



**Township of
Florence
Plan Endorsement
Recommendation**

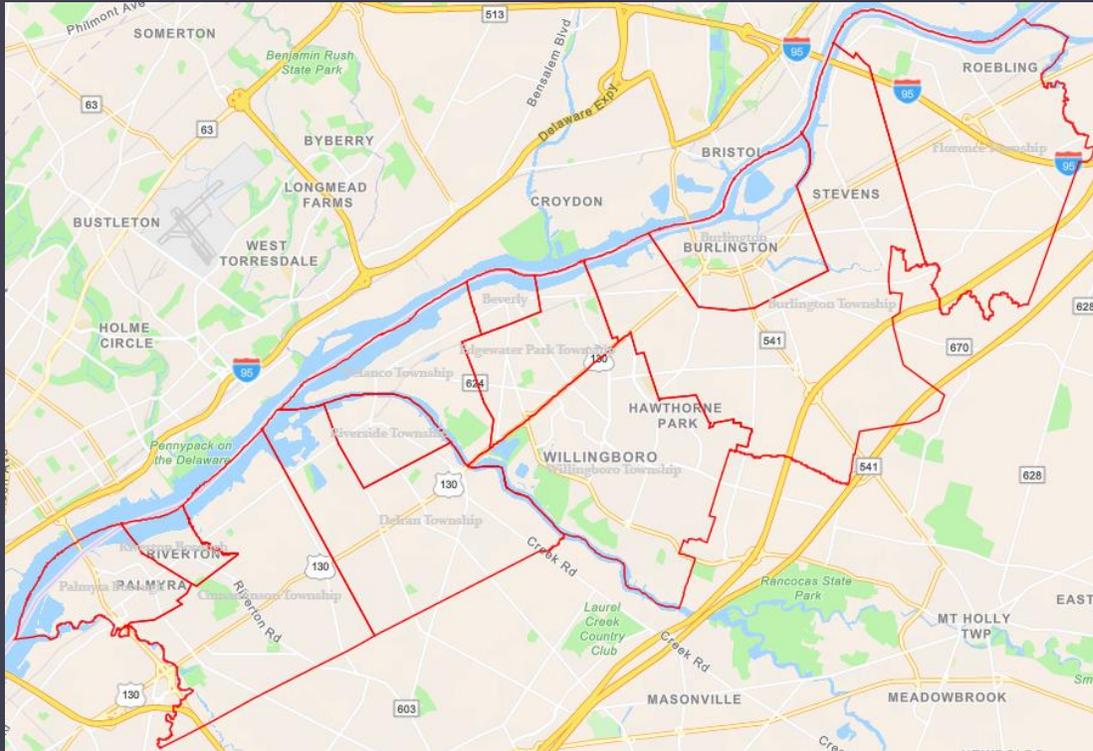
Presented to the

**State Planning
Commission**

March 1, 2023

NJ Office of Planning Advocacy

Location & Regional Context



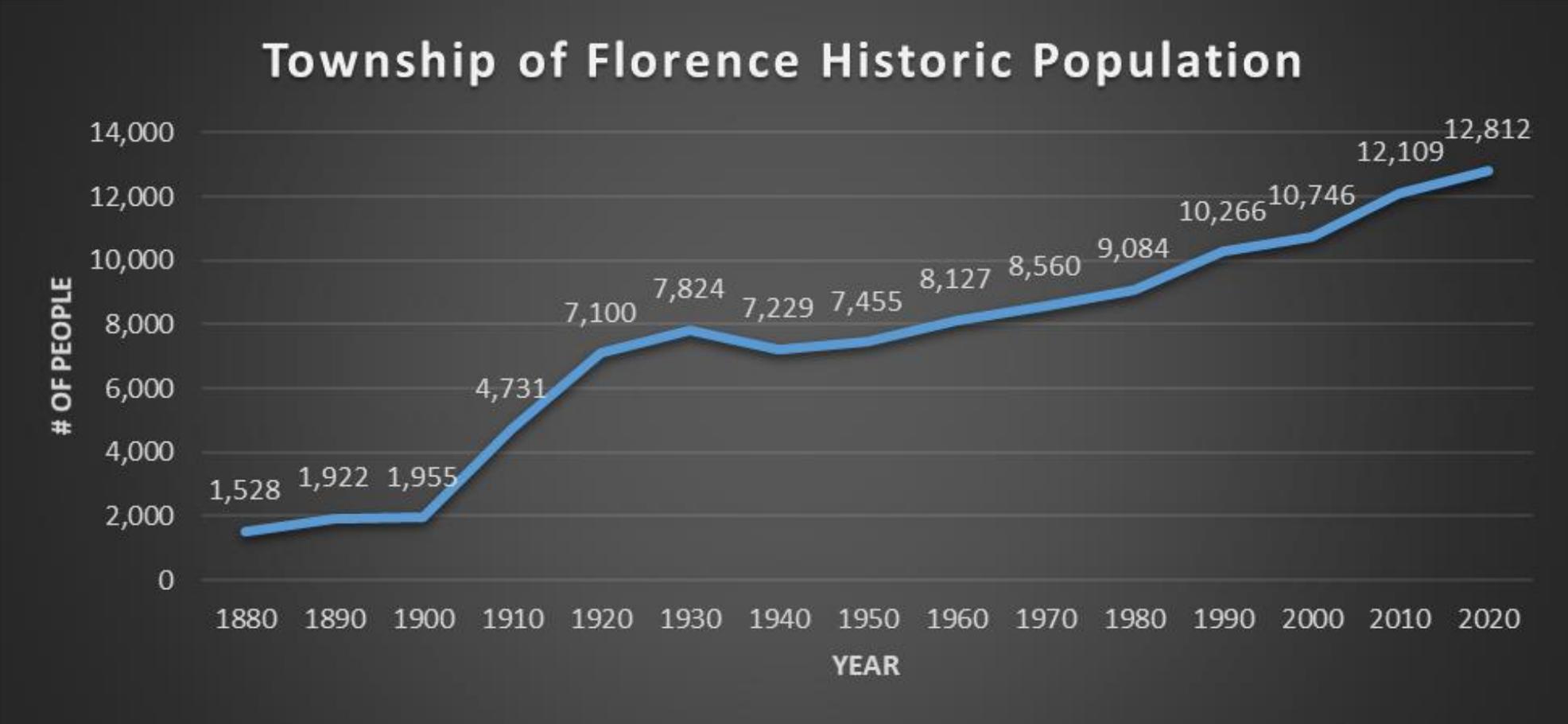
- The Route 130 Corridor is located in the western portion of Burlington County
- Florence Township is part of the Route 130 Corridor.
- Corridor extends approximately 16 miles.
- The combined area of the 12 municipalities is approximately 64 square miles.

Location & Regional Context

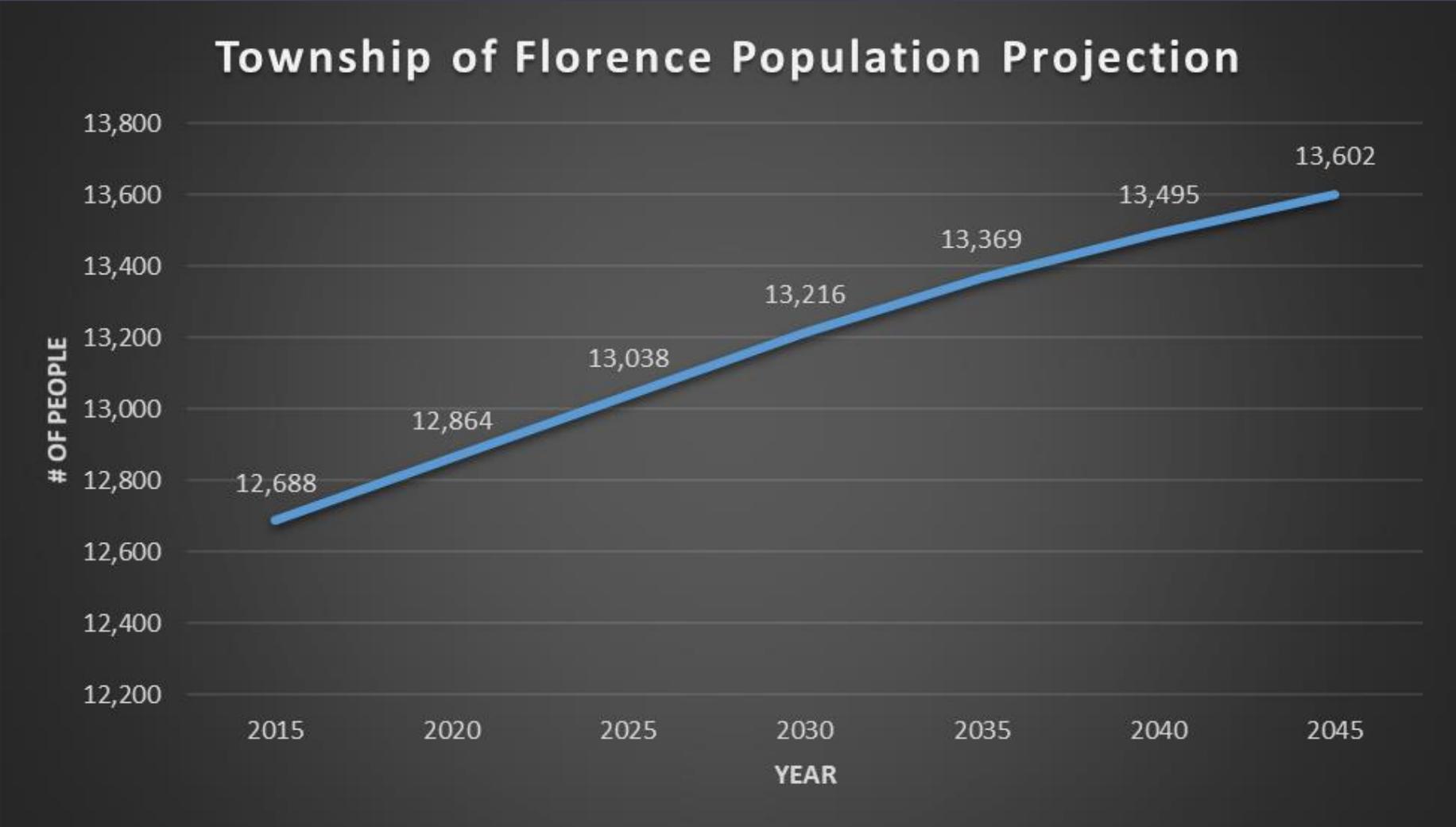


- Approximately 10.17 square miles
 - > 9.77 square miles of land
 - > .41 square miles of water.
- Bordering Municipalities
 - > Bordentown Township
 - > Burlington Township
 - > Mansfield Township
 - > Springfield Township

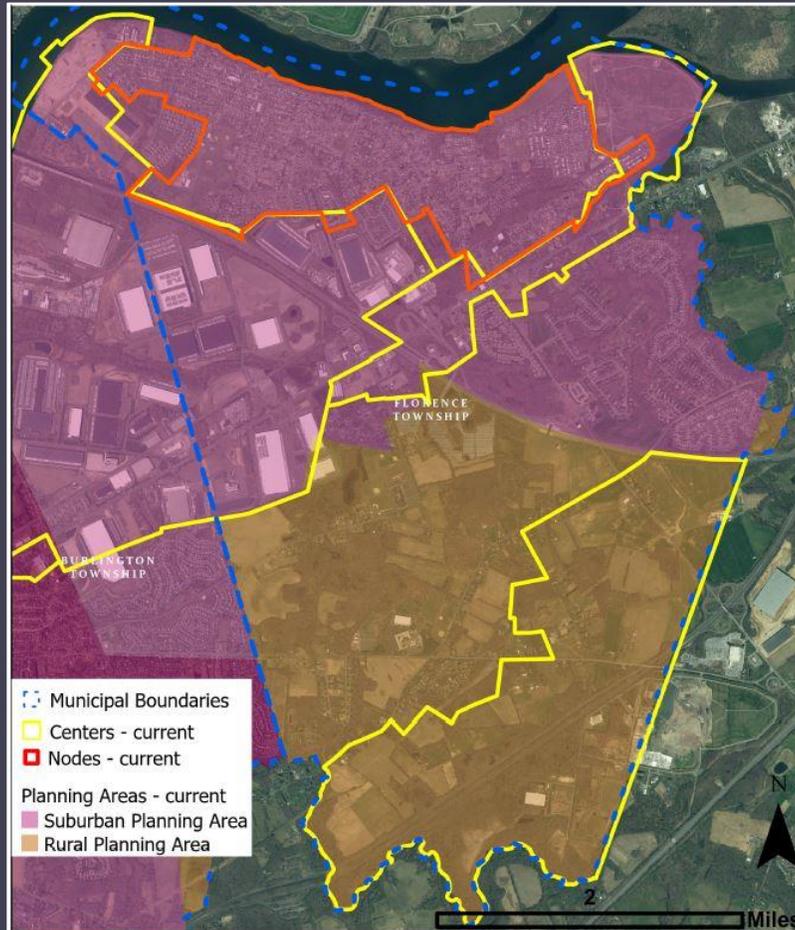
Demographics/Trends



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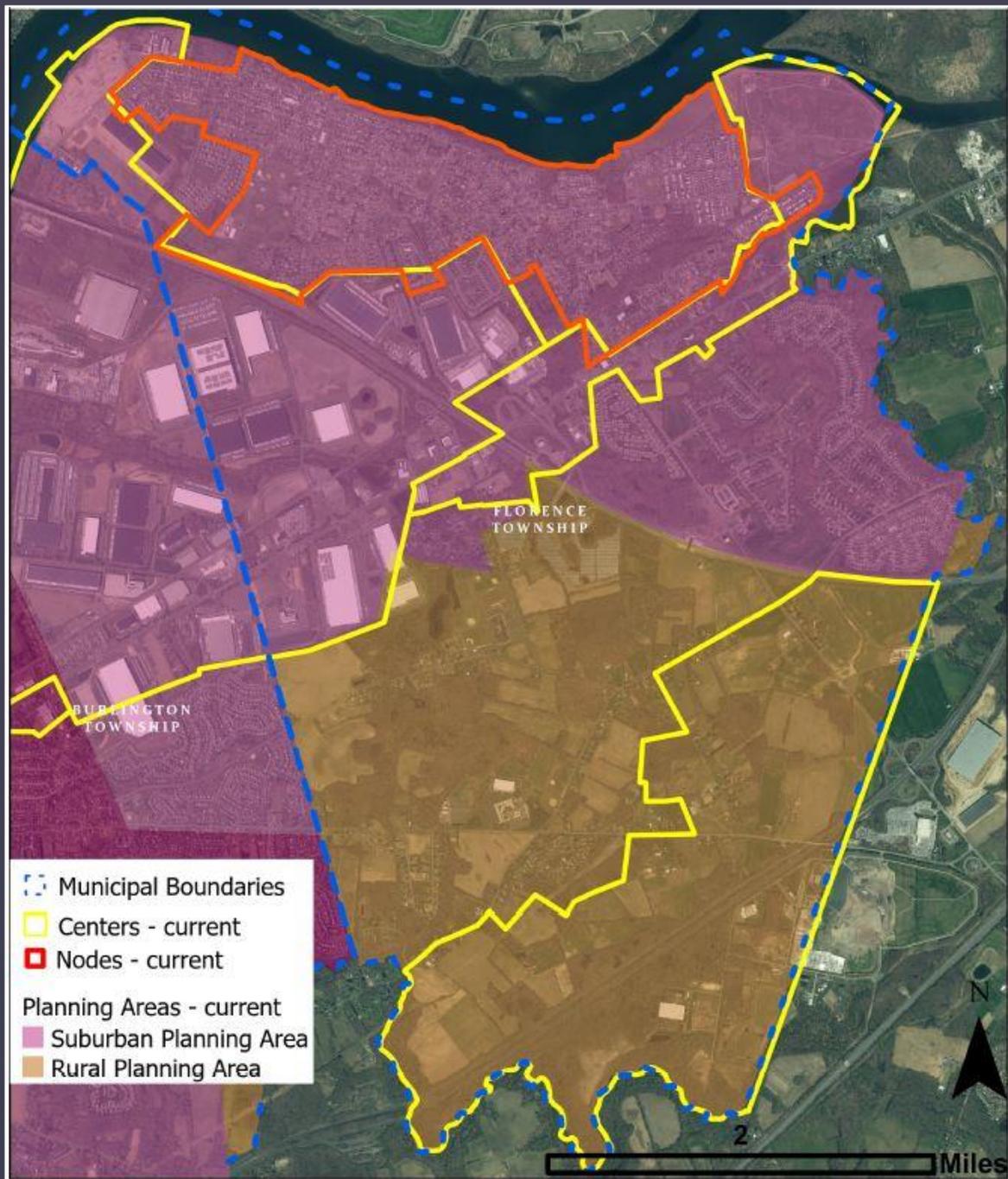
Plan Endorsement



- The Township of Florence received Town Center Designation on April 28, 1999.
- This designation was set to expire on June 30, 2020.
- The expiration has been extended through various extension approvals by the legislation, executive orders and/or SPC resolutions.

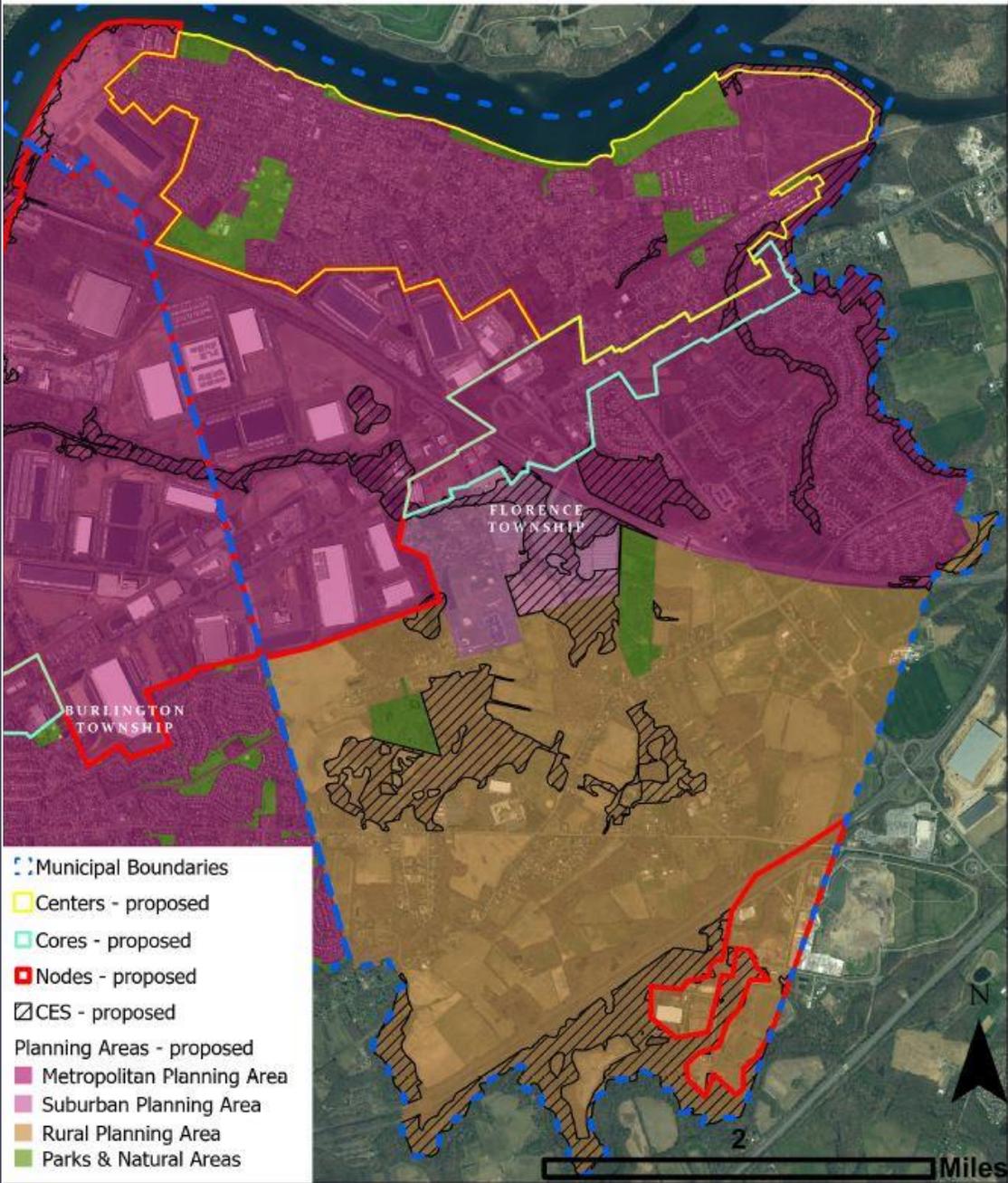
Planning Milestones

Event(s)	Date
Town Center Designation	4/28/1999
Burlington County Wastewater Management Plan	5/24/2017
Burlington County Hazard Mitigation Plan	2019
Pre-petition Meeting	3/10/2020
Municipal Self-Assessment	8/11/2021
Master Plan	6/28/2022
Land Use Inventory	6/28/2022
Recreation Plan Element	6/28/2022
Recycling Plan Element	6/28/2022
Historic Preservation Plan Element	6/28/2022
Plan Implementation Agreement	2/8/2023



Existing Mapping

Proposed Mapping



Planning Area	Label	Existing Acreage	Proposed Acreage
PA 1	Metropolitan	-	3,268.67
PA 2	Suburban	3,426.07	254.39
PA 4	Rural	2,835.89	2,504.56
Parks & Open Space	Parks & Open Space	-	234.34
CES	Critical Environmental Site	-	828.04

Center Designation	Existing Acreage	Proposed Acreage	Change in Acreage
Town Center	1,007.05	1,261.22	+ 254.17
Cores	-	237.24	+ 237.24
Nodes	2,992.14	1,250.19	- 1,741.95

Consistency with the State Plan

Items
Town Center Designation in the PA-1 Metropolitan Planning Area
Environmental Commission
Conservation Plan Element
Economic Development Committee
Municipal Building
Florence Township Community Center
3 Public Schools
Housing Element and Fair Share Plan
Recreation Plan Element
Historic Preservation Plan Element
Keeping up to date on Master Plan
Completing items agreed upon in the Plan and Implementation Agreement
Working with the State and County to be consistent with their planning

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

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

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

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

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

Goal #6: Provide Adequate Housing at a Reasonable Cost

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

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

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Planning & Implementation Agreement

- The Office of Planning Advocacy, Township of Florence, and our State Agency partners have completed negotiations regarding the Plan and Implementation Agreement.
- Florence's Governing Body formally approved the PIA and State proposed map at their February, 2023 meeting.
- The PIA includes items that OPA and our State Agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).

Recommendation

Based on Township of Florence's continuing efforts in working with the State and Burlington County in achieving consistency with both the State Development and Redevelopment Plan and with the Burlington County Plan, it is recommended that the State Planning Commission (SPC) award Township of Florence their Plan Endorsement inclusive of the proposed mapping.