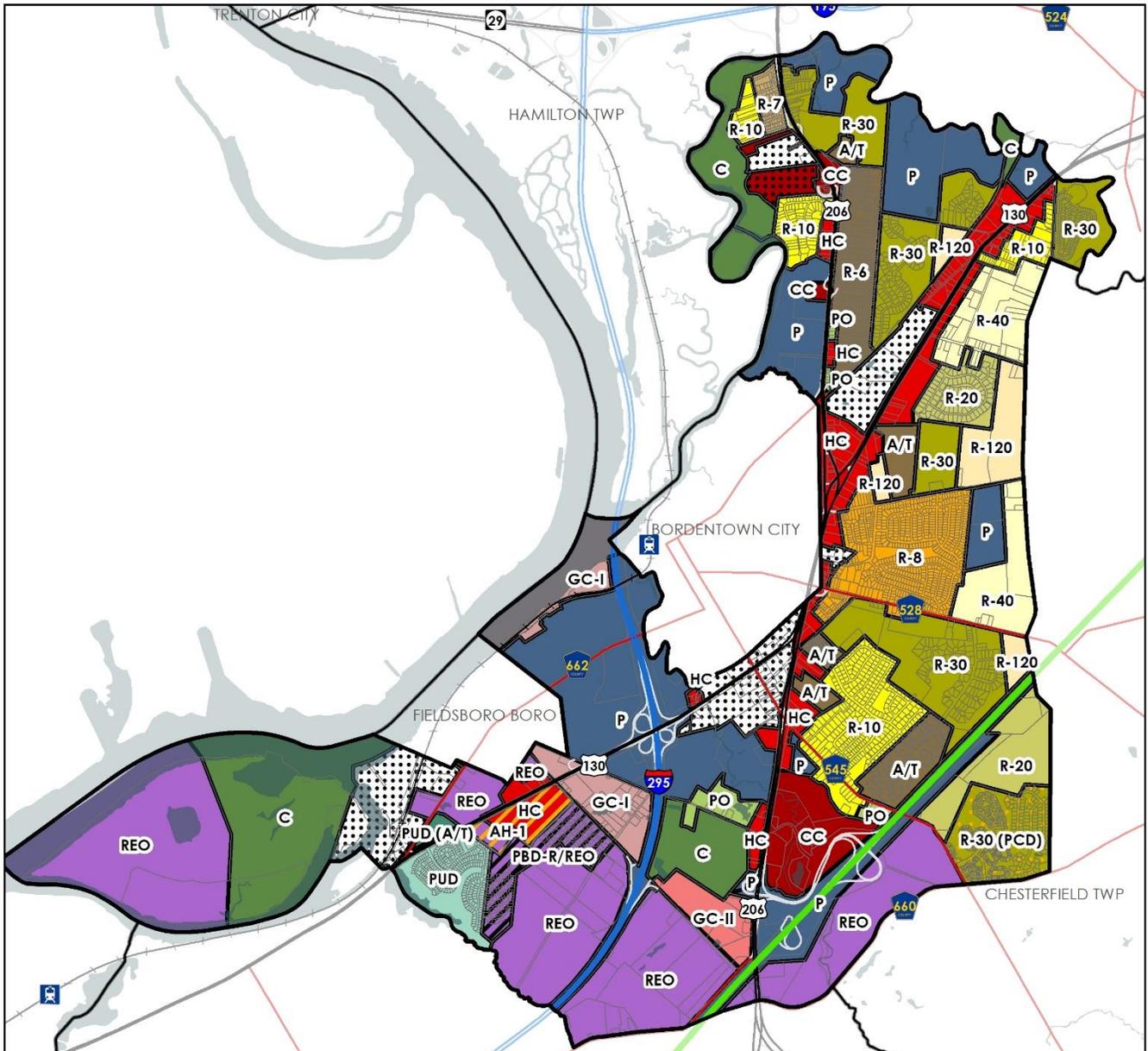
PLANNED BUSINESS DEVELOPMENT-RESIDENTIAL OPTION (PBR-R)

There is one PBR-R Option district in the Township. It is located south of Rising Sun Road between I-295 and Route 130. The base zone for this district is the REO zone. This area is developed with the Meadow Run development. The overlay zone is approximately 83.5 acres and is developed with a single-family cluster development which abuts the Crystal Lake subdivision. The development contains about 160 single-family residential properties. Additionally, approximately 30.3 acres of the tract is open space managed by the homeowner association.

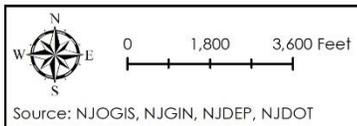
AH-1: AFFORDABLE HOUSING OVERLAY

The Township's AH-1 Overlay is located to the east of Route 130, just south of Rising Sun Road. The base of this zone is the HC: Highway Commercial Zone and REO: Research, Engineering, Office Zone. The overlay zone is approximately 48.0 acres and is comprised of three lots: Block 138.01 Lots 41, 42 and 43, which consist of farmland and vacant land.

The AH-1 Overlay Zone permits commercial uses, including retail sales, personal service establishments, banks, offices and office buildings, hotels, health clubs, shopping centers, child care centers, restaurants, and self-storage facilities. The zone also permits townhouses and apartments, provided the maximum number of units does not exceed 227 and at least 36 units will be set aside for low, very-low, and moderate-income households.



Existing Zoning		Overlays	
C: Conservation District	P: Public District	R-120: Low Density Single Family Residential District	PBD-R: Planning Business Development-Residential Option District
CC: Community Commercial District	PO: Professional Office District	R-40: Low Density Single Family Residential District	PCD Overlay: Planning Community Development Option District
GC I: General Commercial I District	REO: Research, Engineering, and Office District	R-10: Medium Density Single Family Residential District	AH-1: Affordable Housing Overlay
GC II: General Commercial II District	PUD (A/T): Planning Unit Development/M... Family Residential District	R-20: Medium Density Single Family Residential District	Redevelopment Areas
HC: Highway Commercial District	PUD: Planning Unit Development District	R-30: Medium Density Single Family Residential District	
		R-6: High Density Single Family Residential District	
		R-7: High Density Single Family Residential District	
		R-8: High Density Single Family Residential District	
		A/T: Multiple Family Residential District	



Existing Zoning
Bordentown Township, NJ



Redevelopment Areas

SOUTHERN GATEWAY REDEVELOPMENT AREA

The Southern Gateway Redevelopment Area Redevelopment Plan was amended in October 2014. The Plan encompasses the area of Block 120 Lots 1-14, Block 121 Lots 1-5, Block 122 Lots 1-10, Block 127 Lots 203, and Block 128.01 Lots 1-12, 14-16, 29-32.02, and 35-38. This Plan was prepared by the Burlington County Bridge Commission Department of Economic Development and Regional Planning.

The Southern Gateway Redevelopment Area permits a variety of commercial uses as a means to spur economic development within the Township.

WATERFRONT REDEVELOPMENT VILLAGE PLAN

The Waterfront Village Redevelopment Plan was adopted in 2008, and amended in 2009 and 2014, which revised the permitted and conditional uses. The Area encompasses Block 140 Lots 3, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 and Block 141 Lot 4.

In addition to permitting the uses of the underlying zoning (REO- Research, Engineering Office Zone and the C-Conservation Zone), retail, office and service uses, child care centers, multi-family residential, marina and boat launch facilities, and mixed-use development are permitted uses within the area.

Development has begun within this Redevelopment Area. Rivergate Bordentown Waterfront, a transit-oriented apartment community, opened in 2016. A QuikChek gas station/convenience store was constructed in 2017.

K JOHNSON/AGWAY YATES REDEVELOPMENT PLAN

The K Johnson/Agway Yates Redevelopment Plan was adopted in 2007 and amended in 2009. The Plan's overall concept for the former copper-foil manufacturing plant includes demolition or adaptive reuse of the vacant building, which would support the existing warehousing operations. These uses include all principal uses permitted in the underlying HC-Highway Commercial zone in addition to retail sales of goods and services, garden centers, banks, offices, restaurants, indoor recreational activities, theaters, warehousing, apartments on upper floors, medical offices, and hospitals.

Additional design standards related to buffering, buildings, architecture, circulation, signs, lighting, fencing/enclosures, and infrastructure are also provided within the Plan.

The site was developed with the Team 85 Fitness and Wellness Campus, a one-stop health center, which provides a variety of amenities including a state-of-the-art fitness center, group fitness classes, personal training, sports and leagues, a pool for aquatic exercises, and a salon and spa.

SAAJ-TAYLOR/RED ROOF INN REDEVELOPMENT PLAN

The SAAJ Redevelopment Plan was initially adopted in 2008 and amended in 2009. The Redevelopment Area is situated on Block 63 Lot 1, 2, and 39 and Block 64 Lot 3, to the north of Woodland Avenue's intersection with Routes 206 and 130, encompassing approximately 7 acres.

The Plan allows the permitted principal uses within the HC- Highway Commercial Zone, except that only full-service restaurants and hotel/conference centers shall be permitted as restaurants and hotels, accordingly.

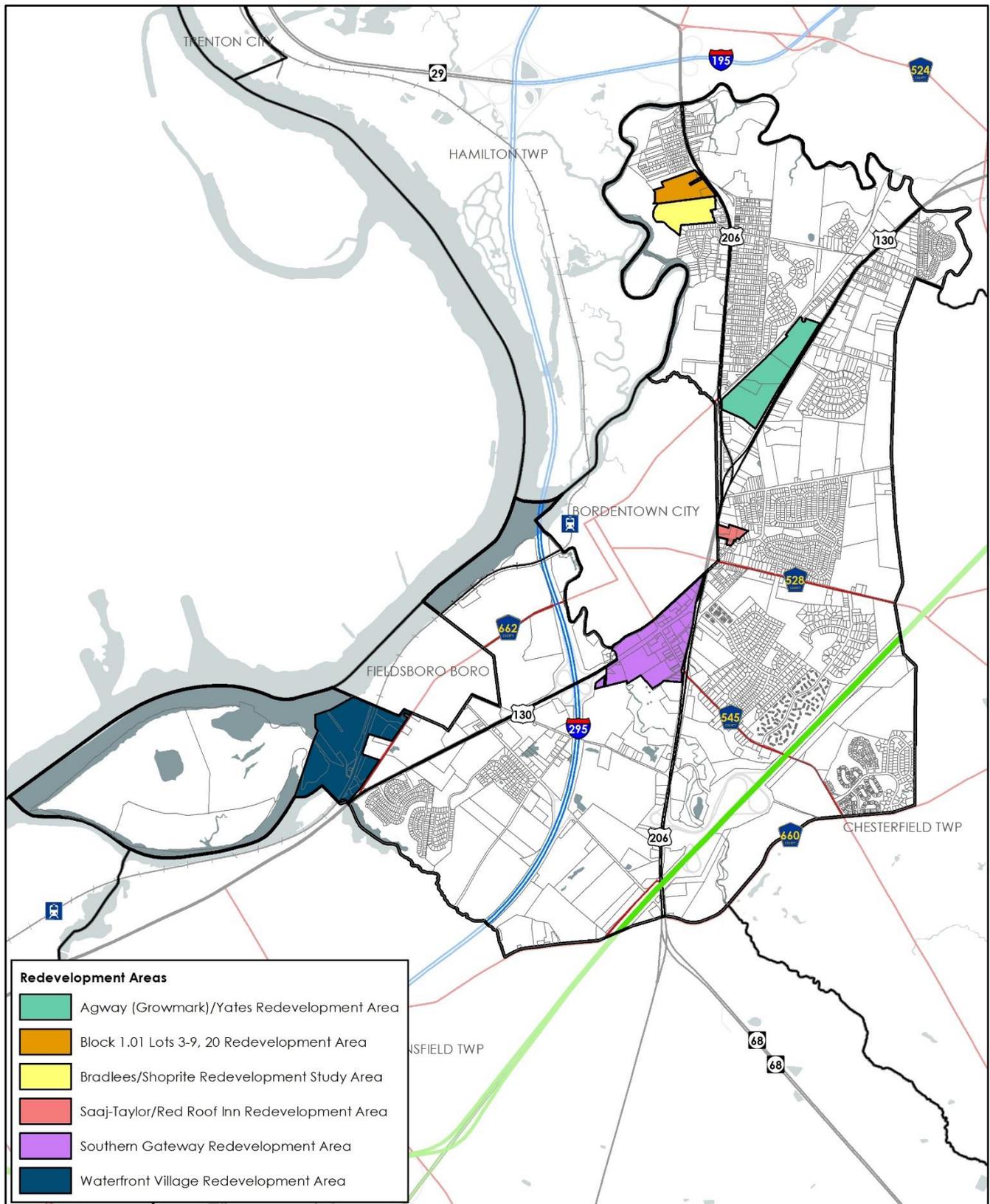
To date, a Holiday Inn Express has been developed at the rear of the site. The front portion of the property remains vacant.

BRADLEES/SHOPRITE REDEVELOPMENT STUDY AND BLOCK 1.01 LOTS 3-9, 20 REDEVELOPMENT PLAN

The Area (Block 1.01 Lots 3 through 9 and 20), formerly known as the Bradlees site, was designated as an Area in Need of Redevelopment in 2003. The 55-acre area includes the existing Shop Rite and property owned by Nissim.

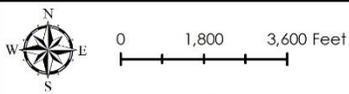
The Town adopted the Redevelopment Plan for a portion of the Study Area (Block 1.01 Lots 3-9 and 20) on April 23, 2018. This Redevelopment Plan implements the Settlement Agreement and Memorandum of Understanding between the Township and Nissim Family Investments.

The Plan permits a combination of commercial and residential uses and assists the Township in providing a portion of its affordable housing obligation under the current round. The remaining area, including the Shop Rite, remains zoned in the CC Community Commercial Zone.



Redevelopment Areas

	Agway (Growmark)/Yates Redevelopment Area
	Block 1.01 Lots 3-9, 20 Redevelopment Area
	Bradlees/Shoprite Redevelopment Study Area
	Saaj-Taylor/Red Roof Inn Redevelopment Area
	Southern Gateway Redevelopment Area
	Waterfront Village Redevelopment Area



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Redevelopment Areas
Bordentown Township, NJ



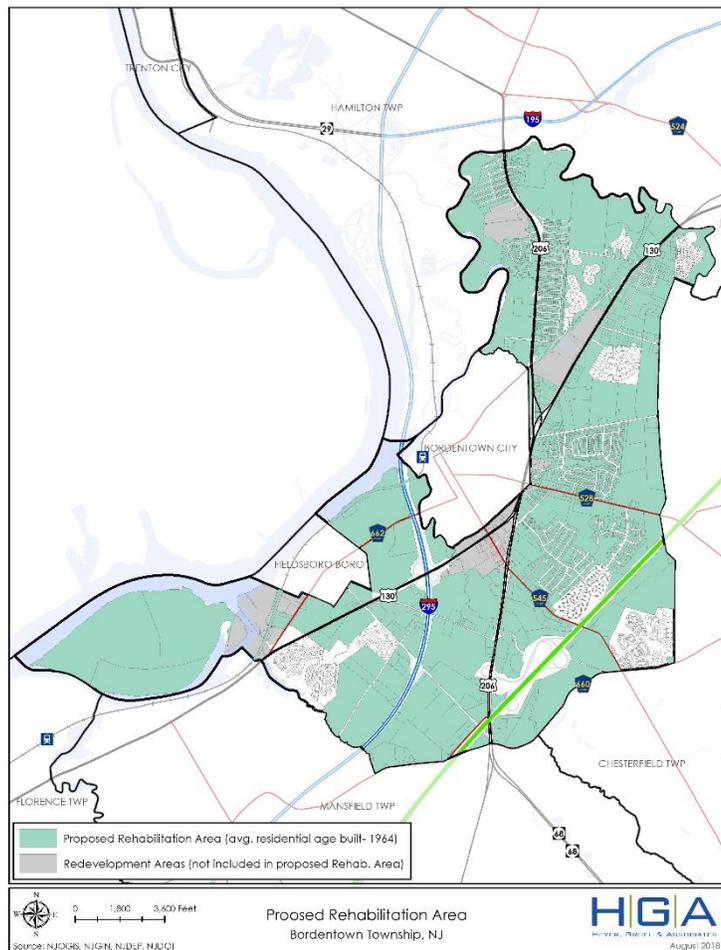
Bordentown Township Rehabilitation Area

An Area In Need of Rehabilitation Study was conducted in August 2018 which classified as large portion of the Township as an Area In Need of Rehabilitation. Approximately 4,114 acres or 84.1% of the Township's land area are encompassed by this area.

The study utilized 2018 MODIV taxation data and GIS parcel base. The area was qualified as An Area In Need of Rehabilitation as more than half of the Rehabilitation Area's housing stock was 50 years or older.

The Study Area also contained thirteen (13) NJDEP known contaminated sites, which were identified within the Study Area.

The designation of a Rehabilitation Area is beneficial to the Township as it encourages the renovation and reconstruction of existing structures, eliminates substandard structural or housing conditions, and arrests the deterioration of the area and can potentially offer tax abatements on improvements for a period of 5 years.



ENVIRONMENTAL CHARACTERISTICS

The presence of environmental constraints is a critical consideration when developing a land use plan for a community. The location and types of constraints help guide the type, intensity, and location of development in accordance with local, county, and state requirements. Due to the Township's location along the Delaware River and the location of several creeks, which traverse the Township, Bordentown Township has a number of environmental characteristics that have an influence on land use and development.

The Township adopted the Environmental Resource Inventory (ERI) in 2013. The ERI was prepared by the Delaware Valley Regional Planning Commission and contains a catalogue of

environmental features, including topography, soils, surface water resources, groundwater, air quality, vegetation, threatened and endangered species, and contaminated sites.

Floodplains

Floodplains are a vital part of many ecosystems, acting as water filters and wildlife nurseries. They are important for the maintenance of water quality as well as providing freshwater to wetlands and backwaters while diluting salts and nutrients. A floodplain is the area of land adjacent to a waterbody that extends outward from the banks and has a tendency to flood during periods of storm events. The Federal Emergency Management Administration (FEMA) establishes the 100- and 500-year floodplains to help municipalities and homeowners plan for future storm events. FEMA's designated floodplain areas include land area susceptible to being inundated by floodwaters from any source.

The 100-year floodplain boundary is determined by the FEMA Flood Insurance Rate Maps (FIRM). The floodplain identified as a Special Hazard Flood Area (SFHA) by the FIRM is subject to the 1-percent-annual-chance flood. Bordentown Township has two Special Hazard Flood Areas: Zone A and Zone AE. Properties within the SFHA are considered at high risk under the National Flood Insurance Program (NFIP).

As shown in the FEMA Floodplain Map, Bordentown has approximately 1,401.5 acres that fall within the 100-year floodplain. These areas are generally located adjacent to the Delaware River, Crosswicks Creek, Blacks Creek, Crystal Creek, Sucker Run, and Thorton Creek. Of the 1,401.5 acres within the 100-year floodplain, approximately 268.5 acres fall within Zone A and 1,133.0 acres within Zone AE. Zone A is the area where detailed hydraulic analyses have not been performed, and therefore are not assigned a Base Flood Elevation. However, Zone AE has detailed hydraulic analyses and are assigned Base Flood Elevations. Both zones require the mandatory flood insurance and must adhere to applicable floodplain management standards.

Within the AE District, there is an area known as the floodway. The floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to pass the base flood discharge without cumulatively increasing elevations. No development is permitted to occur within the floodway without providing evidence that "no rise" will occur or by obtaining a Conditional Letter of Map Revision before a local floodplain permit can be issued. The floodway occupies approximately 591.2 acres, and is generally located along the Delaware River, Blacks Creek, and Crosswicks Creek.

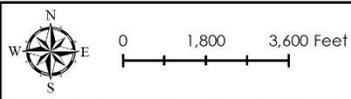
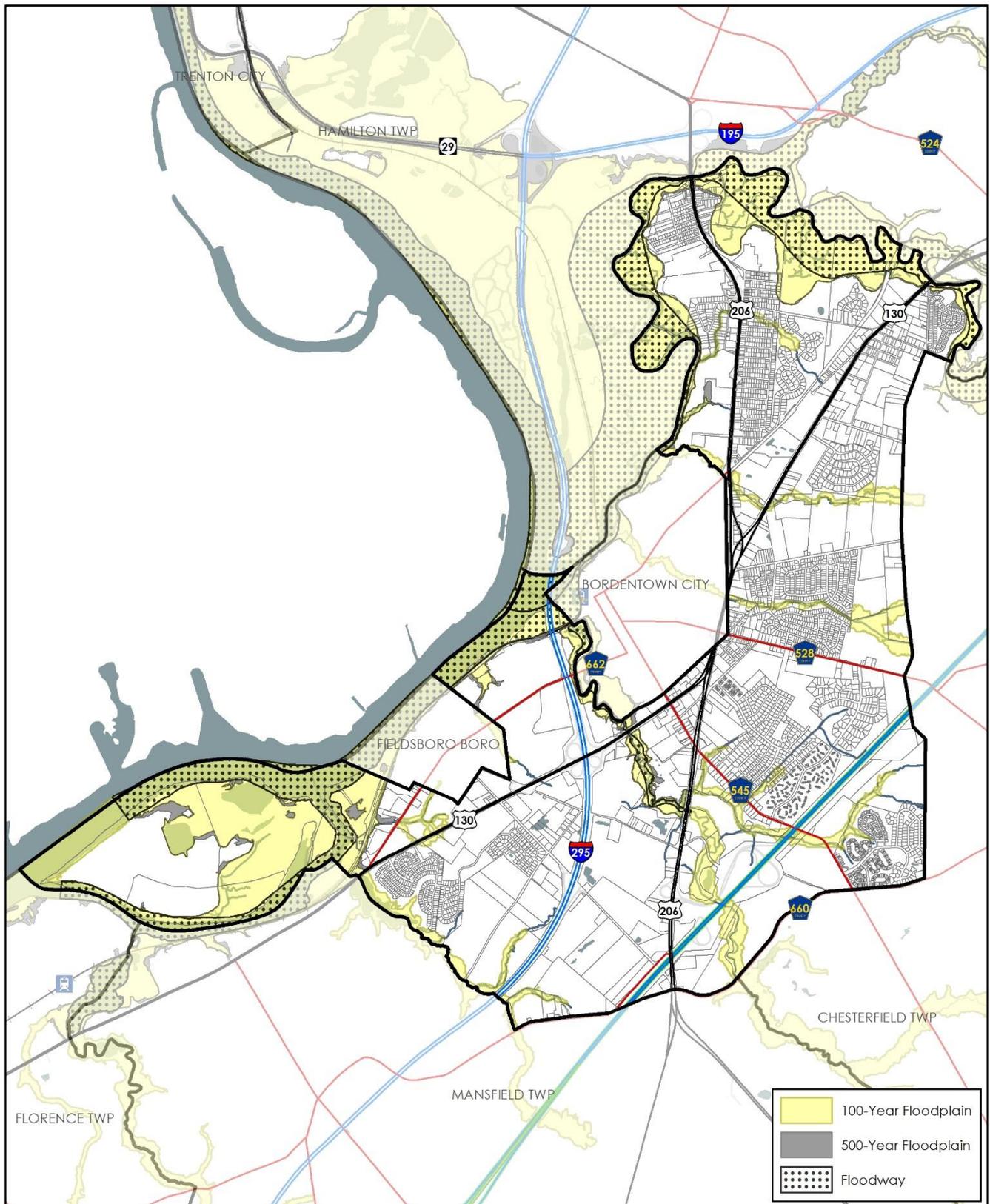
A small portion of the Township is located within the 500-year floodplain. This area, approximately 56.3 acres, lies adjacent to the 100-year floodplain. There are no base flood elevations or detailed hydraulic analyses performed for this area and flood insurance is not mandatory.

In addition to the FEMA regulated floodplains, the NJDEP also regulates development within the floodplain. The NJDEP defines the flood hazard area as the area inundated by a flood resulting from the 100-year discharge increased by 25%. These areas are regulated under the Flood Hazard Control Act, N.J.S.A. 58:16A-50 et seq., and its implementing rules at N.J.A.C. 7:13. Activities proposed to occur in a flood hazard area require the issuance of a flood hazard area permit or a letter of non-applicability from the NJDEP. Unfortunately, these areas are not available in a digital format.

The Township has several community facilities located within the FEMA 100-year floodplain. These facilities include the fields located adjacent to the high school, the Johnstone Training Center, a pumping station located off of Eaton Road, and several properties owned and operated by the Bordentown Sewerage Authority.

The Township has an ordinance entitled "Flood Plain Areas" (§25:605), which regulates development within the floodplain. The regulations are intended to protect these areas so that flood water may have a natural course to follow; that the water course is not constricted or altered in a manner that will increase water velocities or create a dam; that the water level may rise without danger to persons, animals or property; that the water level may rise and cover larger land surfaces for the purposes of greater water percolation and recharging of the groundwater supply and that a park-like network is developed throughout the Township and along water courses.

The Township further amended its stormwater ordinance, §25:502 Drainage, with Ordinance #2006-7. This ordinance supersedes conflicting requirements stated in §25:605 Flood Plain Areas.



Source: NJOGIS, NJGIN, NJDEP, NJDOT

FEMA Floodplains Bordentown Township, NJ

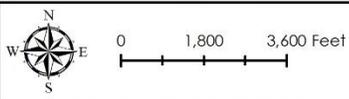
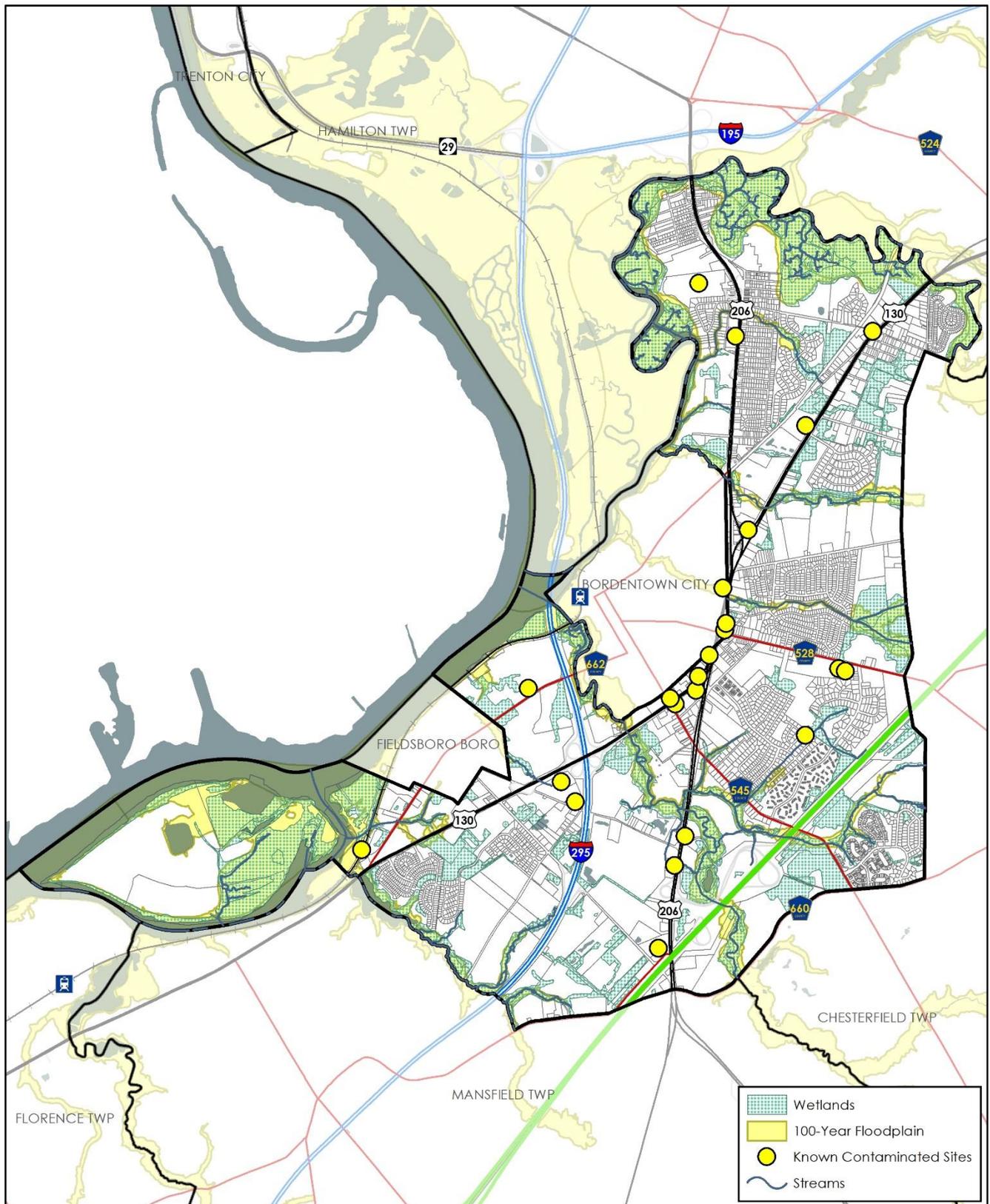


Wetlands

Wetlands are land areas that are either submerged or retain water at ground level for a portion of the year, including marshes, swamps, and bogs. Wetland areas provide a number of benefits that help to protect both natural and man-made environments. They serve as filtration systems, removing pollutants, chemicals, and sediments from the water table and store them in biomass. Wetlands act as groundwater recharge areas, releasing stored waters to streams during droughts. They are critical habitats for many of New Jersey's threatened and endangered species. Perhaps the most salient function of wetlands for many of New Jersey's shore and riverine communities is the natural flood control they provide by storing excess water and releasing it to surface waters over a period of time. In situations where the total area of wetlands shrinks and their natural functions decrease, the overall quality and quantity of the surface water flow within the watershed is altered. Expensive man-made infrastructure is often required to make up for the loss of wetlands.

According to the NJDEP Land Use Land Cover (LULC) data from 2012, Bordentown Township contains approximately 1,300.1 acres of wetlands. This area translates to approximately 21.9% of the Township's total area. The majority of the wetlands are located adjacent to surface water rivers and streams. According to the LULC, the Township has the following wetlands:

- Agricultural wetlands (modified): 90.1 acres
- Deciduous scrub/shrub wetlands: 42.3 acres
- Deciduous wooded wetlands: 889.4 acres
- Disturbed wetlands (modified): 10.1 acres
- Freshwater tidal marshes: 199.1 acres
- Herbaceous wetlands: 15.8 acres
- Managed wetlands: 9.7 acres
- Mixed scrub/shrub wetlands: 3.7 acres
- Phragmites dominate wetlands: 19.1 acres
- Wetland rights-of-way: 20.6 acres



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Environmental Constraints Bordentown Township, NJ



Riparian Buffer

A riparian zone refers to the areas along both sides of a regulated waterway. These buffer areas are either 50 feet, 150 feet, or 300 feet wide, depending on the classification of the waterway. Riparian zones do not apply to the Atlantic Ocean, man-made lagoons, or stormwater basins. Maintaining the integrity of the riparian zone is critical to protecting life and property. Disturbance of the vegetation in the zone can cause the banks of the waterways to weaken, leading to higher levels of erosion and an increased frequency of flooding.

The Township adopted Ordinance #2007-27 which established a Riparian Buffer Conservation Zone. The ordinance is consistent with the rules and regulations found in the State's Stormwater Management Rule (N.J.A.C. 7:8). The intent of the ordinance is to restore and maintain the chemical, physical and biological integrity of the Township's water resources, prevent excessive nutrients, sediment and organic matter from reaching surface waters, provide for shading of the aquatic environment, increase streambank stability, maintain base flows in streams and moisture in wetlands, control down stream flooding, and conserve the natural features important to land and water resources.

The implementing ordinance affects new major developments, which are defined as any development that disturbs more than 1 acre of land or increases impervious coverage by 0.25 acres or more. Additionally, the ordinance intends to minimize the impacts of stormwater runoff.

Known Contaminated Sites

The NJDEP keeps an inventory of known contaminated sites for the entire state, which may include former factories, landfills, current and former leaking underground storage tanks, sites where chemicals or wastes were once routinely discharged, and places where accidents have resulted in spills and pollution. From a human health perspective, the most dangerous sites may be listed under the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERLA) on the National Priorities List (NPL). These sites are also referred to as "Superfund" sites and are eligible for federal and state funds. Other sites may be remediated by state funds due to the New Jersey Spill Compensation and Control Act. However, a majority of the contaminated sites are remediated by the responsible parties, which may take the form as current or former owners or users of the site.

Bordentown Township has 19 known contaminated sites located within the Township and 3 sites located along the Township's boundary with Bordentown City. These sites are under the oversight of the NJDEP Site Remediation Program and have or had contamination present at levels greater

than the applicable cleanup criteria for soil, ground water standards, and/or maximum contaminated levels (MCL's) of Safe Drinking Water Standards.

Nineteen of the 23 contaminated sites have a Licensed Site Remediation Professional (LSRP) overseeing the remediation and reuse of the site. The LSRP also supervises the mandatory timeframe pertaining to remediation milestones, reviews all documents, and conducts site inspections.

One of the sites, known as Alstarz Sports Pub LLC, has completed remediation and has been issued a No Further Action Letter/Response Action Outcome (NFA/RAO). This final remediation document confirms that a contaminated site was remediated in accordance with all statutes, rules, and guidelines. The NFA/RAO is filed with the NJDEP and the site is permitted to move forward with development.

Bordentown Exxon NJ 0042, located along the Township's border with Bordentown City at the intersection of Route 528 and Route 130, received a Remedial Action Permit (RAP). The RAP permits the site to be developed with a Restricted Use or Limited Restricted Use, as the contamination is in excess of an Unrestricted Use. The case is now under the auspices of the Bureau of Remedial Action Permits, with biennial certification required.

The Township has one site that is listed on the National Priorities List (NPL). This Superfund site, known as Circuit Foil USA Inc, was originally use for copper-foil manufacturing. The site was also used for clay mining, a municipal landfill, and as a wastewater treatment plant. Both the soil and groundwater of the site are contaminated, primarily due to inorganic heavy metals, including chromium, copper, arsenic, zinc and lead. Most of the property's contaminated soils were excavated and replaced with clean fill. The groundwater is pumped and treated by an on-site wastewater treatment system and subsequently discharged to the Bordentown Sewer Authority. The pump-and-treat system and groundwater monitoring ensures that contaminated groundwater does not migrate off-site.

Electric Vehicle Charging Stations

Pursuant to the amendment to the Municipal Land Use Law in January 2018, the Land Use Element of a municipality's Master Plan is required to address "smart growth which in part, shall consider potential locations for the installation of electric vehicle charging stations, storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability issues."

The new Township municipal building and community center, proposed to be located at Block 92 Lot 8.01, is proposed to incorporate electric vehicle charging stations within its Site Plan as a means to address this statutory requirement. Additionally, shopping centers, gas stations, and other commercial areas are also encouraged to install electric vehicle charging stations within parking lots.

RECOMMENDATIONS

This Plan recommends the following policy considerations, land use recommendations, and zoning changes.

Overall Zoning Recommendations

- Codify the entirety of the Zoning Ordinance.
- Update definitions to comply with the Municipal Land Use Law and incorporate specifics so that the interpretations are limited.
- Create a "Conditional Uses" category for all conditional uses within each zone rather than noting each use as a conditional use within the Principal Permitted Use category.
- Street trees are an important asset to the Township by improving environmental conditions as well as property values and should be incorporated throughout the Township. It is recommended the Township review and update ordinances which pertain to street trees and the natural resources in the Township to provide an effective ordinance which will protect natural resources.

Specifically, it is recommended §25.506 Natural features/landscaping be reviewed to ensure adequate protection of existing trees, which includes prohibiting heavy machinery from being operated and/or parked under the drip line of the tree, requiring more stringent regulations pursuant to planting specifications, creating standards to ensure parking lot islands are designed appropriately for the tree species, promoting parking lot islands as rain gardens, creating mulch standards to maintain moisture for plantings and to reduce erosion, protect and preserve trees on both public and private properties and to create appropriate standards to protect trees and shrubs as natural resources. It is further recommended that trees over 8 inches in caliper be compensated when removed, particularly on commercial applications that require site plan approval.

- A continuous network of (5' wide) sidewalks and (10' wide) bicycle paths should be included throughout the Township to improve quality of life and public safety for the residents.
- Review and update the Township's Stormwater Ordinances as appropriate to conform with NJDEP rules and regulations.
- Encourage bike paths throughout the Township, especially those that connect to the existing Township Bicycle Path System, where possible and feasible and to encourage the interconnectivity of neighborhoods and commercial corridors.
- Eliminate multiple driveways onto State Highways, promote connectivity of sites, where feasible, and provide pedestrian, bicycle and vehicular connections between sites.

- Encourage land assembly opportunities, specifically within the Highway Commercial Zone and along the northern Route 130 corridor as a means to promote economic development.

Residential Zoning Recommendations

GENERAL RESIDENTIAL ZONING

- Eliminate the "Density" requirement from the Area and Yard Requirements for all detached dwelling units under conventional zoning in each residential zone.
- Ensure the densities permitted in each residential district are consistent throughout the ordinance so that there are no inconsistencies between one section of the Ordinance and another. (eg. the density requirement for each zone under conventional zoning should correspond to the permitted minimum lot size)
- Parking requirements should conform with the Residential Site Improvement Standards (RSIS)
- Eliminate "Animal Shelters to house domestic pets" as an Accessory Use in the R-40, R-30, R-20, R-10, R-8, R-7, R-6, and A/T zones. "Animal Shelters" are defined as "a place where one or more animals are given medical or surgical treatment. Use as a kennel shall be limited to short-term boarding and shall be incidental to the medical or surgical use".
- Eliminate language referring to COAH units and affordable housing set aside from zoning districts not included in the Township's Housing Element/Fair Share Plan.
- The existing cluster developments within the Township's R-30, R-20, PUD, and REO zones should be rezoned to new zones which ensures appropriate and consistent standards that accurately reflect the design of the development. These new zones will simplify the existing zoning, create a more user-friendly Zoning Ordinance, and incorporate standards that are consistent with the build-out of each cluster development.
- Create consistent fence standards throughout the residential zones, specifically as it relates to the height of the fence.
- Require pedestrian sidewalks be installed along all road frontages and develop a phased plan that ensures pedestrian sidewalks be installed along all existing roads throughout the Township, if needed.
- Review and revise, as needed the definitions for "Major Site Plan", "Minor Site Plan", and "Exempt Development" to require Change of Use applications to appear before the Planning/Zoning Board.

R-120 SINGLE-FAMILY RESIDENTIAL ZONE

- Delete the Planned Business Development Overlay from Principal Permitted Uses. This overlay zone is no longer shown on the Township's Zoning Map.
- Rezone Block 58 Lots 5.01 and 6 from R-120 to P: Public. These parcels are owned by the Bordentown Regional School District and are currently developed with the Bordentown Regional High School.
- Rezone the remainder of the R-120 zones to the R-40 zone. The remaining R-120 districts are located near existing high-density residential districts. The standards set forth in the R-40 zone shall prevail.
- Eliminate all standards and references within the Land Development Ordinance referring to the R-120 district.

R-40 SINGLE-FAMILY RESIDENTIAL ZONE

- Add Residential Cluster Developments to Principal Permitted Uses
- Eliminate the R-40S zone. This zone no longer appears on the Township's zoning map and no longer governs the standards of any parcels within the Township.
-
- The Township owns approximately 83.4 acres of farmland north of Crosswicks Road along the Township's boundary with Chesterfield Township. It is recommended these lots, Block 90 Lots 4 and 6, be rezoned from the R-40 district to P: Public.

R-30 SINGLE-FAMILY RESIDENTIAL ZONE

- Eliminate the R-30R District from the zoning ordinance. This zone no longer appears on the Township's zoning map and no longer governs the standards of any parcels within the Township.
- Eliminate §25:403G Recreational/Open Space. This section duplicates the requirements for cluster developments.
- Rezone Block 17 Lot 2.01, owned by the NJDEP and located adjacent to Crosswicks Creek, to C: Conservation.
- Rezone Block 16 Lot 33, owned by the Township of Bordentown, from R-30 to Public.
- Rezone Block 92 Lot 20, owned by the Turnpike Authority, from R-30 to Public.
- Eliminate Professional Offices as a conditional use in the northern R-30 zone along Route 206. These properties are developed with residential dwellings.
- Eliminate the Planned Community Development Overlay and rezone this area to a new zone, entitled "RC-30T: Residential Cluster 30 Townhouse. This zone should incorporate

standards from Section 25:606-D Planned Community Developments and should reflect the existing build-out of the development.

- The other existing cluster developments within the existing R-30 zone, located along Klein Drive, Henry Marshall Drive and Crescent Drive, shall be rezoned to a new zone, entitled RC-30: Residential Cluster 30. The RC-30 zone should be evaluated as to lot size and standards should be developed which reflect the built out of the cluster development. The standards within section 25:606-B shall govern.
- The cluster development located along Hogback Road in the northeast corner of the Township should be rezoned to a new zone RC:5000: Residential Cluster 5000. Standards should be developed for this zone which incorporates the existing lot sizes and setbacks of the development.

R-20 SINGLE-FAMILY RESIDENTIAL ZONE

- Rezone Block 93 Lots 3, 4, 5, 9.01, 10, 11 and 12 from R-20 to Public. These lots are owned by Bordentown Township and NJDEP, New Jersey Turnpike Authority, and PSEG.
- The existing cluster developments within the existing R-20 zone should be rezoned to a new zone, entitled RC-20: Residential Cluster 20. The standards within Section 25:606-B shall govern.

R-10 SINGLE-FAMILY RESIDENTIAL ZONE

- A large portion of the R-10 zone located in the northern most district along Route 206 should be rezoned to C: Conservation and R-7: High Density Residential.
 - Block 2 Lot 1, Block 3 Lot 1, Block 4 Lot 1, Block 5 Lots 1 and 2, Block 6 Lots 1 and 7, Block 7 Lots 9 and 12 and Block 8 Lot 1 should be rezoned to C: Conservation as these lots are owned by the Township and the NJDEP.
 - The remaining parcels located along Grover Road, are a mixture of privately-owned vacant land and residential properties, consisting of Block 5 Lot 3.01, Block 6 Lots 2.01, 2.02, 2.03, 3, 4, 5, 6, 8, 9, 10, and 11, Block 7 Lots 1, 2, 3, 4, 5, 6, 7, 9, 10 and 11, shall be rezoned to R-7: High Density Residential. Many of these properties are undersized within the R-10 district.

R-8 SINGLE-FAMILY RESIDENTIAL ZONE

- No specific changes are proposed to this zone at this time.

R-7 SINGLE-FAMILY RESIDENTIAL ZONE

- No specific changes are proposed to this zone.

R-6 SINGLE-FAMILY RESIDENTIAL ZONE

- No specific changes are proposed to this zone at this time.

A/T: MULTI FAMILY ZONE

- Rezone Block 56 Lot 1.03 from P: Public to A/T: Multi Family Residential as the property is developed with the Point Breeze Apartments. This zone more accurately reflects the existing land use.
- Eliminate single-family residences from Principal Permitted Uses.
- Rezone a portion of Block 58 Lot 10.01 from HC: Highway Commercial to A/T: Multi-Family Zone as the site is currently developed with the Southgate & Rydel Apartments.

REOI/A/T: RESEARCH, ENGINEERING, OFFICE, INNOVATION/MULTI-FAMILY ZONE

- Eliminate the REOI/A/T District from the zoning ordinance. This zone no longer appears on the Township's zoning map and no longer governs the standards of any parcels within the Township.

PUD: PLANNED UNIT DEVELOPMENT ZONE

- The entirety of this zone should be rezoned to a new zone, entitled RC-4500: Residential Cluster 4500. Standards from Section 25:606-C shall govern.
- Evaluate the size of patio permitted in this district as there have been a number of variances granted at the Zoning Board of Adjustment for larger patio areas.
- Eliminate the PUD zone in its entirety from the zoning ordinance.

PUD/A/T: PLANNED UNIT DEVELOPMENT/MULTI-FAMILY ZONE

- Rezone Block 139 Lot 11 from the PUD (A/T) Zone to a new 100% Affordable Housing Zone. This parcel is the only property within the zone and is entirely built out with the Bradford Point Apartments.
- Eliminate the PUD/A/T zone in its entirety from the zoning ordinance.

PBD-R OVERLAY: PLANNED BUSINESS DEVELOPMENT-RESIDENTIAL OVERLAY

- The entirety of this overlay zone should be rezoned to a new zone, entitled RC-7700: Residential Cluster 7700. The applicable standards within Section 25:606-H of the zoning ordinance shall govern.
- The PBD-R Overlay should be eliminated in its entirety from the zoning ordinance.

AH-1 OVERLAY: AFFORDABLE HOUSING OVERLAY

- No changes are proposed to this zone at this time.

COMMERCIAL ZONING RECOMMENDATIONS*GENERAL COMMERCIAL RECOMMENDATIONS*

- Establish more aggressive design standards for the areas along Route 130 and Route 206 that are zoned Highway Commercial, Community Commercial, General Commercial I, General Commercial II and Professional Office. The design standards should include requirements pertaining to the creation of an aesthetic right-of-way and include revisions to the Township's sign, buffer, landscape, lighting, and streetscape ordinances, including street trees. Efforts should be made to reduce the number of curb cuts along Route 130 and Route 206. The Township should encourage developers to work with the adjacent property owners to establish access easements across property lines.
- Design standards should be created which encourage buildings be located closer to the street with parking in the rear. The rear parking lot should be screened effectively so that it is not an eyesore or a nuisance on adjacent property owners. Architectural standards, buffering, fencing, lighting, shade trees and setbacks should be updated to promote this design.
- Lighting standards should be revised to include language stating that lighting may not spillover onto adjacent residential properties or zones, and is recommended to promote lighting fixtures that are compliant with LEED and "Dark Sky" standards.
- Work with Bordentown City to establish uniform standards for the area along RT 130 & 206 near the border of these municipalities in order to create a cohesive and attractive area that benefits both the Township and the City.
- Sustainable development standards should be incorporated into the zoning ordinance. Standards may include promoting solar panels on the rooves of large buildings such as warehouses and hotels/motels, promoting green rooves, geothermal, native landscaping, rain gardens, and porous pavement, to name a few.

CC: COMMUNITY COMMERCIAL ZONE

- Separate the CC: Commercial Zone from the HC: Highway Commercial Zone within the text of the Zoning Ordinance.
- Rezone of the entirety of Block 56 Lot 1.01 from CC: Community Commercial to C: Conservation. The lot is owned by the NJDEP and is currently split zoned between CC:

Community Commercial and P: Public. The entirety of this lot is recommended to be rezoned to C: Conservation.

- Rezone Block 132 Lots 2 and 4, and Block 129 Lots 15.01 and 18 to P: Public, as these properties are owned by the NJ Turnpike Authority and the Township.

HC: HIGHWAY COMMERCIAL ZONE

- Rezone Block 124.02 Lots 2.02, 2.03, and 3; Block 127 Lots 1.02 and 1.03; Block 128.01 Lot 17, Block 57 Lot 16; Block 58 Lot 10.05; Block 59 Lot 1; and Block 60 Lot 1 from HC to P: Public. These are properties owned by the Township or the State.
- Rezone Block 139 Lot 8.02, located along US Route 130 adjacent to Fieldsboro, to P: Public. This site is owned by PSEG.
- Block 28 Lots 3 and 6 are split zoned HC: Highway Commercial and R-40: Low Density Residential. Block 28 Lot 3 is developed with a motel and Block 28 Lot 6 is developed with a thrift store and marine supply store. Both lots should be rezoned to HC: Highway Commercial
- Rezone the entirety of Block 26 and Block 28 from R-40: Low Density Residential to HC: Highway Commercial. Update the Zoning Ordinance section 25:408-21. Permitted Principal Uses to read: "Residential uses in the HC Zone under the bulk regulations of the R-20 Zone subject to the condition that they existed lawfully as of January 1, 2020. However, said properties shall still be considered nonconforming uses."
- Rezone Block 58 Lot 11 from R-120 to HC: Highway Commercial and add "Churches, synagogues, or other places of worship, including a parish house as an accessory use, existing as of January 1, 2020" to Principal Permitted Uses. The bulk standards from the R40: Low Density single Family Residential Zone shall apply.

PO: PROFESSIONAL OFFICE ZONE

- Eliminate banks with drive-thru facilities and restaurants from the Principal Permitted Uses.
- Rezone the PO District, located near the intersection of Amboy Road and Route 206, consisting of Block 51.01 Lots 2, 3, 4, 5, 6, 7, and part of 13; and Block 51.02 Lot 1, to R-6 High Density Residential. The existing development within this zone consists of single-family residential dwellings on lots of similar size.
- Rezone a portion of the PO District located near the intersection of Route 206 and Poplar Avenue, consisting of Block 50.01 Lots 1, 2, 24 and 25, to R-6 High Density Residential. These properties are developed with small lot single-family dwellings.

- Rezone the remaining portion of the PO District located near Route 206 and Poplar Avenue, consisting of Block 50.01 Lot 23.04, to HC: Highway Commercial. This parcel is developed with a realtor's office.
- Rezone the PO District located along Dunns Mill Road and consisting of Block 134.01 Lot 15, to C: Conservation. The lot is part of the Interstate Waste Removal Site/capped landfill that is currently developed with solar panels.

GCI: GENERAL COMMERCIAL I

- Rezone Block 123.01 Lots 1, 2.02 and 2.03 to P: Public. These properties are owned by the New Jersey Transit Corp and NJ Department of Human Services.

GC II: GENERAL COMMERCIAL II

- No recommendations are proposed at this time for the GC II: General Commercial zone.

REO: RESEARCH, ENGINEERING AND OFFICE ZONE

- Eliminate the PBD-R Planned Business Development- Residential Overlay District located off of Rising Sun Road and rezone this area from the REO district to a new cluster development zone RC-7700: Residential Cluster 7700. Standards should be adopted which accurately reflect how the development was designed and developed.
- Rezone the REO District located on Newbold Island, consisting of Block 141 Lots 1 and 2, to P: Public.
- Rezone Block 137.02 Lots 4 and 9 from REO to P: Public. These properties are owned by the State of New Jersey.
- Review the existing buffer standards in REO to determine if more aggressive standards should be implemented.
- Encourage warehouses and other large buildings to install solar panels on the roof or create green rooves.

Public Zones

P: PUBLIC ZONE

- Add "Utilities" to Principal Permitted Uses.
- Rezone Block 56 Lot 1.03, which is currently developed with the Point Breeze Apartments along Route 206, to A/T: Multi Family Zone.

- Block 17 Lots 4.33, and 9 and Block 56 Lot 1.01, located along the Township's border with Crosswicks Creek, are owned by the NJDEP. These properties should be rezoned to C: Conservation.
- Rezone Block 56 Lot 1.01, located along Crosswicks Creek and the Township's border with Hamilton Township and Bordentown City, to C: Conservation. This property is entirely owned by the NJDEP.
- Review the locations of Township and Sewerage Authority facilities with respect to the floodplain to ensure appropriate resiliency measures are taken. If needed, identify areas where facilities could be potentially relocated or ensure they maybe flood-proofed.

C: CONSERVATION ZONE

- Rezone the Conservation Zone located on Newbold Island to P: Public Zone. The entirety of the Island is owned by PSEG.
- Eliminate Section 25:402-A5 in the zoning ordinance. The area referred to in this section is now the Bordentown Waterfront Redevelopment Area.
- Encourage and prioritize the acquisition of lands located within the floodplain that are prone to flooding as a means to create a more resilient community.

Additional Recommendations

- The Township should consider preparing and adopting a Municipal Public Access Plan
- Review the existing design standards for hotels/motels/conference centers to determine if it should be updated. Standards to consider include the following:
 - Minimum three (3) stories
 - 105 rooms or greater
 - Conference center as an accessory use
 - Interior stairwells
 - Limited food service
 - Pool, fitness center and related amenities
- Consider adding "Assisted Living/Memory Care (Alzheimer's) Facilities" as a permitted use within residential districts.

REDEVELOPMENT PLANNING RECOMMENDATIONS

SAAJ- Taylor/Red Roof Inn

The SAAJ-Taylor/Red Roof Inn Redevelopment Plan was adopted in 2009. It is recommended the Plan be reevaluated to consider updates to uses and standards, where appropriate.

K Johnson/Agway Yates Redevelopment Plan

The K Johnson Redevelopment Plan should be amended to address potential redevelopment of the silo area for mixed used development with an affordable housing set-aside.

It is additionally recommended that the KJ Enterprise Redevelopment Plan (RT 130 west) be separated from the Yates Circuit Foil site (north side of KJ site) *Southern Gateway Redevelopment Plan*

The Southern Gateway Redevelopment Plan was adopted in 2014 and has been amended several times over the years. It is recommended the Plan be reviewed updated, and a comprehensive concept plan of the area be developed.

Block 1.01 Lots 9 & 20- ShopRite Redevelopment Study Area

Block 1.01 Lots 9 and 20 were designated as an Area in Need of Redevelopment in 2003 as part of a larger study area. A portion of this Study Area, Block 1.01 Lots 3 through 8, resulted in a Redevelopment Plan.

It is recommended that the remaining area, where the existing ShopRite is currently located, have a Plan developed for the site to include a mixture of diverse commercial uses such as smaller food stores, retail stores and services such as dry cleaners, nail salons, and restaurants, child daycare centers, or adult day care centers. The site may also be a viable option for an assisted living/memory care/senior living facility.

Additional Redevelopment Recommendations

It is further recommended that the Township review whether it would be possible to investigate additional Redevelopment Areas, including existing motels and small residences along the Route 130 North corridor adjacent to the Team Campus II/Capital health site.