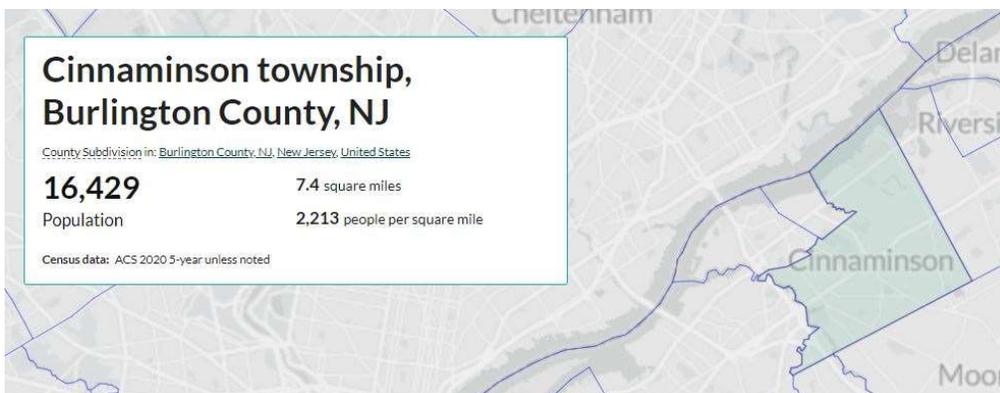


Plan Endorsement Recommendation Report

Township of Cinnaminson



**New Jersey Department of State
Office of Planning Advocacy
Meghan Wren, AICP, CFM, Area Planner
June 30, 2022**

This document is a recommendation report prepared by the Office for Planning Advocacy (OPA) as staff to the State Planning Commission (SPC or Commission), based on input of our partner agencies, Township of Cinnaminson, Burlington County Bridge Commission and members of the public. OPA will post this report and other material related to the Township of Cinnaminson 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 the Township of Cinnaminson for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Township's Master Plan, Amendments, Redevelopment Plans, Affordable Housing Plan, etc.

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INTRODUCTION

The Township of Cinnaminson (hereafter Cinnaminson or Township) first had its centers designated April 28th of 1999 as part of the regional Burlington County Route 130/Delaware River Corridor Strategic Plan, developed under the leadership of the Burlington County Bridge Commission, prior to when the formal Plan Endorsement process was in place. It received various extensions over the ensuing years that are scheduled to expire on March 31, 2023.

The Township's interest in pursuing formal Plan Endorsement was discussed on March 10, 2020 at a series of 3 back-to-back joint prepetition meeting with representatives from all twelve Corridor Strategic Plan towns, (Palmyra, Cinnaminson, Riverton, Delran, Riverside, Delanco, Beverly, Edgewater Park, Willingboro, Burlington Township, Burlington City and Florence), the state agencies and the Burlington County Bridge Commission. (BCBC had, once again, shepherded the communities to this point.) Cinnaminson's primary objective in seeking Plan Endorsement was to plan and grow in a manner consistent with the State Plan; to update the map with resiliency and equity considerations; and to gain assistance from the State as the community strives to redevelop sustainably, revitalize the local economy, increase pedestrian safety, improve circulation, stormwater management and quality of life.

The local goals, objectives and vision for the Township remain consistent with the State Plan, though some of the Center, Node and Planning Area boundaries are being amended to reflect current habitat data and resiliency considerations. The Township has a 2018 Fair Share Settlement Agreement, completed a Master Plan Reexamination in 2019, has made great strides in its redevelopment efforts and is diligent at implementing its vision for future quality of life, economic viability, and land use stewardship.

BACKGROUND/ CHRONOLOGY

The Burlington County Bridge Commission forwarded the Township of Cinnaminson's petition for continuation of its Plan Endorsement in October 2019 along with the eleven other Route 130/Delaware River Corridor municipalities. Early in the process, OPA decided to split the twelve municipalities into two groups, North of the Rancocas and South of the Rancocas to make it more manageable for OPA, the agencies and the SPC to manage the review. For mapping and visioning purposes, OPA further spit the twelve communities into four groups of three, and is grouping the first three southernmost communities, Cinnaminson, Palmyra and Riverton, often referred to as the Triboro region, for the first Endorsement presentations. Since the Regional Plan Endorsement process requires that each municipality must individually meet all the requirements for Plan Endorsement, we still need to demonstrate individual consistency and meet the intent and standards of the process for each municipality at each PE Step.

In March, 2020, Prepetition meetings were held for all twelve municipalities; Cinnaminson authorized a Plan Endorsement Advisory Committee in September 2021; BCBC submitted a regional Municipal Self-Assessment Report in October, 2021 – with a municipal questionnaire from Cinnaminson; Cinnaminson, BCBC and OPA hosted a local visioning session via Zoom on February 3, 2022; participated in an in-person regional mapping meeting on March 23; supported a regional visioning session via Zoom on May 6, 2022 and received their opportunities and constraints report on June 10th 2022.

Cinnaminson has been steadily building on its planning foundation, with efforts toward sustainability and smart growth as follows:

Event(s)	Date	Notes
Master Plan	1983	
Flood Damage Control Ordinance	1999	
Centers Designated	April 1999	With the Strategic Corridor Plan
Visioning/Visual Context Study	2004	Design standards promulgated
Farmland Preservation Plan	2005	
OSRP adopted	2006	With the County
Land Use Element	2009 (1989)	
Circulation Element completed	2009 (1983)	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	2012 (at least)	
Historic Preservation Element	2017 (2005)	And Commission
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017	
Zoning Map	2017	
Fair Share Settlement Agreement	2018 (2004, 2008))	
Submitted PE Petition	September 27, 2019	
Master Plan Reexamination	2019 (2005)	
Burlington Co Hazard Mitigation Plan	2019	
Redevelopment Plans	2020 (02,05,14,15,16,18,19)	
Stormwater Pollution Prevention Plan	2020	Recently updated
Prepetition Meeting	March, 2020	
Appointed PE Advisory Committee	September 2021	
Submitted MSA	October 2021	
Visioning Sessions (Local + Regional)	February & May 2022	With BCBC & OPA support
PIC Recommendation (scheduled)	June 15, 2022	
SPC ADOPTION (scheduled)	July 6, 2022	

PUBLIC PARTICIPATION

As part of the Plan Endorsement process the Township appointed a PE Advisory Committee in September, 2021 and hosted a local visioning session (via Zoom) in February, 2022 and a regional visioning session in May, 2022. A key takeaway from these meetings was the glaring issue of disconnectivity between a large percentage of the residential housing/neighborhoods and the town center amenities for recreation, commerce, and transit. Route 130 serves as a barrier to residents on foot and on bicycles. This was heard as the top priority of Cinnaminson residents at the public engagement sessions.

A vision statement was reaffirmed at these meetings:

Cinnaminson Township Vision

"Cinnaminson continues to be a family-friendly, affordable and vibrant community ideally situated in a suburban setting. Our residents enjoy a high quality of life and we pride ourselves on quality municipal services, attractive and safe neighborhoods, first-rate schools, exceptional parks and recreation opportunities, engaging community events, and a thriving business district.

Cinnaminson Township strives to control spending and is mindful of the portion our residents pay towards their local taxes. Our Township Committee and local government officials are dedicated to effectively serving all of our citizens with an emphasis on treating each other with civility and respect. All of the above make Cinnaminson a great place to live, work, or raise a family. "

LOCATION & REGIONAL CONTEXT

The Palmyra-Riverton-East Riverton Town Center is in the southwestern portion of the Corridor along the Delaware River. It is an existing Town Center that comprises the developed portions of Palmyra Borough, all of the Borough of Riverton and a portion of Cinnaminson Township identified as East Riverton. The portion of Palmyra identified as part of the Town Center is almost entirely developed. This portion extends from Route 73 to the Riverton Borough boundary and from the Delaware River to the Cinnaminson Township boundary. The Riverton portion of the Town Center is situated between the Palmyra (west) and East Riverton (east) portions and the Delaware River (north) and Cinnaminson Township (south). To the east, the Pompeston Creek forms the physical boundary between East Riverton and Riverton and is also the municipal boundary separating Riverton Borough and Cinnaminson Township.

The East Riverton portion is in Cinnaminson Township bounded by the Delaware River to the north, Union Landing Road to the east, Hunter's farm field to the south and the Pompeston Creek to the west. It developed from the mid-nineteenth to the mid-twentieth centuries. Industrial uses are intermixed among the residential areas of East Riverton, with most of the non-residential uses concentrated along the railroad. Older housing stock exists in the western portion; newer housing stock built during the late 1940s and the 1950s exists in the eastern portion and are based on a grid system. The more recent development, Cinnaminson Harbour, has a variety of housing choices and is located just across River Road from the RiverLine Station.

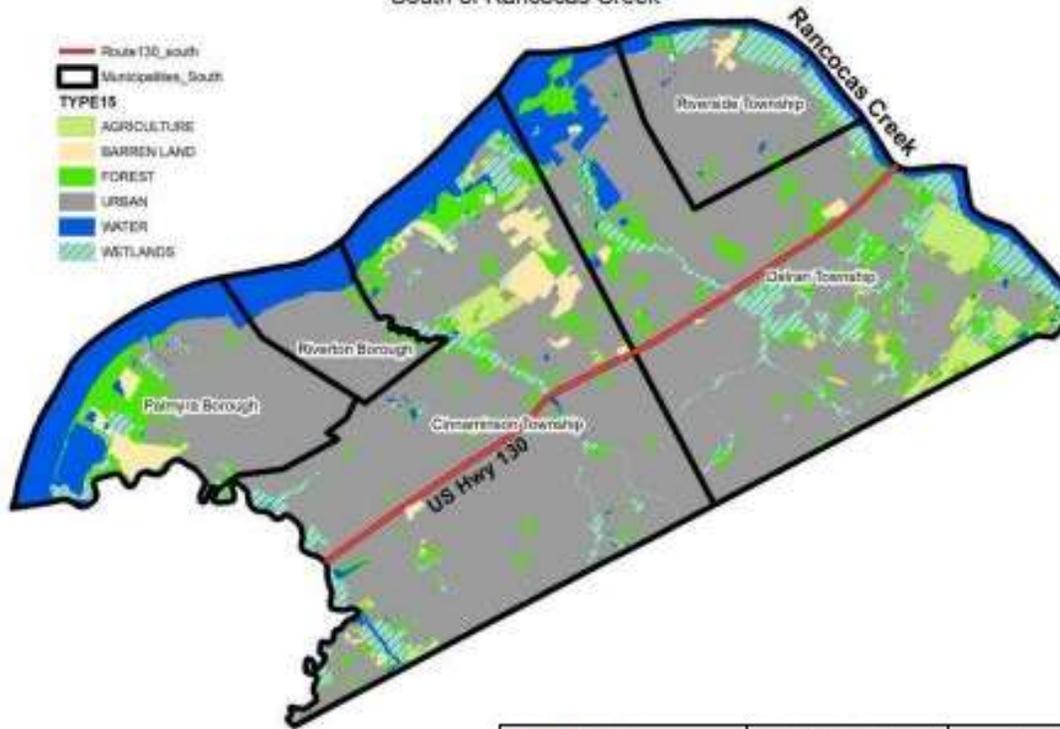
As Cinnaminson approaches build-out, the Township believes growth should be accommodated through infill and redevelopment. Addressing redevelopment in the Light Industrial zone and along the waterfront is a priority for the Township, especially with the addition of the RiverLine station. The Cinnaminson Township Redevelopment Plan was adopted in June 2002 and provides a series of redevelopment strategies for four sections of the Township along U.S. Route 130. The Township completed a master plan reexamination in 2019, which continues to acknowledge the importance of the U.S. Route 130 Strategic Plan.

LAND USE, DEMOGRAPHICS AND CINNAMINSON'S FUTURE

Cinnaminson Township is a moderately sized, middle to upper middle class, relatively homogenous community. Population growth in Cinnaminson Township is recovering after a period of decline. The

township's population is slightly older than the county's and, appears to be aging. Cinnaminson Township residents are, on average, wealthier than those in either the county or the state, the housing prices do not reflect this yet, as the median home price as well below that of the state.

Route 130 Corridor Regional Plan - Land Use Land Cover 2015
South of Rancocas Creek

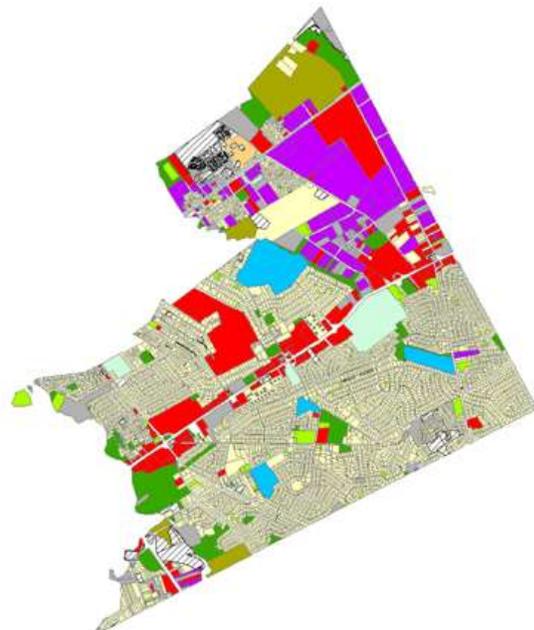


Municipality	LULC 2015 Type	Acres	Percent
CINNAMINSON TWP	AGRICULTURE	115.80	2.3
CINNAMINSON TWP	BARREN LAND	195.36	3.8
CINNAMINSON TWP	FOREST	332.87	6.5
CINNAMINSON TWP	URBAN	3,741.05	73.5
CINNAMINSON TWP	WATER	365.53	7.2
CINNAMINSON TWP	WETLANDS	339.60	6.7
TOTAL		5,090.20	100.0

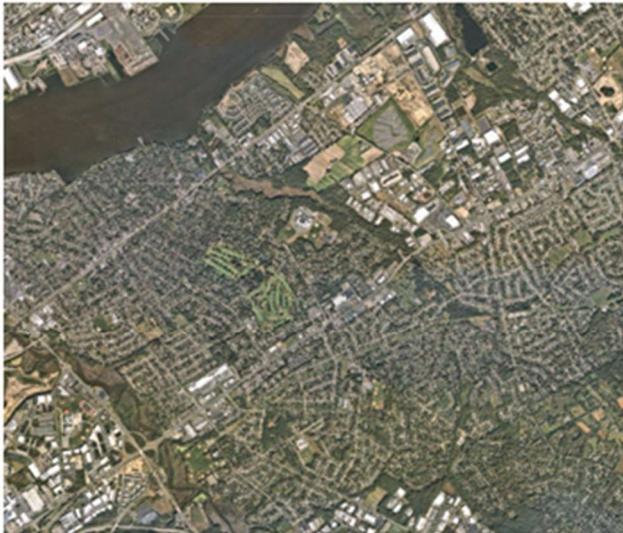
Land Use 2019

Property Class

- Vacant – 6%
- Residential – 47%
- Farm – 10%
- Commercial – 11%
- Industrial – 12%
- Apartment – 0%
- Railroad – 0%
- School – 3%
- Public – 7%
- Other Exempt – 5%



Cinnaminson Township Fast Facts



- Population Increased 1960 to 1970, decreased btwn 1970-2000, up again
- 79% White, 7% Black, 5% Hispanic
- Median Age (43) older than County
- Median Income MORE than County
- Poverty Level LESS than County
- Unemployment LESS than County
- A mix of housing types
- Management, Business, Office, Sales



Demographics

Population Projection for 2050 – + 749 residents
 Employment Projections for 2050 – +850 Jobs

2010 Census

- Population – 15,569 **+1,495**
- Households – 5,535 **+633**
- Household Size – 2.79 **-0.03**
- Residential Units – 5,758 **+785**
- Vacancy Rates – 3.9% **1.9%**

2020 Census

- Population – 17,064
- Households – 6,168
- Household Size – 2.76
- Residential Units – 6,543
- Vacancy Rates – 5.7%

Cinnaminson Census Data 2020:

Income

\$47,197

Per capita income

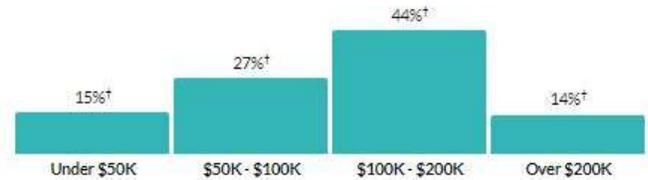
a little higher than the amount in Burlington County: \$44,735
 about 10 percent higher than the amount in New Jersey: \$44,153

\$116,052

Median household income

about 1.3 times the amount in Burlington County: \$90,329
 about 1.4 times the amount in New Jersey: \$85,245

Household income



Show data / Embed

Poverty

3.2%

Persons below poverty line

about half the rate in Burlington County: 5.9%
 about one-third of the rate in New Jersey: 9.7%

Children (Under 18)



Poverty
Non-poverty

Show data / Embed

Seniors (65 and over)



Poverty
Non-poverty

Show data / Embed

Transportation to work

28.3 minutes

Mean travel time to work

a little less than the figure in Burlington County: 30
 about 90 percent of the figure in New Jersey: 32

Means of transportation to work



* Universe: Workers 16 years and over

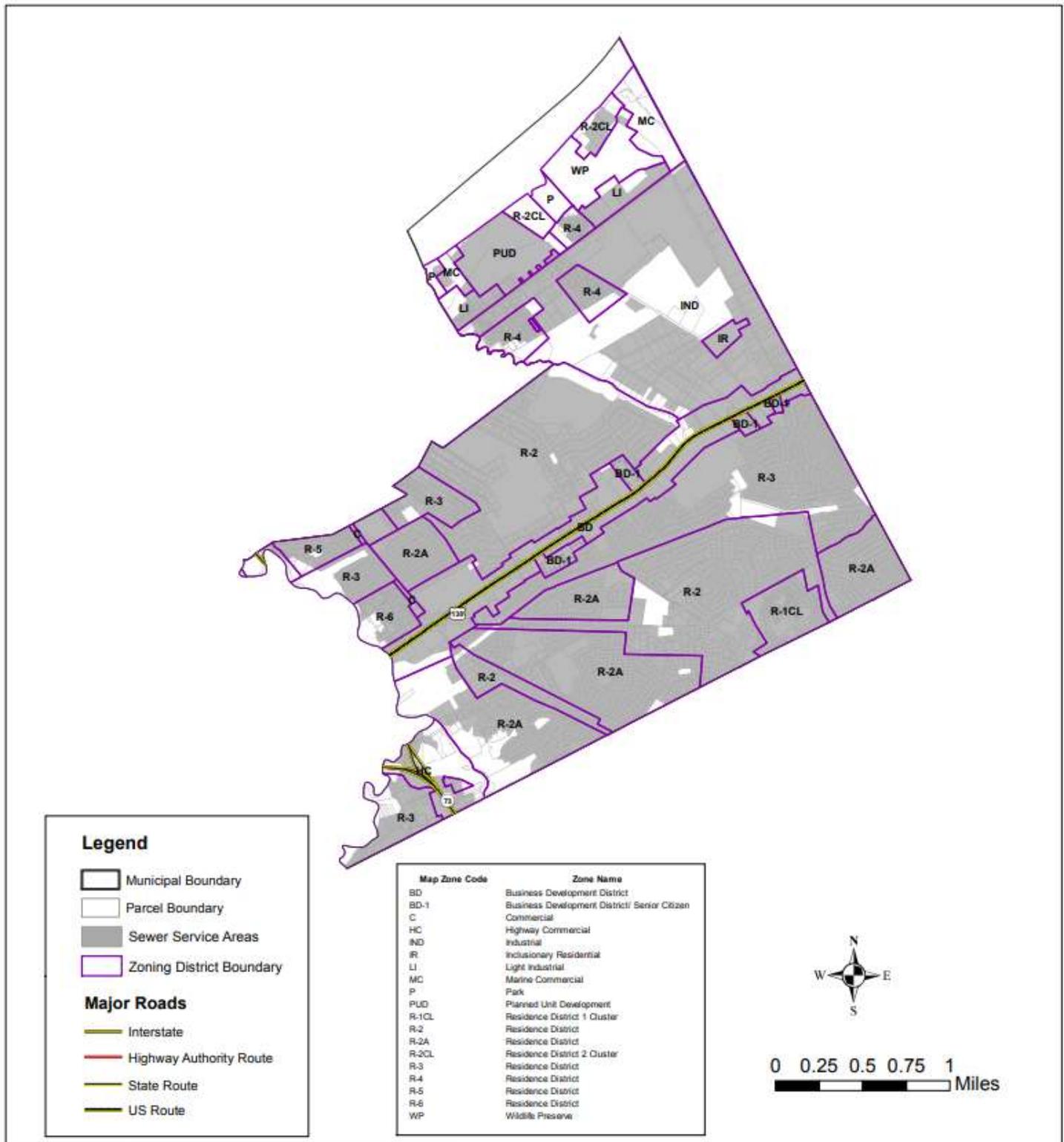
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Third Round Fair Share Housing Obligations

Cinnaminson has a 2018 approved affordable housing settlement agreement with the following obligations:

- Rehabilitation share: 30 (Working through the Burlington County CDBG program.)
- Prior round obligation: 331 (Met through a variety of mechanisms.)
- Third round (1999 to 2025) obligation: 315 (eligible for a 114 credits vacant land adjustment leaving 201 units. Partnering to create 54 units of 100% affordable age restricted housing; agree to meet the 13% very low income requirement on all new units; and working with Habitat for Humanity, several developers and supportive living agencies for additional credits.

Cinnaminson Zoning Map with SSA



INFRASTRUCTURE

Water The Township is served by New Jersey American Water Company. Western Division and Cinnaminson has permitted 68 private wells

Sewer Service Area Cinnaminson has its own wastewater treatment plant run by the Cinnaminson Sewerage Authority but Burlington County is responsible for its wastewater management planning.

There are a limited number of residents that live outside of the sewer service area and have private septic systems.

Burlington County’s countywide Wastewater Management Plan (WMP) was approved in 2013.

Future Sewer Service Map

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.

County Wastewater Management Plan

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 build -out analysis prepared by Burlington County in 2017 as part of their Wastewater Management Plan is below:

Cinnaminson Township

Zone Designation	Zone Description	Municipal Area (Acres)	Developable Area (Acres)	Acres per Dwelling Unit	# of Units Residential -SSA	# of Units Residential - ISSDS	F.A.R	# of Units Non-Residential - SSA (Square Feet)	#Units of Non-residential - ISSDS (Square Feet)
BD	Business Development District	396.9	8.5	N/A	0	0	0.5	38659	47751
BD-1	Business Development District/ Senior Citizen	42.9	0.4	8	0	0	0	0	0
HC	Highway Commercial	104.0	3.2	N/A	0	0	0.5	23642	35825
IND	Industrial	811.7	53.3	N/A	0	0	0.6	98311	161480
LI	Light Industrial	79.6	14.8	N/A	0	0	0.5	203389	0
PUD	Planned Unit Development	110.9	3.5	N/A	0	0	N/A	0	0
R-2	Residence District	1121.2	16.3	0.344	31	3	N/A	0	0
R-2A	Residence District	847.0	26.1	0.263	37	57	N/A	0	0
R-2CL	Residence District Cluster	57.5	21.8	0.333	0	65	N/A	0	0
R-3	Residence District	732.4	27.9	0.258	60	25	N/A	0	0
R-4	Residence District	111.8	0.2	0.115	0	1	N/A	0	0
Totals		5,099	176.0		128	151		364,001	245,056

TRANSPORTATION/CIRCULATION

The Circulation Element in the 2005 Master Plan has timeless goals that remain relevant today though it is recommended to be updated with emergent issues as a PIA action item. Future transportation/transit planning initiatives and projects may need partnerships with NJTA, NJDOT, DVRPC and BCBC to achieve key objectives.

In 2004, the light rail system the RiverLine opened with a stop in Cinnaminson. The municipality has adapted its zoning, development, redevelopment, economic development activities and planning around this access to mass transit. The BurLINK cross-county bus system also provides services

In the recent visioning sessions, walkways/bikeways and bicycle and pedestrian safety especially in providing connectivity between east and west Cinnaminson across Route 130 arose as the priority for residents. The PIA identifies this as an important issue/project to be tackled with the help and involvement of county, state and regional agencies.

FUTURE LAND USE /ZONING MAP (Above)

Redevelopment & Rehabilitation

In 2002, Cinnaminson identified the entire township as an area in need of rehabilitation and followed with multiple site specific area for which it determined need and wrote redevelopment plans. Cinnaminson has now successfully redeveloped many of its designated sites, the majority of which are fully built out and is considering sunsetting the redevelopment designations. Recently the Colonial Square Shopping Center was found to meet the criteria for Area in Need of Rehabilitation.

PROPOSED MAP AMENDMENTS

Cinnaminson has reached consensus on their map's Planning Areas and Center/Core Node boundaries. Maps of the proposed boundaries will be forwarded under separate cover prior to the Plan Implementation Committee meeting. Existing SDRP mapping is below:



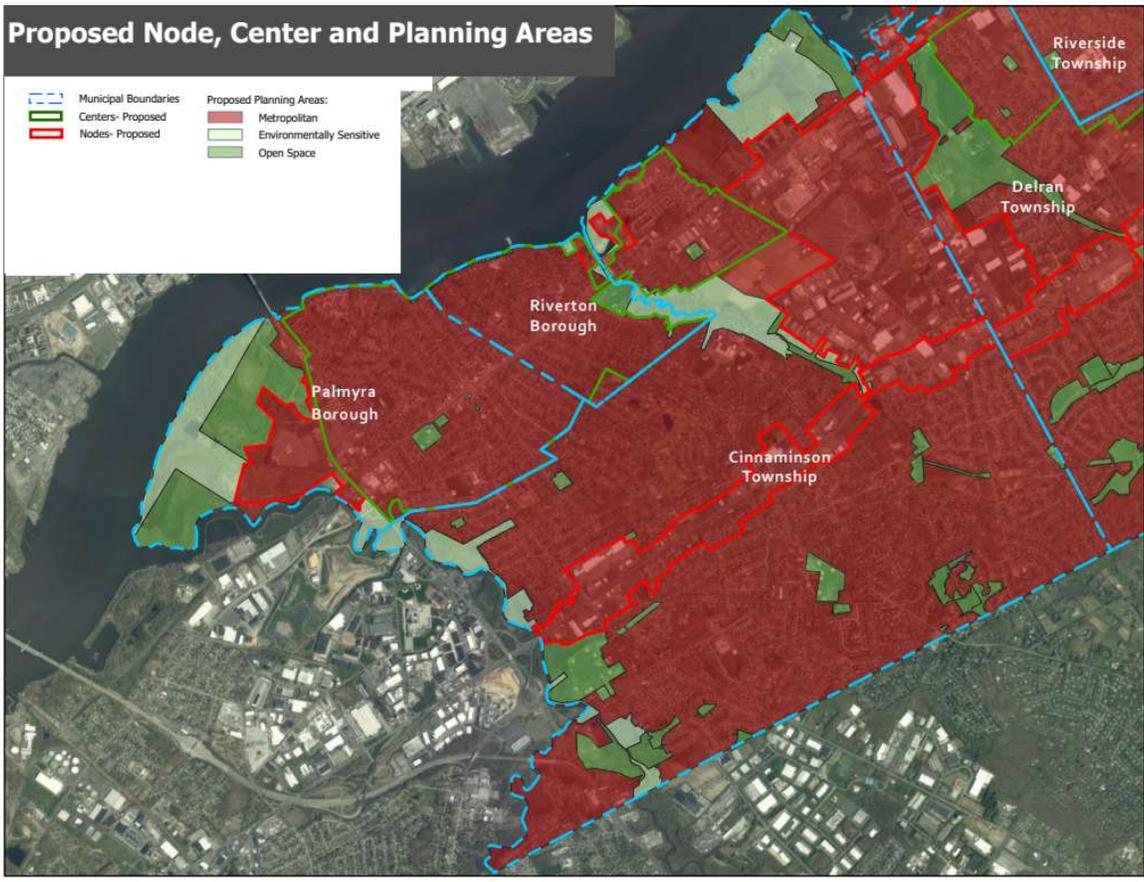
Existing Planning Areas show nearly entirely PA1, Metropolitan, with a small section of Open Space/Parks identified at Taylor Farms.



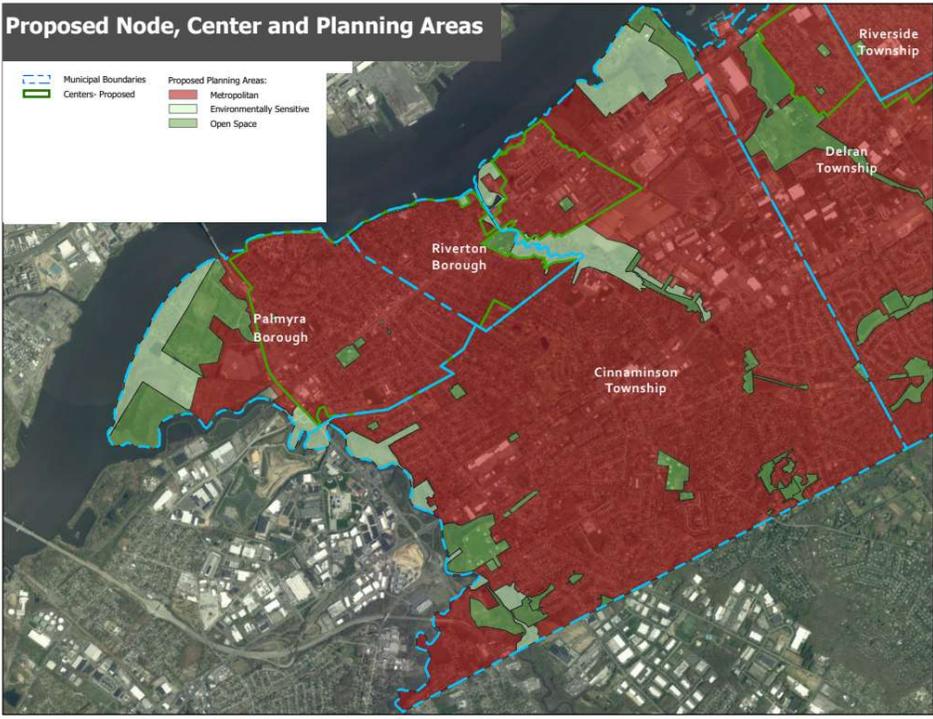
Existing Centers are shown with a dashed yellow boundary (in some instances they follow municipal boundaries and are hidden under the white lines.); Nodes have a solid yellow boundary with black hatching.



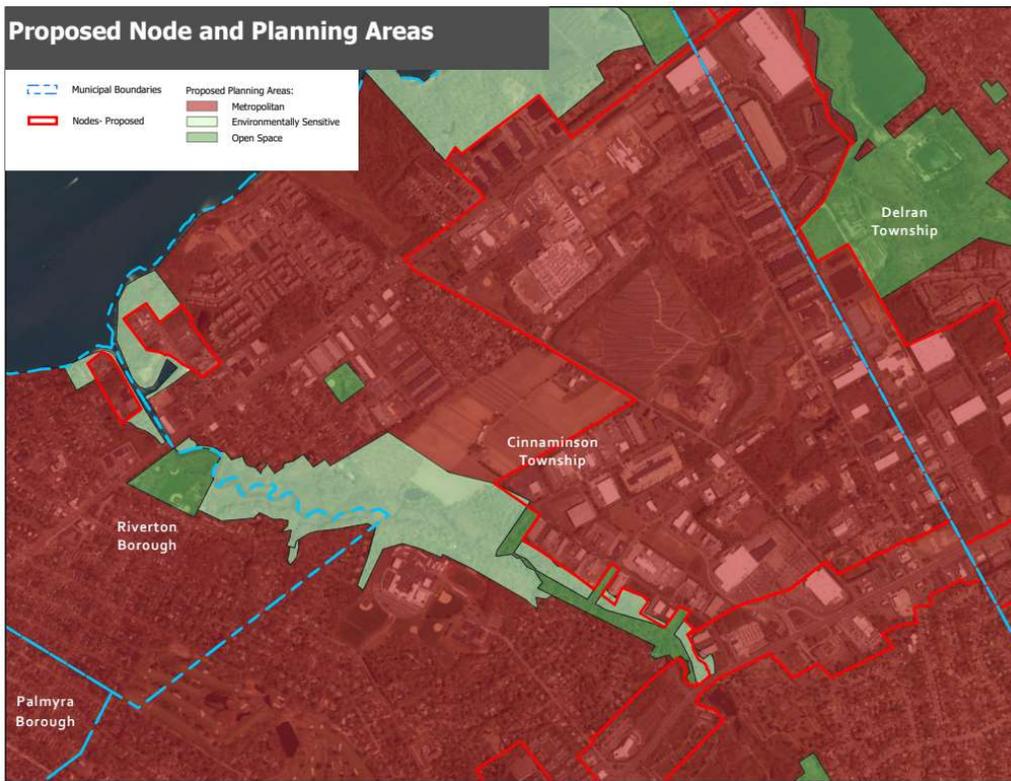
Centers/Cores/Nodes without municipal boundaries hiding the Center boundary.



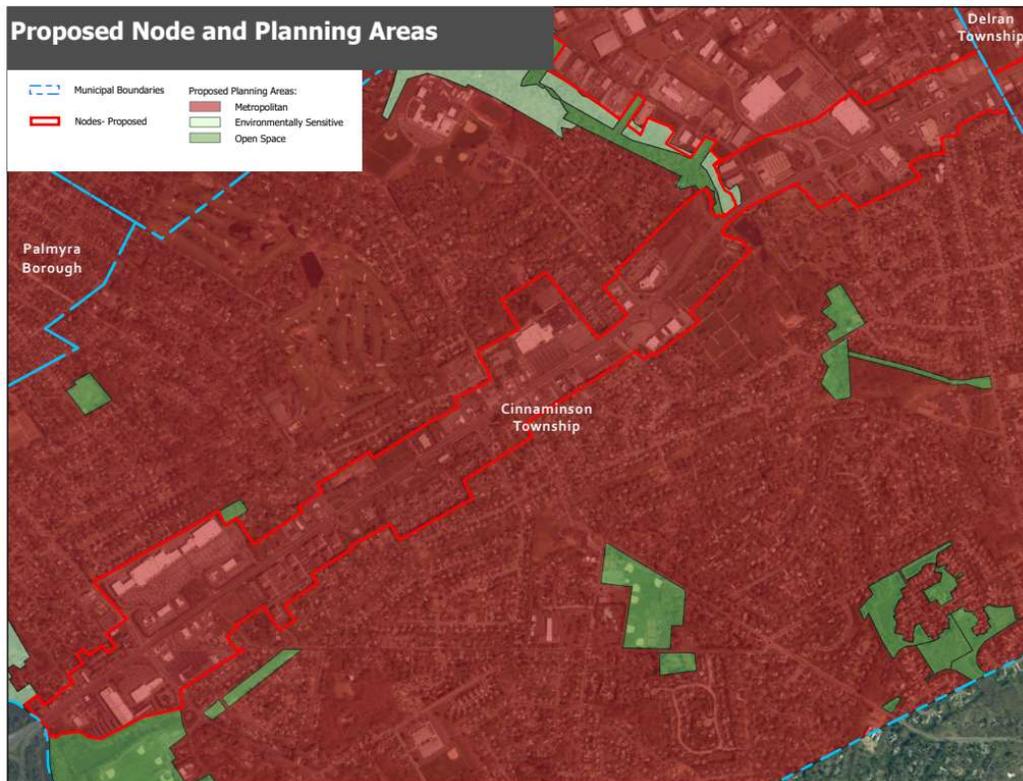
Proposed Center, Cores and Planning Areas



Shared Center with Palmyra and Riverton highlighted.



Industrial Cores highlighted



Commercial Core highlighted.

STATE PLAN GOALS REVIEW

GOAL 1: Revitalize the State's Cities and Towns

Cinnaminson is a developed community mostly built-out in its neighborhoods and along its highway corridors – primarily Broad Street and US Route 130. To revitalize its existing developed communities, the Township has sought redevelopment and infill development in many of its aging commercial areas. Through these redevelopment areas, and the proposed cores and metropolitan planning areas, the Township is advancing these strategies from the state plan:

- Link the resources and opportunities of cities and towns to their larger regions – The proposed cores and development areas are located along the major highway corridors of the Township, giving them the greatest connectivity to the rest of the Burlington County Route 130/Delaware River Corridor.
- Continue to find ways to deliver public services and facilities at lower cost and higher quality – Additional development, in particular commercial development, along existing developed corridors, will help to spread the cost of public services among more users, without requiring a significant expansion of those services. Cinnaminson is not proposing expansion of development into undeveloped areas, only redevelopment of existing developed areas with more potentially more intensive infill development.
- Change the way that land is developed and redeveloped in our cities and towns – Cinnaminson is focused on reusing existing facilities, vacant sites, and brownfields rather than on seeking out green fields to expand development opportunities.

GOAL 2: Conserve the State's Natural Resources and Systems

Cinnaminson's plans, and its proposed cores and development areas are designed to avoid additional disturbance to the ecosystems of the Delaware River, the Pompeston Creek and other tributaries. The Township's requires an EIS for any site plans and intends to develop an ERI as part of its PIA. It values its C1 Stream corridor and environmentally sensitive areas and is looking to add many of these lands to its ROSI.

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

One of the primary goals of the Township's planning efforts has been to promote economic growth and revitalization along its aging commercial corridors. These designated areas in need of redevelopment correspond to the commercial and industrial zoning districts on the Township's zoning map. The Township's economic growth is anticipated to be channeled into these redevelopment and infill areas.

The coordination of economic development with affordable housing near the train station and in existing centers and nodes brings with it potentially more employment opportunities for lower income households in closer proximity to where they live.

GOAL 4: Protect the Environment, Prevent and Clean Up Pollution

Cinnaminson's existing and proposed land uses, growth areas, and nodes are prepared with the intent of protecting the environmentally sensitive regions of the township. With the proposed growth in the Township anticipated to occur in the redevelopment and infill areas, the Township can be proactive

in forming public private partnerships with redevelopers and gives the Township more leverage to require new buildings and developments to be more environmentally sustainable, as well as the opportunity to assist in any environmental clean-up if any of the former commercial properties are found to have any contamination.

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

In limiting public services and utilities generally to the growth areas in the center of the Township reduces the per capita expenditures on any utility improvements. New infill development and redevelopment along the Township's highway corridors will provide the opportunity for developers to construct infrastructure improvements that will serve not only their specific developments but would benefit larger areas that are also in need of infrastructure upgrades. In encouraging infill and redevelopment, the Township is hoping to invest in improvements to existing infrastructure and discourage any investment into development in areas that are not appropriate for new construction, including those in the environmentally sensitive areas. Concentrating development and infrastructure improvements leads to a more efficient use of public funds.

GOAL 6: Provide Adequate Housing at a Reasonable Cost

The Township's affordable housing plan proposes hundreds of new affordable housing units. The areas proposed to receive inclusionary development and public/private partnerships are in areas serviced by transit and also targeted for creating many new jobs. The Township already provides a range of housing options, and the proposed housing developments in these areas will only add to the stock of housing options, potentially bringing more rental units in these growth areas. This potential connection, along with what could become a mixed use, transit-oriented development near the rail station, would place needed affordable housing in a location with great accessibility to the broader economic region, while reducing transportation costs and commuting times for families. The Township is committed to satisfying its affordable housing obligations, and as has removed regulatory barriers to the construction of inclusionary developments in proposed growth areas. This will provide options for new residents to live in the community, while helping to address the needs of existing or future residents who may be cost burdened, to find suitable housing in Cinnaminson.

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

Current regulations, as well as those proposed, will preserve most of the open lands within Cinnaminson. This preserves the open spaces in the Township that have the greatest ecological value, as well as recreational value. These areas will remain available only for development of passive recreation activities such as scenic nature trails or greenways. The Township does not propose any new growth, or redevelopment within these ecologically important areas, or within any designated historic locations.

GOAL 8: ENSURE SOUND, INTEGRATED PLANNING AND IMPLEMENTATION OF STATEWIDE GOALS:

Through this Plan Endorsement process, the Township is seeking integrated planning with state agencies. The proposed center and nodes and the proposed PA-1 and PA-5 areas are consistent with the goals of the State Development and Redevelopment Plan. The proposed lands to be preserved are also consistent with the SDRP. Proposed development growth areas within Cinnaminson are centrally located, and should have minimal impacts on surrounding communities, reducing regional conflicts, and increasing development capacity in appropriate areas of existing infrastructure. With the

Township's anticipated growth in population, there will need to be a coordinated effort to meet the demand for new housing and jobs in the region. The Township's master plan, housing plan, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to highway corridors, centers and nodes.

RESILIENCY

The Township has undertaken several efforts to support a more sustainable and resilient municipality and is preparing to undertake more:

- The Township is working to update and amend its Flood Hazard Ordinance.
- Cinnaminson recently passed a resolution authorizing participation in the Sustainable Jersey Program and is considering standing up a Green Team that will likely help the municipality work on sustainability and resiliency issues.
- The 2019 Burlington County All Hazard Mitigation Plan, including the Cinnaminson Annex, takes the first step in identifying vulnerable assets and actions to mitigate defined vulnerabilities.
- Cinnaminson is aware of the Climate Change Related Vulnerability Assessment requirement of the Plan Endorsement process and of NJ Adapt suite of tools as well as NJDEP potential for technical assistance.

STAFF RECOMMENDATION:

From Cinnaminson's regional MSA, "Over the last 20 years, Burlington County, the municipalities, and State agencies have worked together to implement sound planning principles and the common goals set forth in the State Development and Redevelopment Plan and Route 130/Delaware River Corridor Strategic Plan. The vision set forth in the 1999 Plan remains relevant and the goals are still valid. The municipalities have invested in the success of the Plan and have implemented, many, if not most of the recommendations and strategies. In order to continue this successful partnership, the County, on behalf of the 12 municipalities is again seeking plan endorsement, in order to further advance the transportation, economic and land use goals of the Corridor and extend the existing Town Center designations for another ten years. The regional approach undertaken in the Strategic Plan is unique as compared to other Endorsed Plans. It could be a model for other areas of the State, where several municipalities must cooperate to achieve common goals."

Cinnaminson has followed and implemented the Endorsed 1998 Route 130/Delaware River Corridor Strategic Plan as the regional and local manifestation of the State Plan. They have completed all of the activities under Land Use, Housing, Economic Development, Transportation, Recreation and Open Space, Historic Preservation, Public Facilities and Services and Intergovernmental Coordination. (Please see the table on Page 4.) This plan was the approximation of a Plan Implementation Agreement (PIA) for Cinnaminson since the municipality was endorsed before PIAs existed.

The Township of Cinnaminson has diligently and regularly planned and implemented measures to ensure that their centers, and environs remain sustainable and grow using smart-growth principles. Based on this work, they have demonstrated that their actions and plans, including with the items

identified in the PIA, are aligned with the State Plan. It is staff's recommendation that the Commission adopt the Resolution for Plan Endorsement. Please see the attached PIA for details of their implementation agenda.