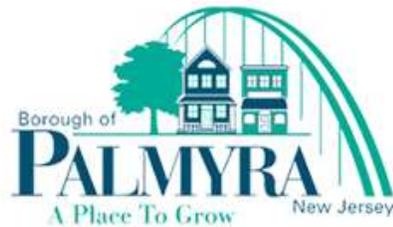


# *Plan Endorsement Recommendation Report*

## *Borough of Palmyra*



New Jersey Department of State  
Office of Planning Advocacy  
Meghan Wren, AICP, CFM, Area Planner  
June 12, 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, Borough of Palmyra, Burlington County Bridge Commission and members of the public. OPA will post this report and other material related to the Borough of Palmyra 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](mailto:osgmail@sos.state.nj.us).

Documents submitted by the Borough of Palmyra for Plan Endorsement can be found here: <https://nj.gov/state/planning/plan-endorsement.shtml> and include the Borough's Master Plan, Amendments, Redevelopment Plans, etc.

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## **INTRODUCTION**

The Borough of Palmyra (hereafter Palmyra or Borough) first had its centers designated April 28<sup>th</sup> 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 Borough'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, Riverton, Cinnaminson, Delran, Riverside, Delanco, Beverly, Edgewater Park, Willingboro, Burlington Borough, Burlington City and Florence), the state agencies and the Burlington County Bridge Commission. (BCBC had, once again, shepherded the communities to this point.) Palmyra'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 Borough 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 Borough has a 2016 Fair Share Settlement Agreement, completed a Master Plan Reexamination in 2018, 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 Borough of Palmyra'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, Riverton, Palmyra and Cinnaminson, 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; Palmyra authorized a Plan Endorsement Advisory Committee on August 2, 2021; BCBC submitted a regional Municipal Self-Assessment Report in October, 2021 – with a municipal questionnaire from Palmyra; Palmyra received a waiver for their local visioning in January 2022; ; participated in an in-person regional mapping meeting on March 23; BCBC and OPA hosted a regional visioning session via Zoom including Palmyra on May 6, 2022 and received their opportunities and constraints report on June 13<sup>th</sup> 2022.

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

<b>Event(s)</b>	<b>Date</b>	<b>Notes</b>
Land Use Element	1990	
Master Plan Reexam	1992	(elements included: Housing Plan, Circulation, Community Facilities, Recreation, Conservation, Utilities, Historic Preservation and Recycling)
Centers Designated	April 1999	With the Strategic Corridor Plan
Route 73 Redevelopment Study Rpt	2008	
Comprehensive Recycling ordinance	2010	
Recreation and Open Space Inventory (ROSI)	unknown	On DEP website
Shade Tree Commission, Tree Officer and Ordinance	2012	ECode360 Chapter 259-3
Fair Share Settlement Agreement	2016	
Burlington County Wastewater Management Plan	2017	With Build out analysis
Flood Damage Prevention Ordinance	2017 (2009)	
Redevelopment Plan Route 73	2018 (2003,2005)	
Master Plan Reexamination	2018 (1992, 2001, 2008)	Major public outreach with survey
Burlington Co Hazard Mitigation Plan	2019	
Submitted PE Petition	September 27, 2019	
Prepetition Meeting	March, 2020	
Zoning Map	2021	
Stormwater Pollution Prevention Plan	2021 (2006)	ECode360 Chapter 236
Appointed PE Advisory Committee	April 2021	
Submitted MSA	October 2021	
Visioning Session (Regional)	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 Borough appointed a PE Advisory Committee in August, held extensive public engagement session around its 2018 Reexam and earned a partial waiver and participated in a regional visioning session in May, 2022.

## **LOCATION & REGIONAL CONTEXT**

Palmyra was originally incorporated as a township by an Act of the NJ Legislature in 1894, from portions of Cinnaminson Township and Riverton. In 1923, Palmyra was reincorporated as a borough. Palmyra borders Riverton to the east, Cinnaminson Township to the south, Pennsauken-Camden County to the west, and the Delaware River to the north. Across the Delaware, it borders the Tacony section of Philadelphia to which it is connected via Route 73 by the Tacony-Palmyra Bridge.

According to the 2020 Census, the community's population was 7,162. (Down 236 over the last decade.) The Borough has a total area of 2.550 square miles, including 1.864 square miles of land and 0.686 square miles of water.

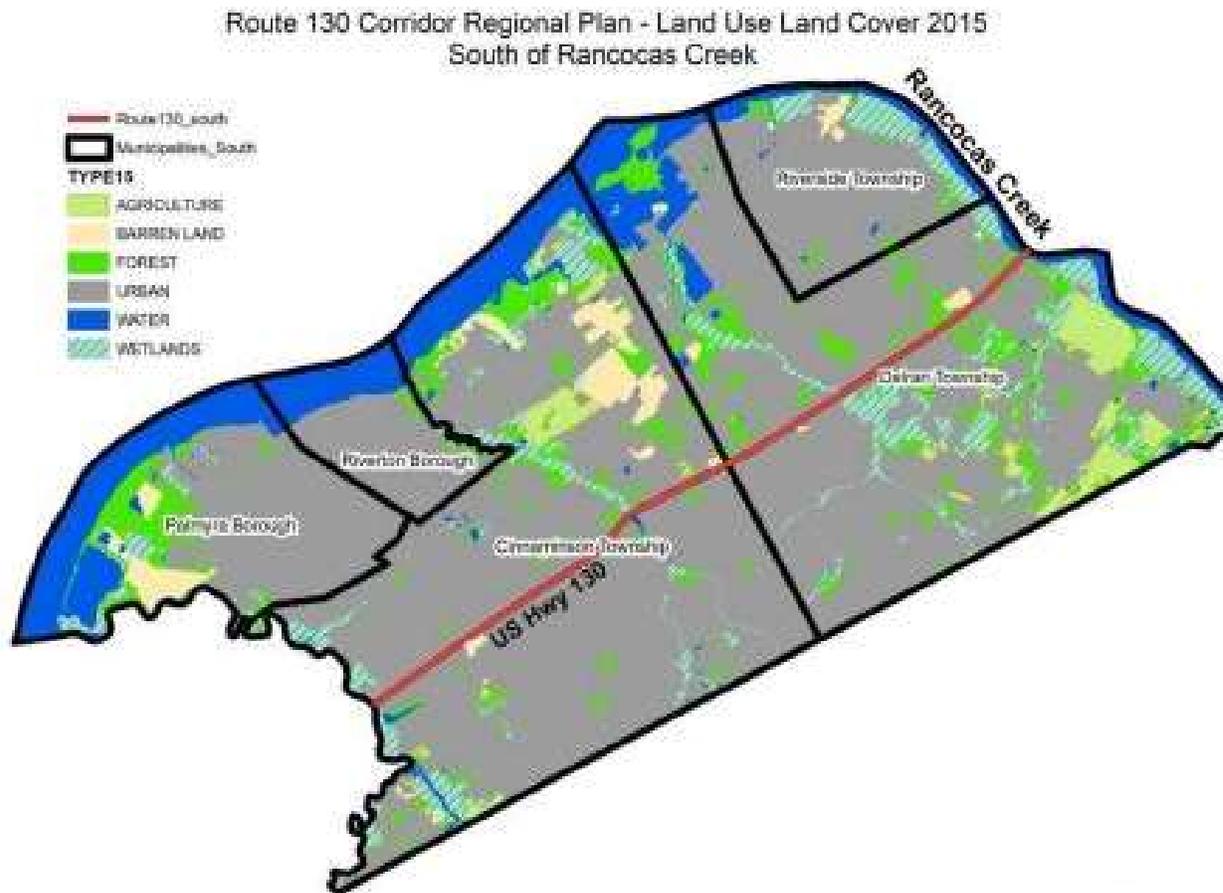
The Palmyra-Riverton-East Riverton Town Center is in the southwestern portion of the Corridor along the Delaware River. It is an existing Town Center that comprises the developed portions of Palmyra Borough, all of the Borough of Riverton and a portion of Cinnaminson Township identified as East Riverton.

### LAND USE, DEMOGRAPHICS AND PALMYRA’S FUTURE

Palmyra Borough is a moderately sized, middle class, relatively homogenous community. Population growth in Palmyra Borough declined in the last decade but could stabilize with the Route 73 redevelopment. The Borough’s population is slightly older than the county’s and, appears to be aging. Palmyra Borough residents are, on average, are less wealthy than those in either the county or the state, with their income 75% of the County average and only 80% of the state average. Housing values are 2/3 of the county’s and ½ of the state’s.

**Third Round Fair Share Housing Obligations** Palmyra has a 2019 approved affordable housing settlement agreement with the following obligations:

- Rehabilitation share: 4 (Using Small Cities Housing Rehabilitation Grant Program.)
- Prior round obligation: 20 (To be met at Route 73 Redevelopment site – under construction.)
- Third round (1999 to 2025) obligation: 116 (To be met at Route 73 Redevelopment site – under construction.)



**Palmyra Land Use** (as compared to the other 11 Route 130/Delaware River Corridor Towns)

Municipality	Agriculture	Barren Land	Forest	Urban	Water	Wetlands
Beverly City	0.00	0.00	29.18	306.97	140.07	10.20
Burlington City	2.36	20.52	343.90	1,429.49	490.86	131.73
Burlington Township	611.80	104.45	1,614.54	5,175.60	364.15	1,137.99
Cinnaminson Township	119.98	181.09	325.44	3,756.19	353.97	353.86
Delanco Township	68.58	5.68	254.78	1,045.14	699.30	116.40
Delran Township	253.55	9.73	520.29	2,986.26	412.02	461.27
Edgewater Park Township	186.81	15.81	194.60	1,461.49	112.66	4.25
Florence Township	1,106.07	417.39	909.40	2,795.36	331.86	987.44
<b>Palmyra Borough</b>	<b>0.00</b>	<b>62.82</b>	<b>203.09</b>	<b>828.42</b>	<b>514.05</b>	<b>64.70</b>
Riverside Township	0.00	22.26	37.09	757.98	106.26	123.60
Riverton Borough	0.00	0.00	17.70	392.00	195.48	9.27
Willingboro Township	12.51	10.62	287.19	4,208.33	287.32	388.01
Total for the Corridor	2,361.66	850.37	4,737.20	25,143.23	4,008.01	3,788.72

Source: NJDEP 2012 Land Use/Land Cover GIS Data

**Palmyra Open Space statistics** (in comparison to the corridor)

Municipality	Acres of Open Space and Recreation	Total Acres of Municipality (less streets, waterways)	Percent of Open Space/ Recreation	Acres of OS per 1,000 Residents
Beverly City	9.51	281.4	3.38%	3.69
Burlington City	424.78	1911.6	22.22%	42.82
Burlington Township	708.07	8392.57	8.44%	31.33
Cinnaminson Township	424.82	4530.51	9.38%	27.28
Delanco Township	279.05	1431.34	19.50%	65.15
Delran Township	706.45	4157.34	16.99%	41.81
Edgewater Park Township	140.96	1811.15	7.78%	15.87
Florence Township	303.50	6675.18	4.55%	25.06
<b>Palmyra Borough</b>	<b>231.52</b>	<b>1147.44</b>	<b>20.18%</b>	<b>31.29</b>
Riverside Township	92.07	732.27	12.57%	11.39
Riverton Borough	14.07	328.06	4.29%	5.06
Willingboro Township	498.70	4131.36	12.07%	15.76

Sources: Burlington County GIS, NJDEP Green Acres, U.S. Census Bureau, municipal records



### Palmyra Housing Statistics

	2010	2019
Population	7,398	7,189
Households	3,156	2,825
Average Household Size	2.34	2.54
Housing Units	3,392	3,200
Home Ownership Rate	74.2%	69.50%
Vacancy Rate	7.0%	11.70%
Median Household Income (\$)	61,990	72,578
Per Capita Income (\$)	30,361	35,252
Poverty Rate	7.6%	10.40%
Unemployment Rate	9.7%	8.60%

### Palmyra Census Data 2020:

**Economics**

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**Income**

**\$34,601**  
Per capita income

about three-quarters of the amount in Burlington County: \$44,735  
about 80 percent of the amount in New Jersey: \$44,153

**\$73,212**  
Median household income

about 80 percent of the amount in Burlington County: \$90,329  
about 90 percent of the amount in New Jersey: \$85,245

**Household income**

[Show data / Embed](#)

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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**Poverty**

**10.6%**  
Persons below poverty line

more than 1.5 times the rate in Burlington County: 5.9%  
about 10 percent higher than the rate in New Jersey: 9.7%

**Children (Under 18)**

Poverty  
**15%†**

[Show data / Embed](#)

**Seniors (65 and over)**

Poverty  
**4%†**

[Show data / Embed](#)

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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**Transportation to work**

**25.6 minutes**  
Mean travel time to work

about 80 percent of the figure in Burlington County: 30  
about 80 percent of the figure in New Jersey: 32

**Means of transportation to work**

[Show data / Embed](#)

\* Universe: Workers 16 years and over

## INFRASTRUCTURE

Palmyra is fully served by public water and sewer. There is adequate capacity in the Borough for in-fill type development and their Route 73 Redevelopment project.

**Water** - The Borough 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 supply source for Palmyra's drinking water. In response to the State's concern over the PRM, a pipeline was built to collect, treat and deliver Delaware River water as potable water. Palmyra gets its drinking water from this Delaware River intake. Palmyra is dependent on the prudent policies of upstream communities whose stormwater runoff feeds the Delaware River.

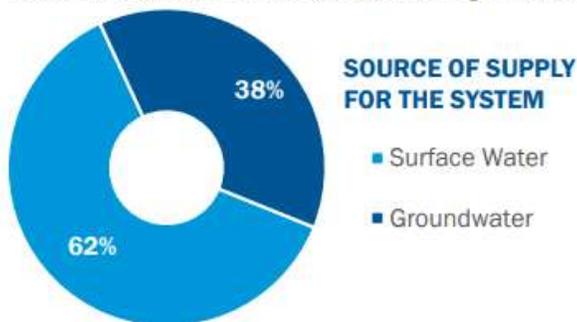
### WHERE YOUR WATER COMES FROM

New Jersey American Water - Western is a public community water system consisting of one surface water intake and 42 active wells, including 5 seasonal wells. This system's source water comes from the Potomac-Raritan-Magothy aquifer system (upper, middle and lower), the Delaware River, the Mount Laurel-Wenonah aquifer and the Englishtown aquifer system. Learn more about local waterways at <https://mywaterway.epa.gov/>.

**How it's treated:** Groundwater and surface water supplies are disinfected with chlorine for bacteriological quality in the distribution system.

### TOWNS SERVED

Audubon, Audubon Park, Barrington, Bellmawr in part, Beverly, Burlington Twp in part, Camden (11th & 12th wards, Cramer Hill), Cherry Hill in part, Cinnaminson, Clementon, Delanco, Delran, Edgewater Park, Elk Twp in part, Gibbsboro, Gloucester Twp in part, Haddonfield, Haddon Heights, Haddon Twp in part, Hi-Nella, Laurel Springs, Lawnside, Lindenwold, Magnolia, Maple Shade in part, Mt Ephraim, Mt Laurel in part, Oaklyn, Palmyra, Pennsauken in part, Riverside, Riverton, Runnemede, Somerdale, Stratford, Voorhees  
Regulated contaminants not listed in this table were not found in the treated water supply. In addition to local ground water, the Western System receives treated surface water from the Delaware River Regional Water Treatment Plant.

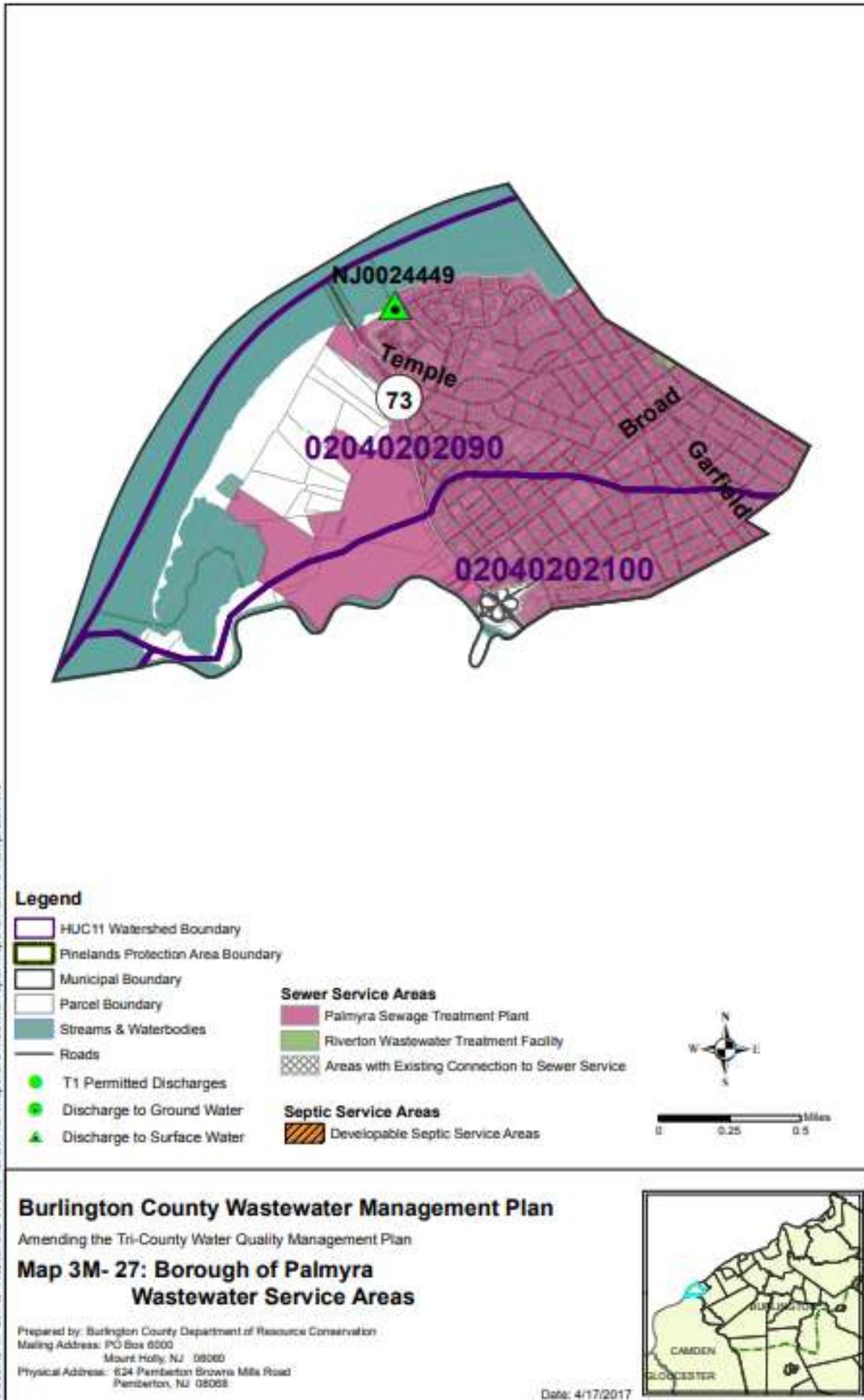


**Sewer Service Area** - Palmyra has its own wastewater treatment plant run by the Borough but Burlington County is responsible for its wastewater regulated management planning. Burlington County's countywide Wastewater Management Plan (WMP) was approved in 2013.

**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:

# Palmyra SSA Map



Document Path: Z:\Wastewater\W\Map\Draft\_Plan\Map\GIS files\Municipal Map\Small.mxd

## Legend

- |                                    |   |
|------------------------------------|---|
| HUC11 Watershed Boundary           | Palmyra Sewage Treatment Plant                  |
| Pinelands Protection Area Boundary | Riverton Wastewater Treatment Facility          |
| Municipal Boundary                 | Areas with Existing Connection to Sewer Service |
| Parcel Boundary                    | Developable Septic Service Areas                |
| Streams & Waterbodies              |   |
| Roads                              |   |
| T1 Permitted Discharges            |   |
| Discharge to Ground Water          |   |
| Discharge to Surface Water         |   |



## Burlington County Wastewater Management Plan

Amending the Tri-County Water Quality Management Plan

### Map 3M- 27: Borough of Palmyra Wastewater Service Areas

Prepared by: Burlington County Department of Resource Conservation  
 Mailing Address: PO Box 6000  
 Mount Holly, NJ 08060  
 Physical Address: 624 Pemberton Browns Mills Road  
 Pemberton, NJ 08068

Date: 4/17/2017



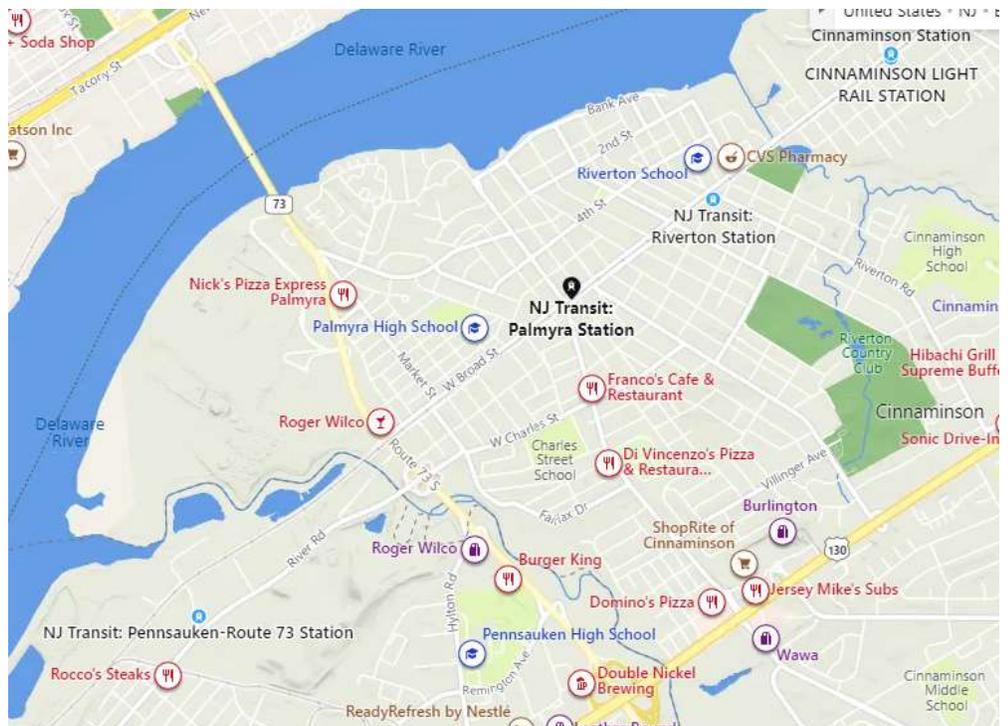
# Palmyra Build-out Analysis

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)
HC	Highway Commercial	73.9	4.7	N/A	0	0	0.75	152856	0
I	Industrial	33.4	0.0	N/A	0	0	0.75	0	0
NC	Neighborhood Commercial	16.6	0.0	N/A	0	0	0.75	0	0
OC	Office Commercial	1.2	0.0	N/A	0	0	0.75	0	0
OS	Conservation & Open Space	524.5	0.0	N/A	0	0	N/A	0	0
P	Public & Institutional	50.4	0.0	N/A	0	0	N/A	0	0
R-1	Residential Single Family	507.3	3.3	0.17	18	0	N/A	0	0
R-2	Residential Mult-Family	237.7	0.0	*	0	0	N/A	0	0
RD-HC	Redevelopment Highway Commercial	141.1	34.0	N/A	0	0	0.75	1109991	0
RD-OS	Redevelopment Open Space	65.5	80.6	N/A	0	0	N/A	0	0
TC	Town Center Commercial	21.5	0.0	N/A	0	0	1.05	0	0
<b>Totals</b>		<b>1,673</b>	<b>123</b>		<b>18</b>	<b>-</b>		<b>1,262,847</b>	<b>-</b>

## TRANSPORTATION/CIRCULATION

The Circulation Element referenced in the 1992 Rexam 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.

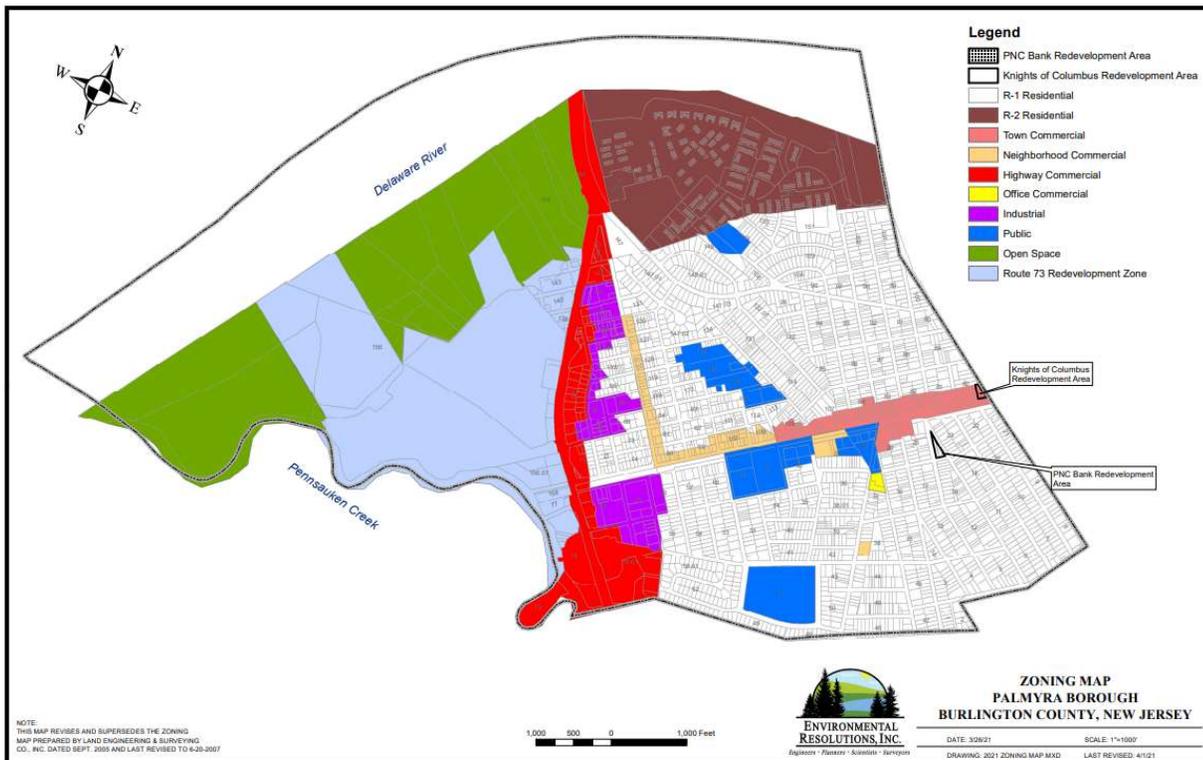
In 2014, the light rail system the RiverLine opened with a stop in Palmyra. The municipality has adapted its zoning, development, redevelopment, economic development activities and planning around this access to mass transit. The BurLINK cross-county bus system also provides services.



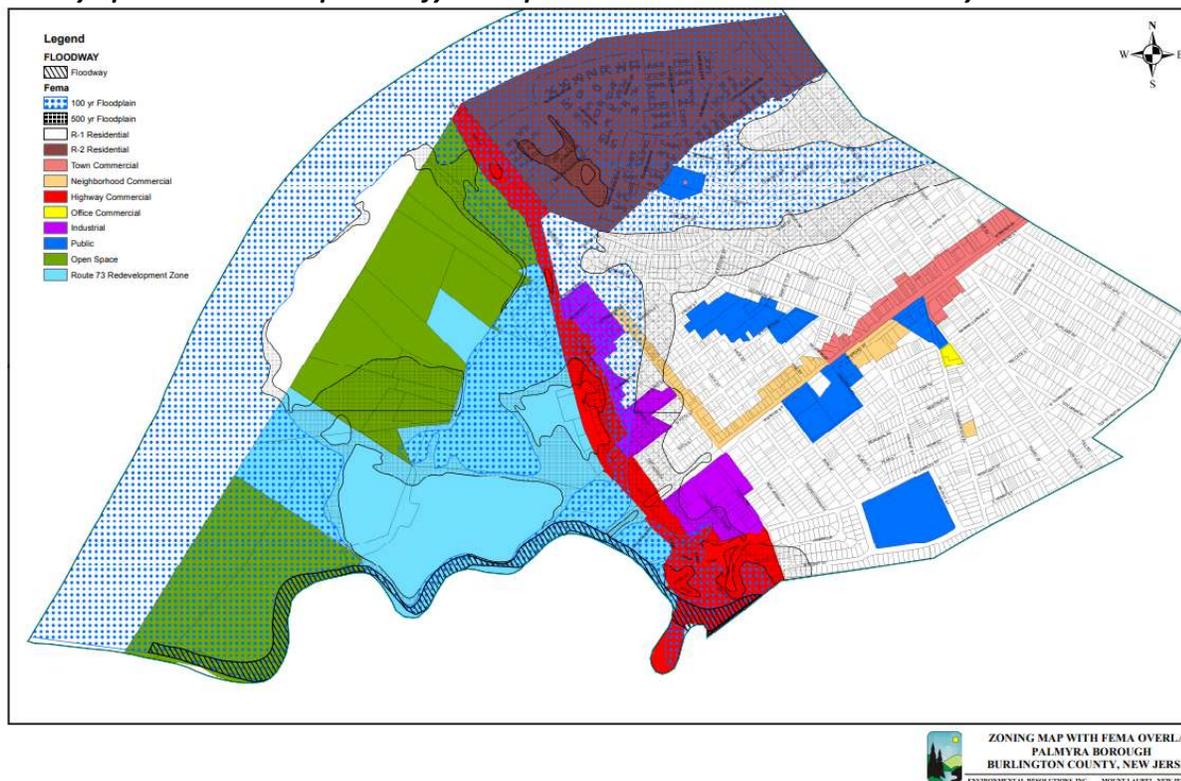
## FUTURE LAND USE /ZONING MAP (Below)

### Redevelopment & Rehabilitation

Palmyra identified the area west of Route 73 as well as two smaller sites within the Center as Areas in Need of Rehabilitation for which they developed plans and have projects underway.



**Recently updated FEMA maps identify new Special Flood Hazard Areas that Palmyra needs to consider.**



## PROPOSED MAP AMENDMENTS

Palmyra has reached consensus on their map's Planning Areas and Center/Node boundaries with the exception of the treatment of one parcel that is expected to reach a consensus very soon. 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 as all PA1, Metropolitan.*



*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.*

## **STATE PLAN GOALS REVIEW:**

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

Palmyra is a developed community mostly built out in its neighborhoods and along its highway corridors. To revitalize its existing developed communities, the Borough has sought redevelopment and infill development in several of its aging commercial areas. Through these redevelopment areas, and the proposed cores and metropolitan planning areas, the Borough is advancing the strategies of the state plan.

The Borough of Palmyra 2018 Master Plan Reexamination is consistent with this goal. Specifically in the Land Use Objectives section the Reexam the following goals are presented:

- The improvement of the downtown business district through the encouragement of commercial in-fill construction.
- The encouragement of commercial development along the Route 73 corridor so as to expand the tax base while concomitantly preserving adjoining residential areas.
- The undertaking of initial steps leading to environmentally sensitive development of lands west of Route 73.

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

The 2018 Reexam is consistent with this goal. Specific objectives include:

- The provision of a comprehensive system of public recreation facilities.
- The protection of natural and environmental resources.
- The development of an effective energy conservation program.

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

The Borough has embraced the RiverLine and economic growth, through its plans, ordinances, and development, providing a full-service community. The 2018 Reexam is also consistent with this goal. Specific objectives include:

- The protection of residential areas from encroachment of commercial and industrial uses.
- The improvement of the downtown business district through the encouragement of commercial in-fill construction.
- The encouragement of commercial development along the Route 73 corridor so as to expand the tax base while concomitantly preserving adjoining residential areas.

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

The 2018 Reexam is consistent with this goal. Specific objectives include:

- The provision of utility services in satisfaction of Borough needs and rectification of storm drainage problems.
- The protection of natural and environmental resources.
- The development of an effective energy conservation program.

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

The 2018 Reexam is consistent with this goal. Specific objectives include:

- The provision of a balanced land use development pattern enabling effective public facilities management.
- The improvement of the transportation system for the more efficient movement of people and goods.

## **Goal 6: Provide Adequate Housing at a Reasonable Cost:**

The Borough 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 Borough 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 Palmyra.

The 2018 Reexam is consistent with this goal. Specific objectives include:

- The provision of a range of housing types through both rehabilitation and in-fill construction. Palmyra also has a Settlement Agreement (2016) with FSHC to meet both its Prospective Need and Prior Round Obligations.

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

The 2018 Reexam is consistent with this goal. Specific objectives include:

- The provision of a comprehensive system of public recreation facilities.
- The protection of natural and environmental resources.
- The preservation of Palmyra's heritage.
- The expansion of open space through the development of parklands along the Delaware River from the Pennsauken creek to Riverton, and through the development of a linear park and the anticipated Heritage Trail.

**Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide:**

Through this Plan Endorsement process, the Borough is seeking integrated planning with state agencies. The proposed center and node 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 Palmyra 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 Borough'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 Borough's master plan, housing plan, and related documents are built around meeting this demand while preserving sensitive areas and directing growth to centers and nodes.

The 2018 Master Plan Reexam is largely silent on this Goal. However it does recommend the following specific changes to the Master Plan:

- Work with Burlington County officials to support the Heritage Trail as a means to facilitate travel by visitors and tourists to the Palmyra Arts District.
- Support business development, technical assistance and work with County planning and economic development staff on same.
- Redevelopment planning as enunciated under the Land Redevelopment and Housing Law N.J.A.C. 40A:12A-1 et. seq. should continue to be promoted.

## **RESILIENCY**

The Borough has recently suffered flooding and been given new FEMA maps and knows that it has its work cut out to plan to become resilient to future flooding and climate change concerns. They have undertaken several efforts to support a more sustainable and resilient municipality and are preparing to undertake more:

- The Borough is working to update and amend its Flood Hazard Ordinance.
- Palmyra is participating in the Sustainable Jersey Program and has 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 Palmyra Annex, takes the first step in identifying vulnerable assets and actions to mitigate defined vulnerabilities.
- Palmyra 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 Palmyra'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."

Palmyra 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 many 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 Palmyra since the municipality was endorsed before PIAs existed.

The Borough of Palmyra 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.

PIA Palmyra DRAFT 6-13-22

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
A1	Administrative	*	After SPC adopts resolution granting PE:	Petitioner receives and signs documents sends back to OPA	OPA	ASAP Upon completion of all resolutions	
			<ul style="list-style-type: none"> <li>• OPA sends certified resolution to NJ State Register and petitioner with</li> </ul>				
			<ul style="list-style-type: none"> <li>• OPA updates GIS layer</li> </ul>				
			<ul style="list-style-type: none"> <li>• OPA Executive Director signs PIA and sends fully signed documents to petitioner and posts signed and certified documents on OPA website.</li> </ul>				
A2	Administrative	*	One year from endorsement and biennially thereafter, report to the SPC about the status of your planning efforts, ordinance adoption and other accomplishments from the PIA.	Planning Board and governing body	OPA	1st Due July 6, 2023; then July 6th, 2024, 2026, 2028, 2030, 2032	
A3	Administrative	*	After adoption, Palmyra shall submit to OPA any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body	Technical assistance	Report on progress in biennial review.	
B1	Public Info & Community Engagement		Register for and begin participating in the Sustainable Jersey program by engaging a Green Team and recruiting capable volunteer residents and others to support actions committed to by the municipality.		Governing body, Green Team	ongoing	Palmyra is registered but not certified with Sustainable Jersey and has an active Green Team. PE actions should add significant points for Bronze or even Silver certification and maybe even a Gold Star.
B2	Public Info & Community Engagement		Many of the following actions would benefit from public engagement including education about issues, resident assistance with actions, participation in decision making and support for a path to resiliency and sustainability. An early action should be a public forum(s) designed to recruit short and long-term public engagement, sharing information/goals, highlighting opportunities for participation, volunteerism and meaningful involvement in community planning and decision making.	Governing body, Planning Board, Green Team, chamber (s), churches, schools, other local and regional organizations as partners/invitees.	OPA, DEP, local groups & regional NGOs/universities	Year 1 and periodically thereafter to update/engage residents on progress on key issues.	Forum(s) should be designed with a well developed outreach element to ensure equitable inclusion and meaningful turn out and facilitated to maximize results.

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C1	Climate Resilience Planning	*	Develop, adopt, and implement a climate change-related hazard vulnerability assessment (CCRHVA) that meets the requirements of the MLUL per P.L.2021, c.6.	All municipal hands should be engaged.	DEP/SJ, NJ Adapt, OPA	1-3 years	Palmyra should review its existing data, maps, HMP Annex and assessments and compile any additional data into an assessment and strategy to satisfy the requirements for the CCRHVA in the MLUL per NJDEP. Expand on the local annex to the county HMP as needed to include climate impacts for temperature, precipitation, flooding, heat island, wildfire protection and vulnerability of public and private potable wells, pump stations and wastewater treatment. <ul style="list-style-type: none"> <li>o Identify and document any utility sites, facilities, equipment, conveyance piping, overhead utility lines, etc. that may be vulnerable to climate impacts or other environmental hazards.</li> <li>o Confirm the condition and capacity of these utility sites, facilities, equipment, etc.</li> </ul> <u>oDEP strongly advises against new utility development</u>
C2	Climate Resilience Planning	*	Review and update the Flood Damage Protection Ordinance with the current NJ Riverine Model Ordinance (revised 2020) at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP.	Planning Board and governing Body	DEP	10/30/22	Palmyra's Flood Loss ordinance is from 2017 (Chapter 126 Ecode360) and needs revision. NJDEP updated the model ordinance in December 2020 to be compliant with NFIP.
C3	Climate Resilience Planning		Review the Blue Acres Program and see if it might be an option for any Non-mitigated repetitive loss properties in the community.	Governing body	DEP, OEM, FEMA		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 2019 HMP Annex.
C4	Climate Resilience Planning		Consider participating in the CRS program and potentially address Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	Governing body	DEP, OEM, FEMA		Palmyra has 4 Non-mitigated Repetitive loss properties and 1 Non-mitigated Severe Repetitive Loss property. (189 NFIP policies with 35 losses during participation). Per 2019 HMP Annex.
D1	Land Use	*	Review plans and ordinances and remove impediments to, and encourage, green design throughout the community. Make necessary modifications to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. Palmyra may also consider approving incentives for using innovative roofing alternatives and materials.	Planning Board, governing body & Green Team	OPA, NJDEP technical assistance	1-3 years	Sustainable Jersey points and support (Palmyra has a Green Team).

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D2	Land Use	*	Review and update Master Plan and all associated elements to consider climate resiliency and socially vulnerable populations.	Planning Board, governing body & Green Team	DEP, Sustainable NJ	1-3 years after CCRHVA	Sustainable Jersey points and support. Address MLUL requirements.
D3	Land Use	*	The municipality shall enhance its zoning regulations and building codes to encourage building outside of the flood zone and to minimize construction in flood prone areas to reconstruction of existing buildings. Flood zone area new construction or redevelopment of existing buildings should avoid high density concentration and areas of severe flooding. Placement of critical facilities and utilities in flood zones should be avoided whenever possible. Affordable housing should be sited to avoid flood zone and hazardous areas.	Planning Board	DEP (Bureau of Climate Resilience Planning)	1-3 years After CCRHVA	Flood damage prevention ordinance was passed in 2017. Palmyra needs to follow all regulations set forth by the NJDEP with regards to flood hazard area regulation, CAFRA, wetlands, etc. The municipality does not site or recommend siting any affordable housing projects within a flood zone or a hazardous area.
D4	Land Use		Consider adopting an Accessory Dwelling Unit (ADU) Ordinance in residential zones.	Planning Board			
D5	Land Use		Create an Open Space & Recreation Plan (OSRP) with a focus on preserving the remaining contiguous open spaces for habitat preservation, flood control, water quality and public access/recreation. Once the OSRP is up to date, Green Acres could be approached for funding support for the plan.	Work with County, neighboring communities, DVRPC, DEP, NGOs and OPA for planning/support.	DVRPC, County and Green Acres Funding as applicable.	1-2 years for plan 1-3 years after plan for first projects implementaion.	Be sure to incorporate climate change considerations when developing the plan. Petitioner will work closely with Green Acres, local advisory committee, County, and property owners to negotiate the purchase of properties to be permanent open space. (ROSI) Be sure to maintain consistency and collaboration with the county OSRP.
D7	Land Use		Add appropriate Overlay Zone(s) to Zoning Ordinance/Map.			Within 1 year of PE	The municipality's zoning ordinance shall be amended to include an overaly (or 2 overlays) that follow(s) the agreed upon CES (Critical Environmental Sites) layer. In 1% flood areas (based on FEMA's flood layers), vulnerable uses will be excluded and all relevant floodpain building restrictions must be followed. In areas designated CES due to habitat (based on DEP's Environmentally Sensitive Areas of 25 contiguous acres - ESA25), the municipality shall require a Habitat Suitability Study that finds no adverse impact on key species in order to consider a site plan for approval.

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D8	Land Use		Develop a Vacant Land Inventory and identify any unoccupied structures that would lend themselves to affordable housing.	Planning Board, governing body & Green Team			
E1	Sustainability		Develop green building and sustainable design guidelines for new development - consider requiring "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.	Planning Board, governing body & Green Team	SJ		Sustainable Jersey points and support
E2	Sustainability	*	Modify zoning code and permit forms/process to streamline to encourage solar, wind and geothermal.	Planning Board, governing body & Green Team	DEP, BPU, SJ	1-2 year	Sustainable Jersey points and support. Address MLUL requirements.
E3	Sustainability		MLUL encourages municipalities to include a Green Building & Sustainability Element in their master plan to help establish policies and initiatives for achieving sustainability goals. Components include: • Define what sustainability and resilience mean to your community • Statutory basis for a sustainability element and how it relates to other elements of the plan • Document public engagement activities • Summarize existing conditions and trends, including any environmental justice (EJ) concerns and any available baseline assessment like greenhouse gas • Document community's existing sustainability policies and programs and accomplishments inventories, energy use assessments, or public health inventories • Establish a vision for local sustainability and resilience, expressed in a succinct statement • Establish sustainability and resilience goals and objectives • Develop strategies and actions for achieving sustainability objectives, typically organized by topic area, such as land use, transportation, energy, water, waste, etc. • Establish performance measures and metrics for tracking progress toward objectives • Assign responsible parties for implementation actions • This could be expanded to be a Climate Action Plan if so desired.	DEP, Sustainable Jersey, DVRPC, OPA	Report on progress in biennial review	Sustainable Jersey points.	
E4	Sustainability	*	Adopt a recycling Statement of Consistency and recycling ordinance				Palmyra has an extensive recycling code but needs a statement of consistency.
F1	Conservation		Establish or maintain NJUCG accreditation, a Tree Protection Ordinance and/or Tree Risk Assessment Plan.	Planning Board, governing body & Green Team	DEP - Bureau of Sustainability; NJDEP Parks and Forestry; NJ Forest Fire Service; Sustainable Jersey	2-3 years	Palmyra has a street tree ordinance (ECode360 Chapter 259) and has a shade tree ordinance, a Tree Officer and a Shade Tree Board but lacks a Tree Protection Ordinance, a Community Forestry plan, and a Tree Risk Assessment Plan and is not NJUCF accredited. See Woolwich's ( <a href="https://ecode360.com/14140851">https://ecode360.com/14140851</a> ) or Haddonfield ( <a href="https://ecode360.com/10200060">https://ecode360.com/10200060</a> ). Also, NJDEP Urban and Community Forestry guidelines are here: <a href="https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html">https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html</a>

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F2	Conservation	*	Adopt a wellhead protection ordinance in addition to the Environmentally Critical Area protection with specifics to protect water quality and public health.	Governing body & Green Team	DEP	2-3 years	sample provided
F3	Conservation	*	Adopt a Water Conservation Ordinance that is mutually agreeable to the municipality and DEP	Governing body & Green Team	DEP, OPA, SJ	2-3 years	Sample ordinance provided.
F4	Conservation	*	Review existing plans and develop a Conservation/Habitat Conservation element and or a section in the OSRP Plan (see Action #D5, above) addressing conservation and habitat protection measures. Coordinate with county and surrounding municipalities to expand corridors of open space and natural features to support habitat connectivity.	Governing body & Shade Tree Officer and Board, Planning Board, Green Team	DEP technical assistance and funding	Possibly in conjunction with OSRP and ERI. Complete in 1-5years	NJDEP Connecting Habitats Across NJ (CHANJ) mapping can be of assistance to identify potential corridors <a href="https://www.njfishandwildlife.com/ensp/chanj.htm">https://www.njfishandwildlife.com/ensp/chanj.htm</a> Be sure to incorporate climate change considerations and identify the CESs in relevant maps.
F5	Conservation	*	Develop an Environmental Resource Inventory ERI (or Natural Resource Inventory, NRI), including climate change observations and concerns. DEP can assist with identifying what to include.	Planning board, Governing body & Green Team	DEP, ANJEC, SJ, Geoweb, NJ Adapt	1-3 years After CCRHVA	ERI should include climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate.
F6	Conservation	*	Review and update as necessary the inventory of contaminated sites in Palmyra and identify if any of these Known Contaminated Sites (KCS) within the proposed center also meet the DEP definition of a brownfield site.	Planning Board, governing body & Green Team	Data miner	1-3 years After CCRHVA	Review and update with climate impact considerations, findings from the CCRHVA, and CES overlays as appropriate. Palmyra should follow the mapping and inventory provided by the NJDEP.
F7	Conservation	*	Adopt a Stream Corridor/Riparian Zone Ordinance	Governing Body		1-2 years	Sample provided
G1	Transportation & Circulation	*	Adopt a Complete & Green Streets Policy and Implementation Plan into the Circulation Element of the Master Plan.	Planning Board, governing body & Green Team	NJDOT, SJ	2-3 years	Model ordinances to be provided. Minor edits are acceptable.
G2	Transportation & Circulation	*	Develop a Circulation Element of Master Plan to address opportunities for shared parking, goods movement, and improvements to transit and circulation with continued growth in the community. In particular, reduce congestion and ensure that non-vehicular transportation is encouraged.	Planning Board	NJDOT, DVRPC, Vorhees Transportation Center, OPA, others as identified	3-6 years	Palmyra agrees to work on the Circulation Element.

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11	Energy	*	Develop a community GHG Reduction Action Plan, including GHG reduction targets. GHG reduction actions should be incorporated into land use element of master plan. 1) Conduct Local Government Energy Audit (LGEA) of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions - use NJ's 2020 GHG emissions reduction target as a goal	Planning Board, governing body & Green Team	Bd of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits: ( <a href="http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> )	Timeline as provided PE guidelines (2 years with phasing)	The regional MPO prepared a greenhouse gas (GHG) inventory. <a href="https://www.dvrpc.org/Products/18018/">https://www.dvrpc.org/Products/18018/</a> This inventory provides county and municipal-level GHG emissions information for various major community sectors/activities (e.g., residential, transportation, waste generation). Palmyra can acquire its local inventory data and use it as a baseline Sustainable Jersey points and support
12	Energy	*	Energy Tracking & Management - establish energy use baselines, tracking, mgt & reporting systems	Planning Board, governing body & Green Team		Year 1	<a href="https://www.sustainablejersey.com/actions/#open/action/482">https://www.sustainablejersey.com/actions/#open/action/482</a>
13	Energy	*	Implement energy efficiency Measure for facilities	Planning Board, governing body &		2 years and phased	Sustainable Jersey points and support
14	Energy	*	Greening the municipal fleet: • Fleet Inventory and target for green fleet conversion.	Governing body & Green Team	Sustainable Jersey points and support	must do w/in 3 years	Sustainable Jersey points and support
15	Energy	*	Greening the municipal fleet: • purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must initiate by yr. 4 (can be multi-year)	Sustainable Jersey points and support
16	Energy		Greening the municipal fleet: * Trip optimization software * Proper vehicle maintenance * Driver training *purchase electric vehicles to achieve 20% reduction in fuel use w/in 4 years .	Governing body & Green Team	BPU, DEP, SJ possible \$\$	recommended	Sustainable Jersey points and support
17	Energy	*	Renewable Energy Generation: *Onsite Solar or *Geothermal system or *buy electric from a renewable source or *community solar project or *Renewable Energy Aggregation	Governing body & Green Team	BPU, DEP, SJ possible \$\$	must do 3 within 6 years	Sustainable Jersey points and support
18	Energy	*	• Public EV charging infrastructure feasibility and supporting ordinances	Governing body & Green Team	BPU, DEP, SJ possible \$\$	1-2 years	Palmyra still needs to adopt the required EV ordinance. Sustainable Jersey points and support.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
I9	Energy		Make your town EV Friendly (choose 3) *update zoning ordinances to require pre-wiring for EV chargers as part of a redevelopment plan or for a specific zone(1-2 yrs); *Adopt a PEV ordinance to include regulation/design standards for EVSE, EV parking spaces and design guidelines for installation of EVSE (1-2 yrs); * Training for local officials and require local first responders to participate in PE and EVSE education (1-2 yrs); *Incentivize EV ready by reducing or waiving permit fees and providing recognition for businesses/entities that do it (2-3 yrs); *Commitment from 3 or more places for workplace or multi-family chargers (2-5 yrs).	Governing body & Green Team	BPU, DEP, SJ possible \$\$	(Endorsed communities must do at least 3; EV ordinance now required by law.)	Palmyra has yet to adopt the state's model ordinance for Electric Vehicles. Must meet the PE required 3 items in this action. Sustainable Jersey points and support.
J1	Infrastructure	*	Develop a Utilities Element of the Master Plan. Confirm the condition and capacity of the stormwater drainage system and water supply. Incorporate climate change implications.	Planning Board, water purveyor, county MUA, private water companies	DEP	1-3 years after CCRHVA	New utility lines and associated infrastructure should be planned to avoid flood prone areas and existing utility infrastructure currently in or projected to be flood prone in the future should be addressed.
J2	Infrastructure	*	County should be current with its WMP with a local annex and a new FWSA map pursuant to 7:15-4.2 (c)	County OEM, Municipal OEM	NJ OEM. NJDEP		WMP submitted in 2017. Palmyra should check on the local annex.
J3	Infrastructure	*	Evaluate and update regularly the Stormwater Management Plan and Ordinance for consistency with the current Stormwater Management Rules. Be sure to submit MS-4 Permit reports each May.(electronic WWTP Outfall pipe map?) Be aware of local TMDLs.		DEP and other agency technical & financial support for SW projects		The county's SPPP will expire in 2024, Palmyra should participate in it's next iteration and ensure submittal of MS4 reports each May. Palmyra updated its stormwater ordinance in 3/2021 and would appreciate support for stormwater management improvements.

#	Topic	Req (*)	Activity	Local Effort	Assistance	Time Frame	Comments
J4	Infrastructure		Adopt an Impervious Surface Reduction Ordinance. It is recommended that Palmyra incorporate expected increases in precipitation and temperature related to adverse impacts of climate change into an impervious surface reduction ordinance o Include measures to manage stormwater on-site rather than as runoff o Future redevelopment projects shall incorporate means to minimize and/or reduce new and/or existing impervious surfaces.	Governing body	NJDEP		
J5	Infrastructure/ Utilities		Consider initiating conversations with the County and neighboring communities about a long-term plan for a regional wastewater plant, sited out of the flood hazard area and protected from climate change considerations.	Engineer and governing body	DEP and BCBC technical assistance, Ibank etc	Long-term but begin discussions soon	Agencies support to the extent practicable.
K1	Economic Development		Promote Palmyra's economic sustainability through coordinated planning efforts with business and property owners as well as neighboring communities - especially in the Triboro region. Develop plans for center-based /walkability improvements and support economic development initiatives including façade and rehabilitation grant program, wayfinding signs, coordinated marketing efforts, etc.	Governing Body, Green Team, NGOs, Business interests	OPA, BAC, EDA	Ongoing	Coordinate marketing efforts with neighboring communities. Engage NGO and business interestes in discussions, event coordination and marketing campaigns.
L1	Historic Resources		Review and update Historic Preservation regulations, create an inventory and responsible party. Historic structures should be protected with enhanced stormwater management plans and flood minimization plans.	Governing body	SHPO, County	Report on progress in biennial review	Review the NJ Historical Commission's (NJ Department of State) grant program at <a href="http://www.nj.gov/state/divisions/historical/grants">http://www.nj.gov/state/divisions/historical/grants</a> . Work with SHPO to develop planning documents some guidance is provided at : <a href="https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf">https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID14078r.pdf</a>
M1	Planning	*	Develop a Community Facilities Plan	Planning Board	Technical assistance	3 years	
O1	Environmental Justice	*	Follow the requirements of EO23 pursuant to NJDEP guidelines to review, identify, and update documents as necessary.		NJDEP	1-3 years after provision of guidance	Monitor for changes in municipality that may warrant more environmental justice actions in the future.