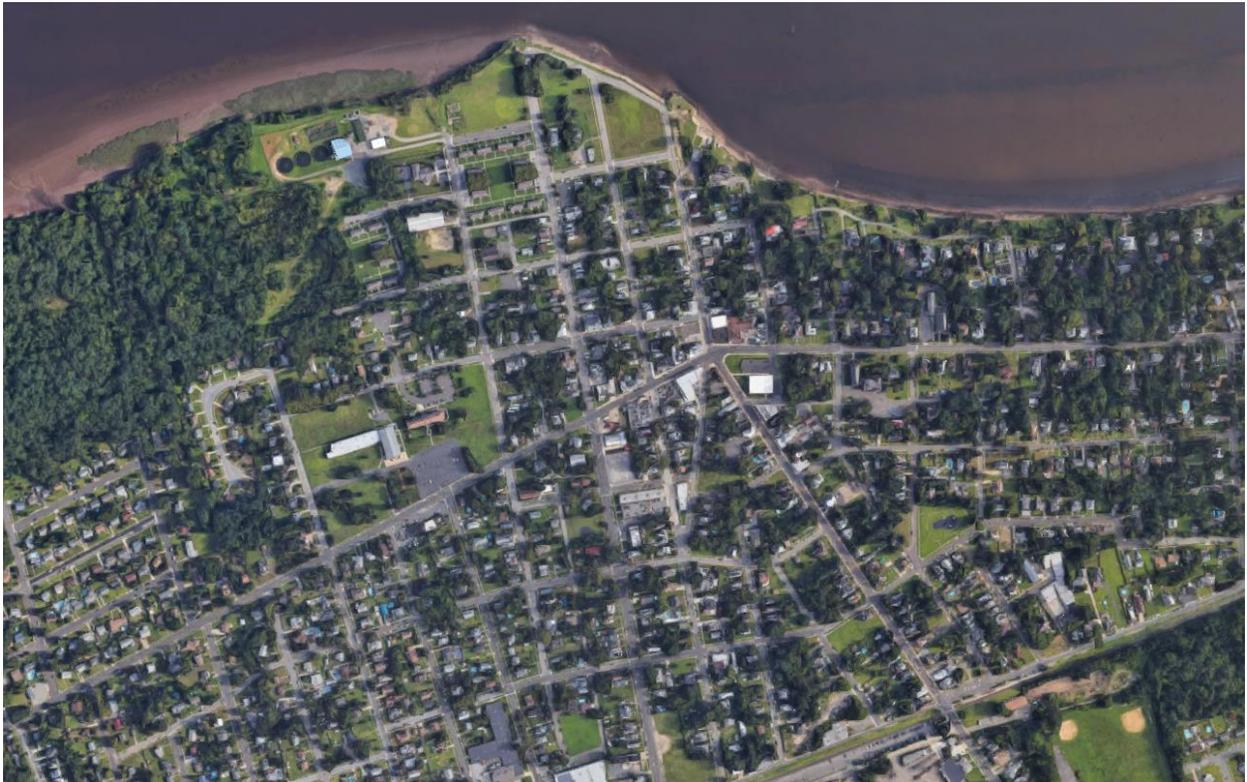


Plan Endorsement Recommendation Report for City of Beverly



**New Jersey Department of State
Business Action Center
Office of Planning Advocacy**

This document is a recommendation report prepared by the Office of Planning Advocacy (OPA) as staff to the State Planning Commission (SPC) based on input of our partner agencies, City of Beverly, Burlington County Bridge Commission, and members of the public. OPA will post this report and other materials related to City of Beverly's Plan Endorsement petition on our website. You can contact our office by email regarding petitions for Plan Endorsement by providing contact information, including name, organization, address, and e-mail address to osgmail@sos.state.nj.us.

Documents submitted by City of Beverly can be found here:

<https://nj.gov/state/planning/plan-endorsement.shtml>

Master Plan, Reexamination Report, Zoning and Land Use Maps, etc.

Contents

Plan Endorsement Recommendation Report for City of Beverly	0
INTRODUCTION	4
BACKGROUND	5
CHRONOLOGY.....	5
PUBLIC PARTICIPATION	6
LOCATION & REGIONAL CONTEXT	6
DEMOGRAPHICS AND CITY OF BEVERLY’S FUTURE.....	7
INFRASTRUCTURE.....	8
Water	8
Sewer Service Area.....	8
Water Quality Management Planning.....	9
TRANSPORTATION	9
Circulation.....	9
Public Transportation.....	9
PROPOSED MAP AMENDMENTS	10
City of Beverly Plan Endorsement Existing Mapping	10
City of Beverly Plan Endorsement Proposed Mapping	11
Summary of Proposed Map Amendments	11
STATE PLAN GOALS AND REVIEW	12
Goal #1: Revitalize the State’s Cities and Towns.....	12
Goal# 2: Conserve the State’s Natural Resources and Systems	12
Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey	12
Goal #4: Protect the Environment, Prevent and Clean Up Pollution	12
Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost	13
Goal #6: Provide Adequate Housing at a Reasonable Cost.....	13
Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value	13
Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide	13
STAFF RECOMMENDATION.....	13
PLANNING & IMPLEMENTATION AGREEMENT	13

THIS PAGE LEFT INTENTIONALLY BLANK

INTRODUCTION

The City of Beverly (hereafter Beverly of City) in Burlington County received Regional Center designation by the State Planning Commission (SPC) on April 28, 1999. This designation was set to expire on June 30, 2020; however, the expiration has been extended through various extension approvals by the legislation, executive orders and/or State Planning Commission resolutions. According to the Regional Municipal Self-Assessment Report (MSA), prepared on behalf of the Burlington County Board County Commissions by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, the City is seeking Plan Endorsement to align its local planning goals and objectives with the State Plan and to make mapping changes consistent with resiliency and sustainable development practices and New Jersey State Planning Commission policies. The MSA report was written for the U.S. Route 130/Delaware River Corridor Regional Plan Endorsement, which includes the following 12 municipalities: Township of Florence, City of Burlington, Township of Burlington, City of Beverly, Township of Edgewater Park, Township of Delanco, Township of Willingboro, Township of Cinnaminson, Township of Delran, Borough of Palmyra, Borough of Riverton, and Township of Riverside.

This report contains findings and conclusions concerning consistency of the City's plans with the State Development and Redevelopment Plan (State Plan). The review of the petition is based on information submitted by the petitioner and information otherwise available to the Office of Planning Advocacy (OPA).

Adopting a resolution in support of Plan Endorsement of their plans will demonstrate that they are taking appropriate steps to plan for the sustainable future by addressing their infrastructure, economic development, housing, open space, environmental and resiliency concerns.

BACKGROUND

The City of Beverly initiated the Plan Endorsement process by attending a pre-petition meeting with OPA and our partner State agencies on March 10, 2020. On August 9, 2022, the City sent OPA a request to allow the Beverly Community Outreach Committee to serve as the Plan Endorsement Citizen’s Advisory Committee. In accordance with N.J.A.C. 5:85-7.6, Executive Director Donna Rendeiro approved City of Beverly’s request on August 10, 2022. The MSA was authorized by the City of Beverly on November 9, 2021, via resolution 2021-112. OPA and our State agency partners responded with an Opportunity and Constraints Report on August 10, 2022. As part of the Plan Endorsement process, the City completed their Community Visioning session. The City held their local visioning session on March 3, 2022, and participated in the regional visioning session on June 27, 2022, along with the Township of Delran, Township of Riverside, and Township of Delanco. Currently, OPA, Beverly, and our state agency partners are in negotiations regarding the draft Plan Implementation Agreement (PIA). It is expected that Beverly’s Governing Body will formally approve the PIA at their October 25, 2022, meeting. This endorsement will be conditional on the approval and adoption of the PIA. The adoption of the PIA is not expected to be delayed. The draft PIA includes items that OPA and our State agencies believe will achieve consistency with the New Jersey State Development and Redevelopment Plan (State Plan), as well as the recently updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including recent amendments to the New Jersey Municipal Land Use Law (MLUL).

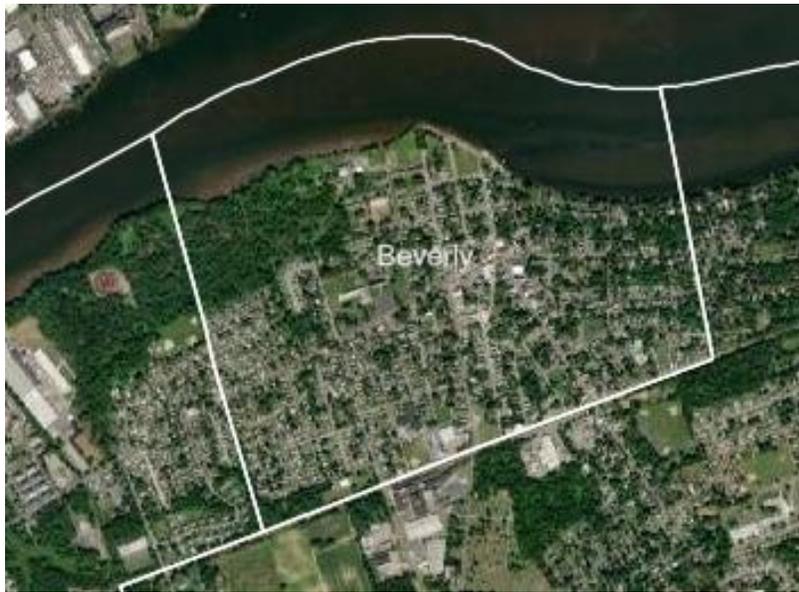
CHRONOLOGY

Event(s)	Date	Notes
Regional Center Designation	4/28/1999	
Master Plan Update	1999	
Watershed Management or Protection Plan	11/14/2012	
Master Plan Re-examination Report	12/17/2014	Update under PIA
Stormwater Management Plan	12/17/2014	
Emergency Operation Plan	1/30/2014	
Floodplain Management/Basin Plan	12/19/2017	
Burlington County Wastewater Management Plan	2017	With Build-out analysis
Flood Damage Prevention Ordinance	2017	
Burlington County Hazard Mitigation Plan	2019	
Pre-petition Meeting	3/10/2020	
Stormwater Pollution Prevention Plan	2021	Recently updated
Municipal Self-Assessment	11/9/2021	
Opportunity and Constraints Report	8/10/2022	
Plan & Implementation Agreement	Ongoing	
PIC Approval	TBD	With mapping & PIA
SPC Adoption	TBD	

PUBLIC PARTICIPATION

The City held their local visioning session on March 3, 2022, and participated in the regional visioning session on June 27, 2022, along with the Township of Delran, Township of Riverside, and Township of Delanco.

LOCATION & REGIONAL CONTEXT



The Route 130/Delaware River or River Route Corridor lies in the western portion of Burlington County. The Corridor is located along U.S. Route 130 and the Delaware River and extends approximately 16 miles from Cinnaminson Township in the south to Florence Township in the north. The combined area of the 12 municipalities is approximately 64 square miles. It is strategically located 20 minutes from Center City Philadelphia and an hour and a half from Midtown Manhattan. According to the U.S. Census

Bureau, the population of the Corridor was 142,714 in 2010. The Corridor contains approximately 32% of the population of Burlington County yet accounts for less than 8% of the total land area.

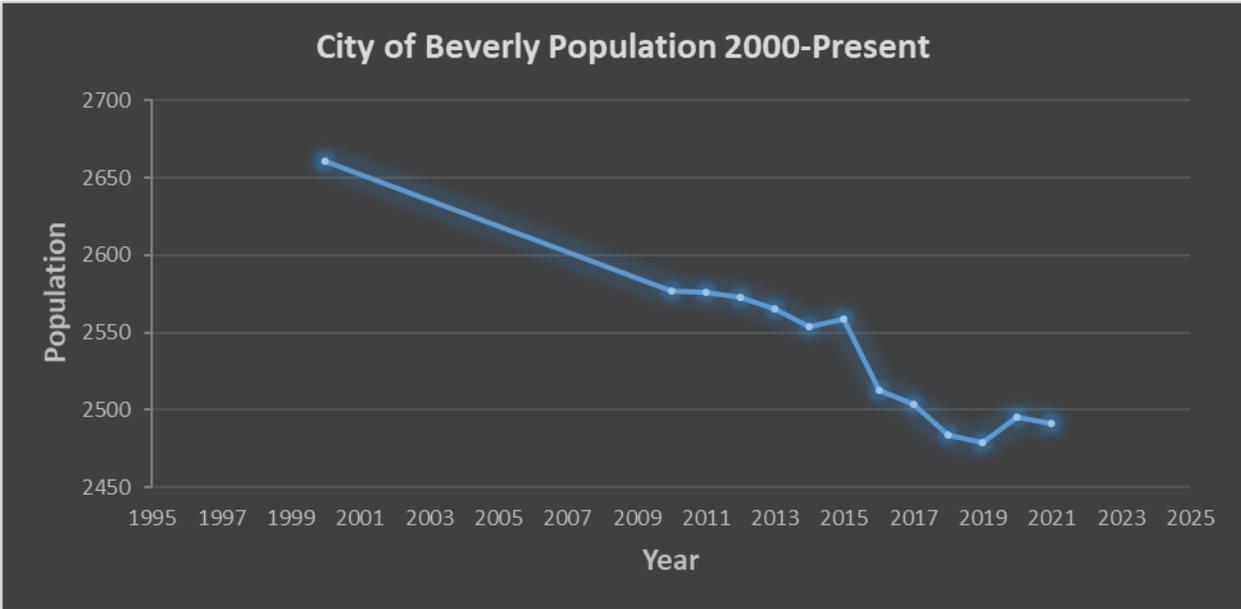
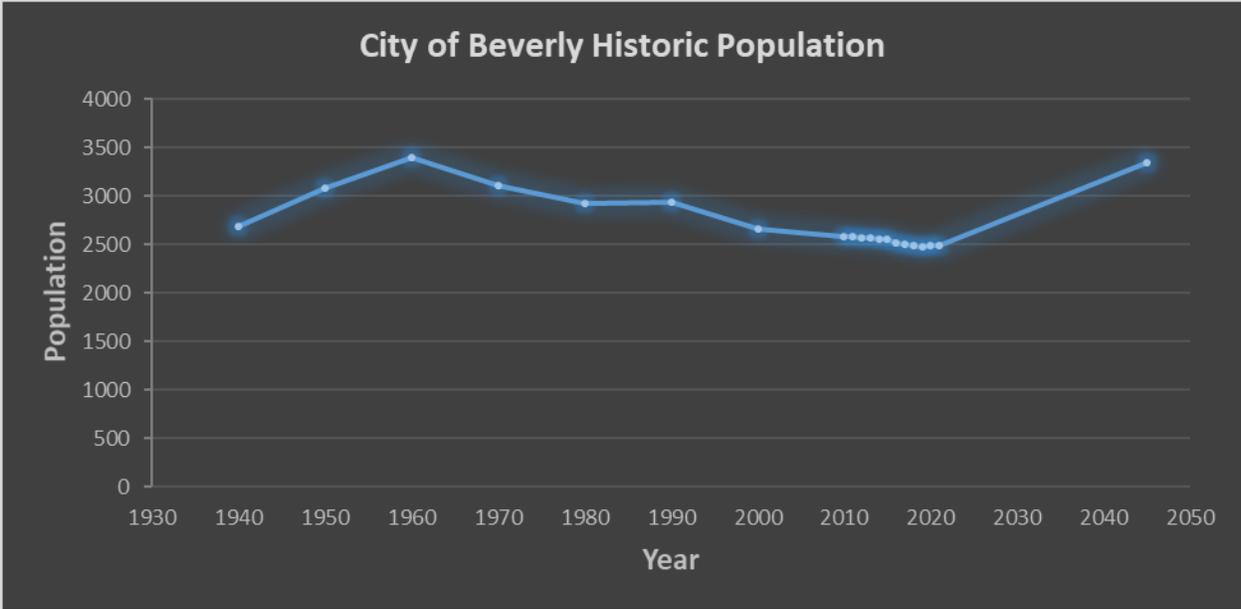
City of Beverly is 0.76 square miles (486.44 acres), including 0.54 square miles of land and 0.21 square miles of water. This makes Beverly the smallest municipality out of the 12 municipalities in this regional endorsement. The City borders the Township of Delanco, Township of Edgewater Park, and the Delaware River.

	City of Beverly	Burlington County
Land Area (sq. mile)	0.76	827
Population	2,425	446,301
Households	822	168,195
Average Household Size	2.95	2.58
Population Density (Persons/Sq. Mile)	3,190	539.6
Housing Units	1,062	179,955
Home Ownership Rate	73%	75.1%
Median Household Income	\$78,611	\$90,329
Per Capita Income	\$35,033	\$44,735
Persons Below Poverty Rate	12.8%	6.0%

Sources: US Census Bureau

DEMOGRAPHICS AND CITY OF BEVERLY'S FUTURE

City of Beverly is the municipality with the least amount of people compared to the rest of the municipality in this regional endorsement. The 2000 United States Census stated that there were 2,661 people, while the 2010 Census counted 2,577 people. This 10 year period had a growth rate of negative .32%. The 2020 Census counted 2,425 people. Again we see a decline in population over a 10 year period. The 10 year period from 2010 till 2020 had a growth rate of negative .59%. This growth rate is lower than the 2000-2010 decade. The City of Beverly is an older established community that is almost completely built-out. In the early 1990's the city's population was close to 3,000 residents but, the population has steadily declined to roughly 2,400 residents in 2019. Even with a decline in population, the City has a higher than normal population density of 4,630 people per square mile. The Municipal Self-Assessment lists that by the year 2045, Beverly City will have a population of 3,343 people.



INFRASTRUCTURE

Water

The City is served by New Jersey American Water Company, Western Division. The underlying aquifer is the Potomac-Raritan-Magothy (PRM) aquifer. It is one of the most important water resources in the State and it is also in danger of becoming contaminated by saltwater intrusions because so many communities draw from it. In 1993 New Jersey Department of Environmental Protection identified the PRM as a Water Supply Critical Area and mandated water resource reductions in an effort to stabilize the aquifer's compromised state. As critical as the aquifer is, it is not the source for Beverly's drinking water. Beverly gets its drinking water from this Delaware River intake. Beverly is dependent on the prudent policies of upstream communities whose stormwater runoff feeds the Delaware River.

Sewer Service Area

Beverly has its own wastewater treatment plant run by the Beverly Sewerage Authority but Burlington County is responsible for its wastewater management planning. Burlington County's countywide Wastewater Management Plan (WMP) was approved in 2013.



Water Quality Management Planning

On May 24, 2017 by Resolution No. 2017-00240, the Freeholders authorized submission of the Burlington County Wastewater Management Plan to DEP for adoption into the Tri-County Water Quality Management Plan. The City of Beverly is included as part of the overall Burlington County Wastewater Management Plan

On July 11, 2012 by Resolution No. 2012-00369, the Burlington County Board of Chosen Freeholders approved a Future Wastewater Service Area map as the first phase of development of the county-wide wastewater management. Following public review and comment, DEP adopted the Future Wastewater Service Area map as an amendment to the Tri-County Water Quality Management Plan on May 7, 2013.

TRANSPORTATION

Circulation

As of 2010, Beverly City had a total of 12.53 miles of roadways, of which 10.84 miles were maintained by the municipality and 1.69 miles by Burlington County. County Route 543 is the most prominent roadway in Beverly.

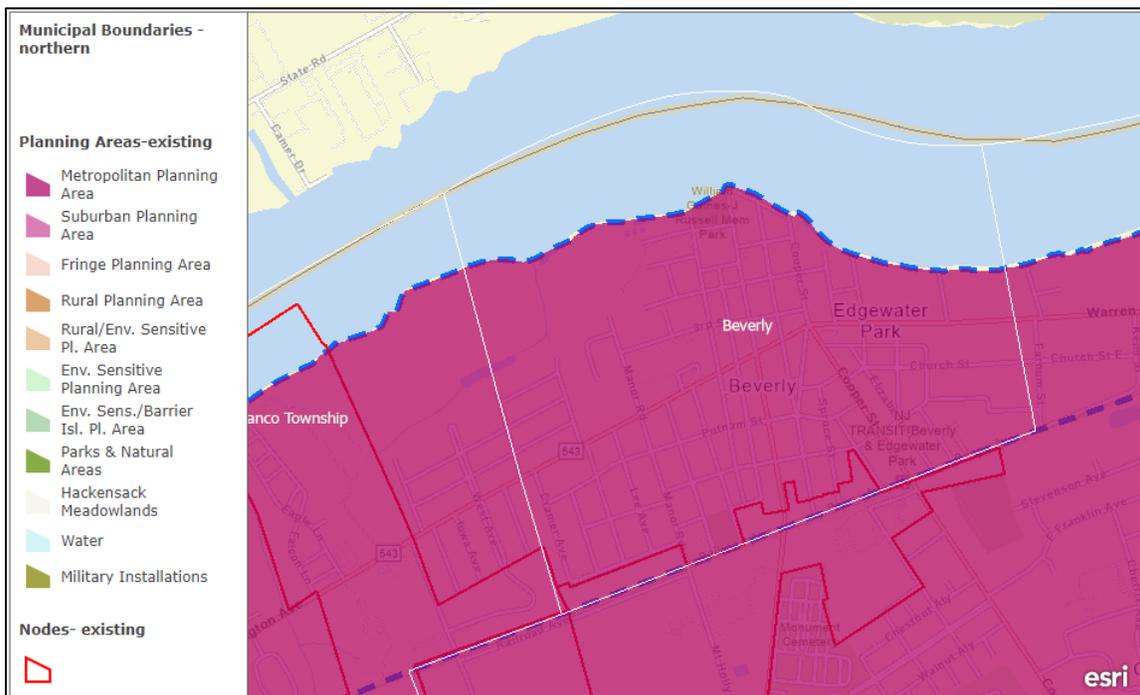
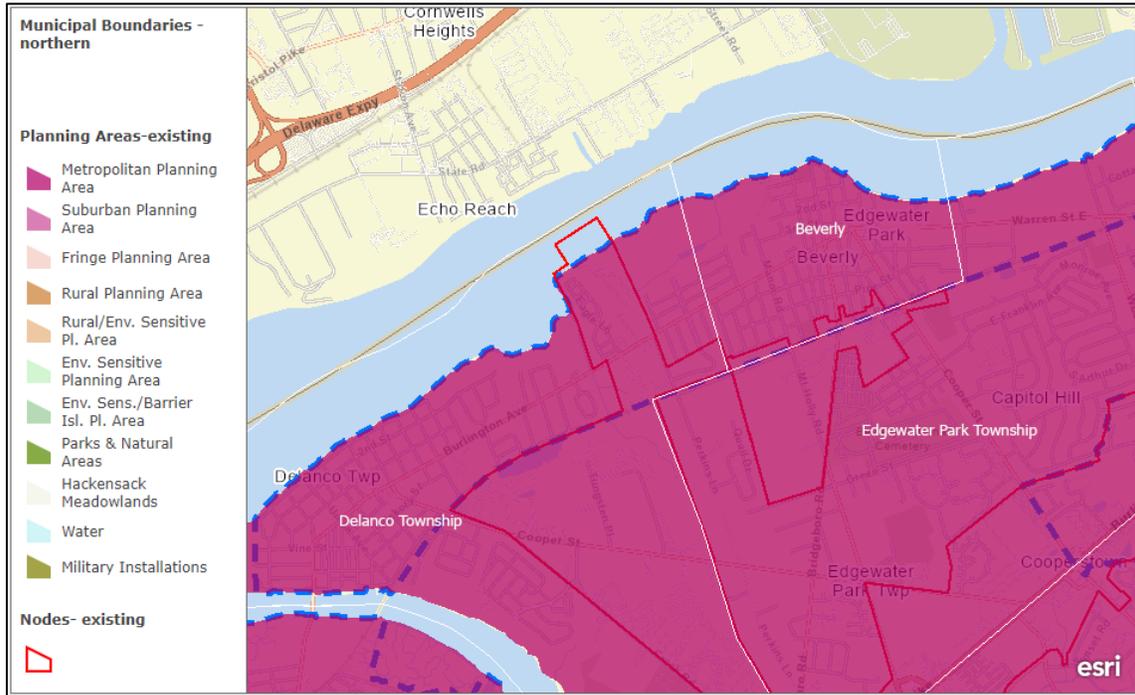
Public Transportation

In 2004, the light rail system the RiverLine opened with a stop in Beverly. NJ Transit provides bus service for City of Burlington. The Burlington County Board of Chosen Freeholders provides a shuttle service via BurLink. The BurLink buses connect with several NJ Transit bus routes and River Line stations. This service is operated by Stout's Transportation Services and is funded by the Federal Transit Administration, NJ Transit, and Burlington County. The BurLink currently has one active route (B1) providing service in the vicinity of the project corridor. The B1 Route provides service between the Beverly/ Edgewater Park River Line station and Browns Mills/Country Lakes with 11 stops in Willingboro, Westampton, Lumberton, Mount Holly, and Pemberton.

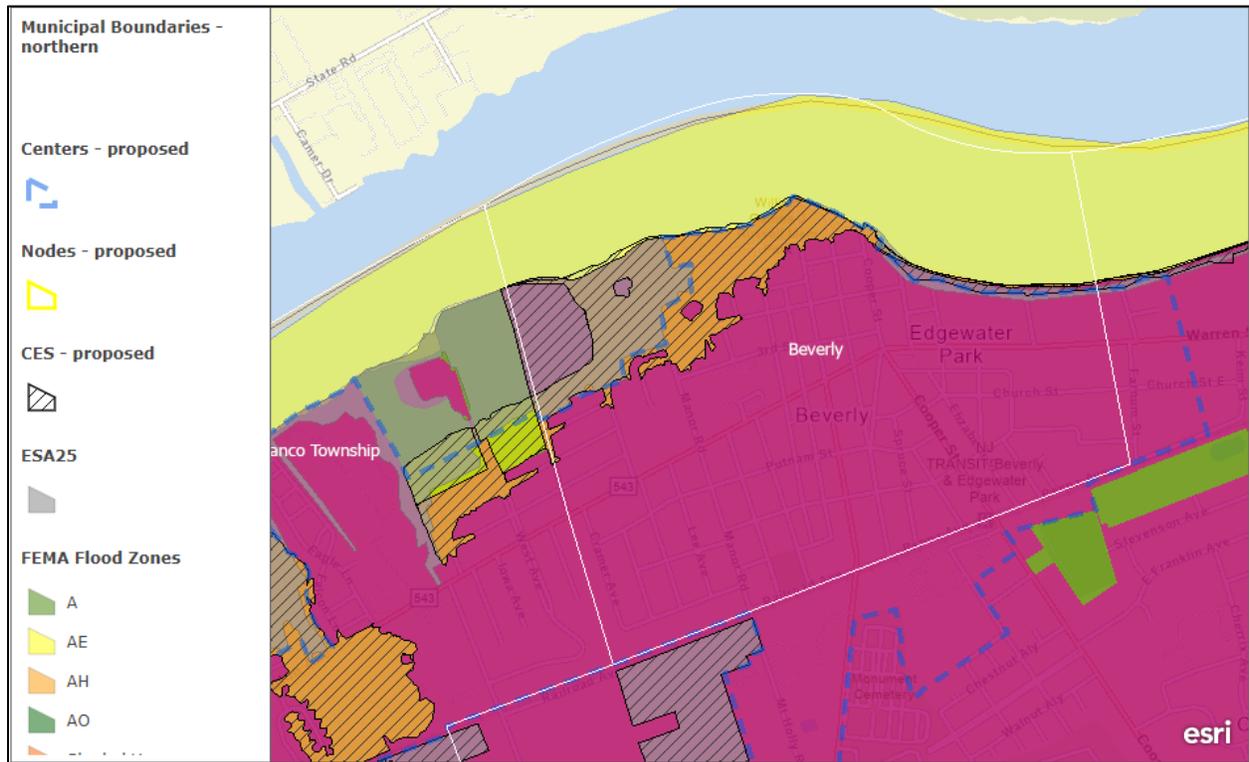
PROPOSED MAP AMENDMENTS

In 1999, the State Planning Commission designated 346.52 acres of Beverly City a Regional Center. Due to Executive Order 89 and the history of flooding near the Delaware River, the State proposed designated Regional Center will decrease to 308.85 acres.

City of Beverly Plan Endorsement Existing Mapping



City of Beverly Plan Endorsement Proposed Mapping



Summary of Proposed Map Amendments

Planning Area	Label	Existing Acreage	Proposed Acreage
PA 1	Metropolitan	347.36	347.36
CES	Critical Environmental Site	0	63.06

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Regional Center	346.52	308.85	-37.67
Node	15.51	0	-15.51

STATE PLAN GOALS AND REVIEW

Goal #1: Revitalize the State's Cities and Towns

- Regional Center Designation in the PA-1 Metropolitan Planning Area has the intention to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities.
- The core concepts contained in the City's Master Plan, Master Plan Re-examination Report, vision statements and various planning studies all revolve around the revitalization and sustainability of the City and its residents.

Goal# 2: Conserve the State's Natural Resources and Systems

- Green Buildings and Environmental Sustainability Element: adopted in March of 2017 as an element of the City's Master Plan. This element concerns itself with understanding and minimizing development's negative physical impacts on environmental and human health. The strategies recommended in this element are required to: provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and re-use water; treat storm water on-site; and optimize climatic conditions through site orientation and design.
 - While the City does not have a Natural Resource Conservation Plan, some elements of the plan are listed in this Element.

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

- City of Beverly's Economic Development Committee is committed to helping the City create opportunities for economic development through the growth of local business, business retention and business expansion, job retention and job expansion as well as the development of properties in the city that are vacant or underutilized. Goal: The committee's goal is to identify any obstacles or hurdles to economic development and to work with the city council and administration to make needed changes in ordinances, practices and policies. The committee will also help to promote civic opportunities for city beautification as well as improvement to quality of life.

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

- Green Buildings and Environmental Sustainability Element: adopted in March of 2017 as an element of the City's Master Plan. This element concerns itself with understanding and minimizing development's negative physical impacts on environmental and human health. The strategies recommended in this element are required to: provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and re-use water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

- Public Municipal Building – Located at 446 Broad Street
- Beverly City School – serves students from pre-k to 8th grade.
- Beverly Free Library – serves the Edgewater Park and Beverly communities; Located at 441 Cooper Street

Goal #6: Provide Adequate Housing at a Reasonable Cost

- In 2005, the City Council adopted a Housing Element and Fair Share Plan in response to the third round of certification for the Council on Affordable Housing (COAH). The plan was revised and submitted to COAH in 2008. COAH certified it in 2009.
- According to COAH, the City of Beverly had met its affordable housing obligation, but continues to create new affordable housing opportunities in all rehabilitation/new construction.
 - The present developer, Beverly Revitalization Group, LLC has entered into several agreements with the City of Beverly to affirmatively market and maintain UHAC controls on all of their units.
 - The City presently has agreements in place for 29 units with another 6 units to be completed by 2021.
- Beverly has a rental housing market with over 280 rental units with most units with affordability controls.

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

- Lauinger Field: new 1.7 acre recreation area
- Historic Preservation Inventory: as part of the Planning and Implementation Agreement, we ask that the City create a Historic Preservation Inventory.
- Open Space & Recreation Plan: as part of the Planning and Implementation Agreement, we ask that the City create an Open Space & Recreation Plan.

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

- Keeping up to date on Master Plan
- Completing the items agreed upon in the Planning & Implementation Agreement
- Working with State and County to be consistent with their planning.

STAFF RECOMMENDATION

Based on the work the City of Beverly has supplied, actions taken and committed to complete, it is my recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.

PLANNING & IMPLEMENTATION AGREEMENT

See attached PIA