

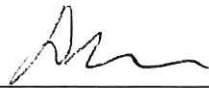
# REEXAMINATION OF THE MASTER PLAN

## TOWNSHIP OF CINNAMINSON, BURLINGTON COUNTY

Prepared pursuant to N.J.S.A. 40:55D-89  
New Jersey Municipal Land Use Law

Adopted by the  
Township of Cinnaminson Planning Board  
*December 10, 2019*

CGP&H, LLC.  
1249 S. River Road  
Cranbury, NJ 08512



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David G. Gerken, A.I.C.P., P.P.  
License #5614



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## CREDITS

### TOWNSHIP OF CINNAMINSON PLANNING BOARD MEMBERS

Ed Bednarek  
William Brennan  
Samuel Jones  
Albert Segrest  
Cynthia Lamon  
John Marshall  
Marianne O'Malley  
Daniel Rau  
Christopher Sztenderwicz

### PROFESSIONALS AND SUPPORT STAFF

Patricia Rucci, Secretary  
Douglas Heinold, Esq.  
Barbara Fegley, A.I.C.P., P.P., ERI  
Remington & Vernick

### TOWNSHIP OF CINNAMINSON COMMITTEE MEMBERS

Ernest McGill, Mayor  
Ryan Horner, Deputy Mayor  
Albert Segrest  
Stephanie Kravil  
Paul Conda

### PROJECT TEAM

Mark Remsa, A.I.C.P., P.P., Director, Burlington County Department of  
Economic Development and Regional Planning (EDRP)  
David Gerken, A.I.C.P., P.P., Community Grants, Planning and Housing  
(CGP&H)  
Dan Levin, A.I.C.P., CGP&H  
Tom J. Stanuikynas A.I.C.P., P.P., Regional Planning Manager, Burlington  
County EDRP  
Jason Miller, Senior Planner, Burlington County EDRP

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## I. INTRODUCTION

This report constitutes a Master Plan Reexamination Report for the Township of Cinnaminson as defined by the New Jersey Municipal Land Use Law ("MLUL") in section N.J.S.A. 40:55D-89. The purpose of the Reexamination Report is to review and evaluate the municipal Master Plan and development regulations on a periodic basis in order to determine the need for update and revisions. The Township adopted a Master Plan in 1982 and last adopted a Master Plan Reexamination Report in April of 2005, with a prior Master Plan Reexaminations having been prepared and adopted in 1989 and 1997.

Section III of this report identifies the goals and objectives established in the 1997 Periodic Reexamination Report and the 2005 Master Plan Reexamination Report. Sections IV and V describe what changes have occurred in the Township, the County and the State since the adoption of the 2005 Master Plan Reexamination Report. Finally, Section VI discusses recommended changes for the future and Section VII review the status of redevelopment planning in the Township.

## II. PERIODIC REEXAMINATION

The Master Plan serves as the guiding document in the development and redevelopment of municipalities in that it presents the Planning Board's vision for the community. Through the setting forth of assumptions, policies, goals, and objectives, the Master Plan becomes the framework against which development activity is reviewed for conformance, thereby providing guidance to boards having land use jurisdiction. The significance of the Master Plan is also derived from the fact that it forms the legal foundation for the zoning ordinance and zoning map that, in turn, must be substantially consistent with the municipality's land use policies. The New Jersey MLUL requires that:

The governing body shall, at least every 10 years, provide for a general reexamination of its Master Plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the county planning board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of P.L.2005, c. 41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality.

N.J.S.A. 40:55D-89.

The Reexamination Report is required to address the following:

- a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report.
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c) The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county, and municipal policies and objectives.

- d) The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e) The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et al.) into the Land Use Plan Element of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

N.J.S.A. 40:55D-89(a) – (e).

The Municipal Land Use Law requires consideration of these five areas of concern within the statutory Reexamination Report. Those areas are identified below along with response statements.

### III. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

N.J.S.A. 40:55D-89(a) of the MLUL provides that the Reexamination Report shall review:

*The major problems and objectives relating to land development in the municipality at the time of the last Reexamination Report.*

Within the 1997 Master Plan Reexamination Report it was recommended that the goals and objectives be revised, as follows:

Goal I: Preserve the Township's existing residential character while providing for an expanded range of housing types.

- i. Objective A: The existing residential character of the Township should be respected in planning for the development of vacant sites, the redevelopment of underdeveloped sites and the implementation of the inclusionary housing mandated by the pending "builder's remedy" lawsuit.
- ii. Objective B: Continue to provide opportunities for the development of senior citizen housing in appropriate areas.

Goal II: Offer opportunities for varied commercial activities and services in appropriate areas while maintaining the Township's quality of life and present character.

- i. Objective A: Encourage the continuation of a variety of types of commercial land use within the Township's existing commercial districts with a focus on the redevelopment of the Route 130 corridor.
- ii. Objective B: Enhance the Township's economy and employment opportunities through encouraging quality commercial uses in commercial districts and other areas where appropriate access for such uses is available.
- iii. Objective C: Promote varied and convenient personal and business services opportunities for residents i.e. shopping, health services, assisted living, entertainment, etc.
- iv. Objective D: Maintain the Township's environmental and visual quality by control of commercial land use patterns and adoption of improved design and performance standards for land use in commercial areas.

Goal III: Safeguard the environmental resources of the community.

- i. Objective A: Continue to require that an environmental impact statement be submitted with all preliminary major site plan and subdivision applications and to be considered as an integral component of the development application review process.
- ii. Objective B: Expand the waterfront concept set forth in the 1989 Update and prepare and adopt a Waterfront Master Plan:
  1. Designate appropriate land use categories.
  2. Plan for a public open space "greenbelt" network through a planned linear walkway and public access program utilizing private and public sector resources.

Goal IV: Continue to promote the best development and utilization of industrial and commercial sites in the Township.

- i. Objective A: Encourage the redevelopment of vacant and underutilized industrial sites into comprehensively planned, diverse light industrial/research and development/office complexes which capitalize on the Township's access to the regional transportation network and proximity to major population and employment centers. Such complexes must be compatible with surrounding residential neighborhoods.
- ii. Objective B: Encourage the redevelopment of vacant and underutilized commercial sites located along Route 130. Such sites should be examined to determine whether they have the potential to be redeveloped for commercial uses or other alternate uses, i.e., comprehensively planned residential/commercial/service mixed-use developments or office complexes.

Goal V: In recognizing changes occurring in the workplace and technological advances being made, provide for home-based occupations, which are compatible with the residential neighborhoods in which they are located.

- i. Revise the Township's current home-based occupation zoning regulations by providing an updated description of permitted and prohibited uses and setting forth more definitive requirements to ensure compatibility with surrounding residential uses and neighborhoods.

The 2005 Master Plan Reexamination report reiterated these recommendations, and many of them have been implemented.

The 2005 Master Plan Reexamination Report reiterated/repeated the 1997 Reexamination Report recommendation to prepare a new Master Plan as well as the inclusion of an updated Land Use Plan Element which would address the following issues:

- In order to maintain the single-family residential character of many of the Township's neighborhoods, regulations should be established to prevent conversions of single-family dwellings into multiple family dwellings.
- The site plan ordinance and performance standards should be revisited to establish new, unambiguous requirements, which address the needs of today's development while protecting the health, safety and welfare of Cinnaminson.
- The zoning ordinance for light industrial districts should be reexamined to determine whether more flexibility in industrial uses should be provided and residential uses should be prohibited.
- The goals and objectives and their respective changes discussed should be incorporated into the new Land Use Plan Element.

Further, the Master Plan Reexamination Report recommended the new Master Plan include an updated and more comprehensive:

- a. Waterfront Master Plan Element;
- b. Open Space and Recreation Plan Element which examines the adequacy of the community's supply of open space and recreational facilities in view of anticipated population growth and demographic changes;
- c. Conservation/Preservation Plan Element focused on preserving the last vestiges of undeveloped lands in the community and tying together the recommendations of the Waterfront Master Plan and Open Space and Recreation Plan Elements; and
- d. Economic Development Plan Element focused on revitalizing the Township's Route 130 commercial corridor.

The 2005 Master Plan Reexamination Report recommends that upon resolving the "builders remedy" lawsuit brought against the Township, the new Master Plan establish the foundation for planning and zoning needed to provide for neo-traditional concepts and designs for the resultant inclusionary housing developments.

## **2005 Master Plan Recommendations**

The 2005 Reexamination Report identified the following recommendations building off the 1997 Reexamination Report:

1. The Planning Board should update its goals and objectives to reflect the priorities of the Planning Board and the preparation of new elements to its Master Plan and the updating of existing elements.
2. The Planning Board should update its Housing Element using 2000 Census information and addressing the requirements of proposed N.J.A.C. 5:94-1 et seq. and N.J.A.C. 5:95-1 (new rules) for the Third Round.
3. As recommended in the 1997 Reexamination Report, the Planning Board should develop a Recreation Plan Element addressing the adequacy of the community's supply of open space and recreational facilities in view of anticipated population growth and demographic changes and focusing on preserving the last vestiges of undeveloped lands in the community.
4. The Planning Board should prepare a Historic Preservation Plan Element to support the recent (2004) actions of the Township Committee in creating a Historic Preservation Commission.
5. The Planning Board should prepare a Farmland Preservation Element to advance the preservation of the remaining farmland in the Township.
6. The Planning Board should prepare a Circulation Plan Element because of the importance of circulation impacting redevelopment;
7. The Planning Board should examine the recent Fair Haven & Atlantic Highlands court decision, which nullified the Manalapan decision relating to the calculation of density and determine whether a major subdivision density adjustment zoning technique should be incorporated into the Land Development Ordinance to adequately protect environmentally sensitive land features.
8. The Planning Board should prepare a Policy Statement as required by N.J.S.A. 40:55D-28d of the MLUL, indicating the relationship of the proposed development of the municipality, as developed in the Master Plan to (1) the Master Plans of contiguous municipalities, (2) the Master Plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c.398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c.39 (C. 13:1E-1 et seq.) of the county in which the municipality is located".

9. There have been a number of changes in regulations, State law, regional and State planning initiatives, and local assumptions forming the basis of the Master Plan and development regulations since adoption of the last Land Use Plan Element that suggest the need for an updated Land Use Plan, including:

- State Development and Redevelopment Plan Cross Acceptance III;
- Burlington County Route 130 and Delaware River Corridor Strategic Plan;
- Stormwater management rules and the requirement that each municipality develop its own stormwater management plan;
- Third Round COAH rules adoption;
- Demographics changes
- The need to examine industrial zones and uses,
- Limited remaining open space in the Township
- With the River Line opening the value of the Township's waterfront

10. With the adoption of the new stormwater rules the Planning Board is required to adopt a Stormwater Management Plan and to recommend a Stormwater Control Ordinance to the Township Committee.

### **Land Development Ordinance**

In the 2005 Master Plan recommendations, the Planning Board identified the following recommended changes and modifications to the Land Development Ordinance and actions to support the implementation of the Township's Master Plan. They are:

1. Based on the recent Atlantic Highlands and Fair Haven Decisions (Reversal of Manalapan decision) the Planning Board recommends an investigation into whether the Land Development ordinance should be amended to provide a partial credit for constrained land, reduce development of critical resource areas and increase the required lot size to avoid such areas at the time of subdivision.
2. The Planning Board recommends reexamination of its home-based businesses provisions so as to protect the character of its residential neighborhoods.
3. The Planning Board recommends that the Township Committee
  - a. Incorporate redevelopment zone architectural standards into the land use ordinance to address other nonresidential development that is proposed in the Township;
  - b. Adopt a Right to Farm ordinance as required by the State's easement purchase program; and
  - c. Adopt standards to encourage private recreational facilities to remain as open space; and
  - d. Address stormwater regulations based on the changes in the new stormwater rules and regulations regarding the inspection of dams.

#### IV. EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN INCREASED OR REDUCED

The general Reexamination Report is required to review the goals and objectives identified in a municipality's Master Plan and subsequent Reexamination reports. For Cinnaminson, this includes the 1982 Master Plan and the 1983, 1989, 1997 and 2005 Reexamination Reports. The purpose of this review is to determine the currency and relevancy of those goals and objectives, identify improvements to existing problematic conditions, and address those conditions that have worsened over time. Given this charge, this report notes:

##### **Status of Major Land Development Problems**

Many of the problems identified in the 1997 and 2005 Reexamination Reports remain current today. Comments are provided in those instances where a change in status has occurred, where no change has occurred, or in those instances where a change of status is warranted/anticipated given ongoing Township action.

1. The 2005 Master Plan Reexamination Report recommended the preparation of a new Master Plan and the revision of the land use zoning regulations to comport with the new Master Plan.
  - A new Master Plan was not prepared and is considered unnecessary following the completion of this Reexamination Report and a subsequent completion and adoption of a new Land Use Plan Element, along with any zoning ordinance changes made.
2. The 2005 Master Plan Reexamination Report recommended a new Master Plan to include an updated Land Use Plan Element which addresses the following issues:
  - a. In order to maintain the single-family residential character of many of the Township's neighborhoods, regulations should be established to prevent conversions of single-family dwellings into multiple family dwellings.
    - This is no longer considered valid as there are limited occurrences for the conversion to multi-family from single-family dwellings.
  - b. The site plan ordinance and performance standards should be revisited to establish new, unambiguous requirements, which address the needs of today's development while protecting the health, safety and welfare of Cinnaminson.
    - In general, the site plan ordinance and performance standards have not been broadly reviewed to date. In 2011, Section 525-109(F) "Site Plans" was amended to require buildings or portions of buildings located in BD, BD (Redevelopment), and HC zones that had been vacant for nine (9) months or more be subject to site plan review. Also, in 2012 the Code was

amended to remove references to "Light Industrial" and "Industrial" zones from Section 525-109(F). However, Section 525-109(F) was later rescinded. The site plan ordinance and performance standards should be revisited to establish new, unambiguous requirements, which address the needs of today's development while protecting the health, safety and welfare of Cinnaminson.

- c. The zoning ordinance for light industrial districts should be reexamined to determine whether more flexibility in industrial uses should be provided and residential uses should be prohibited
  - This is in progress as the Township Planner is conducting a study of the Township's industrial zones. In addition, Cinnaminson is developing an affordable housing zone overlay to implement its recent Settlement Agreement with Fair Share Housing Center, which will apply to these areas
- d. The goals and objectives and their respective changes discussed should be incorporated into the new Land Use Plan Element.
  - Cinnaminson will revise the 2009 Land Use Element for consistency with this Master Plan Reexamination Report.

### 3. Goals

Goal I: Preserve the Township's existing residential character while providing for an expanded range of housing types.

- i. Objective A: The existing residential character of the Township should be respected in planning for the development of vacant sites, the redevelopment of underdeveloped sites and the implementation of the inclusionary housing mandated by the pending "builder's remedy" lawsuit.
  - In 2011 Section 525-109(F) "Site Plans" was amended to require buildings or portions of buildings located in BD, BD (Redevelopment), and HC zones that had been vacant for nine (9) months or more be subject to site plan review, however this section was later rescinded. All Builder's Remedy lawsuits have been settled and the Township has a Settlement Agreement, bringing it into compliance with the Court.
- ii. Objective B: Continue to provide opportunities for the development of senior citizen housing in appropriate areas.
  - Cinnaminson has taken a leadership role in facilitating the construction of two senior citizen housing developments being the Siena with 204 units on Route 130 South, and Cinnaminson Home with 54 units on Riverton Road.

Goal II: Offer opportunities for varied commercial activities and services in appropriate areas while maintaining the Township's quality of life and present character.

- i. Objective A: Encourage the continuation of a variety of types of commercial land use within the Township's existing commercial districts with a focus on the redevelopment of the Route 130 corridor.
  - In 2009 the Township passed an ordinance permitting Health Club/Fitness Center and Drive Thru Restaurants as principal permitted uses within the zone and the redevelopment sections of the Business Development BD zone.
  - In 2010 the Township created a new Highway Commercial HC zone along Route 73 in order to "promote...the general welfare of the Municipality."
- ii. Objective B: Enhance the Township's economy and employment opportunities through encouraging quality commercial uses in commercial districts and other areas where appropriate access for such uses is available.
  - The permitting of new uses in the Business Development BD zone and the creation of the new Highway Commercial (HC) zone is consistent with this objective. Moreover, the Township has appointed an Economic Development Committee who actively fosters these and related goals.
- iii. Objective C: Promote varied and convenient personal and business services opportunities for residents i.e. shopping, health services, assisted living, entertainment, etc.
  - The permitting of new uses in the Business Development BD zone and the creation of the new Highway Commercial (HC) zone is consistent with this objective.
- iv. Objective D: Maintain the Township's environmental and visual quality by control of commercial land use patterns and adoption of improved design and performance standards for land use in commercial areas.
  - The Township adopted new prohibited and permitted uses to the Business Development BD district in 2009, as well as an ordinance in 2010 regulating electronic signage and billboards, in addition to another 2010 ordinance pertaining to the regulation of convenience stores with motor fuel dispensing that would be consistent with achieving this objective.

Goal III: Safeguard the environmental resources of the community.

- i. Objective A: Continue to require that an environmental impact statement be submitted with all preliminary major site plan and subdivision applications and to be considered as an integral component of the development application review process.
  - This objective remains unchanged.
- ii. Objective B: Expand the waterfront concept set forth in the 1989 Update and prepare and adopt a Waterfront Master Plan:
  1. Designate appropriate land use categories.
  2. Plan for a public open space "greenbelt" network through a planned linear walkway and public access program utilizing private and public sector resources.
    - A promenade concept has been incorporated into the approved site plan for the Harbour at Cinnaminson.
    - Cinnaminson will not be pursuing any additional expansion of the waterfront concept set forth in the 1989 Update and prepare and will not be adopting a Waterfront Master Plan. A new Open Space and Recreation Plan (OSRP) will be prepared following adoption of this Reexamination Report. This objective is to be eliminated.

Goal IV: Continue to promote the best development and utilization of industrial and commercial sites in the Township.

1. Objective A: Encourage the redevelopment of vacant and underutilized industrial sites into comprehensively planned, diverse light industrial/research and development/office complexes which capitalize on the Township's access to the regional transportation network and proximity to major population and employment centers. Such complexes must be compatible with surrounding residential neighborhoods.
  - The Township Committee has appointed and Economic Development Committee who aggressively works with the various stakeholders in promoting all areas of the Township including the industrial and commercial districts. Such responsibilities include working with NJ Transit and other service providers.
- i. Objective B: Encourage the redevelopment of vacant and underutilized commercial sites located along Route 130. Such sites should be examined to determine whether they have the potential to be redeveloped for commercial uses or other alternate uses, i.e., comprehensively planned residential/commercial/service mixed use developments or office complexes.
  - The Township Committee has appointed and Economic Development Committee who aggressively works with the various stakeholders in promoting all areas of the Township including the industrial and commercial districts. Such responsibilities include

working with all property owners to develop and re-purpose underutilized sites.

Goal V: In recognizing changes occurring in the workplace and technological advances being made, provide for home-based occupations, which are compatible with the residential neighborhoods in which they are located.

- i. Objective A: Revise the Township's current home-based occupation zoning regulations by providing an updated description of permitted and prohibited uses and setting forth more definitive requirements to ensure compatibility with surrounding residential uses and neighborhoods.
  - This objective remains unchanged.

### **2005 Master Plan Recommendations**

As discussed on page 7 of this report, the 2005 Reexamination Report identified the following recommendations building off the 1997 Reexamination Report. Comment has been provided where these recommendations were implemented by the Township, not implemented by the Township but via the County or another entity, or outstanding. Additional comment is provided if non-implemented recommendations are still applicable for this Reexamination Report.

1. This recommendation was not implemented and remains valid
2. Cinnaminson will develop a new Housing Element as part of its Settlement Agreement with Fair Share Housing Center. This recommendation has been implemented.
3. This recommendation was not implemented and remains valid.
4. Cinnaminson prepared a Historic Preservation Plan Element in May 2005.
5. Cinnaminson prepared a Farmland Preservation Element in June 2005.
6. Cinnaminson prepared a Circulation Plan Element in October 2009.
7. This recommendation was not implemented and is no longer considered valid.
8. This recommendation was not implemented and remains valid.
9. The need for an updated Land Use Plan Element is still valid.
10. In 2011 the Township adopted a new Ordinance 2011-10 that addressed concerns about private storm drain inlet retrofitting and dumpster container leaks.

## **Land Development Ordinance**

1. This recommendation is no longer valid.
2. This recommendation has not been implemented yet and remains valid.
- 3a. This recommendation has been implemented.
- 3b. Cinnaminson has adopted a Right-to-Farm ordinance (sec. 2.240.090).
- 3c. This recommendation has not been implemented yet and remains valid.
- 3d. This recommendation has not been implemented yet and remains valid.

## **Status of Major State, County and Regional Regulations and Planning Initiatives**

### **Affordable Housing**

At the time of the 2005 Master Plan Reexamination Report, the Council on Affordable Housing (COAH) adopted new rules for a third round of affordable housing, which became effective on December 20, 2004. Key features in this rule package were:

- Rehabilitation Share, defined as substandard units the municipality is responsible for rehabilitating
- Remaining new construction obligation or net prior round obligation (the municipality's past obligation from rounds one and two)
- Growth share or prospective growth, which was a determination of a municipality's obligated portion based on municipally identified future growth

The 2004 third round rules were eventually invalidated due to the growth share approach. Revised third round rules were eventually adopted by COAH on June 2, 2008 and later that year, Cinnaminson was assigned an affordable housing obligation of 297 total units (Rehabilitation Share of 5 units, a Prior Round Obligation of 33 units and a Projected Growth Share of 259 units). At this time, review of the Township's Housing Element and Fair Share Plan was under the jurisdiction of the Superior Court and therefore, Cinnaminson did not participate in COAH's substantive certification process.

In 2010 the Appellate Court again invalidated the third-round rules and methodology, which were based upon a modified growth share formula. As a result, COAH was directed by the New Jersey Supreme Court to revise its current methodology and regulations and adopt new rules by October 22, 2014. After years of COAH's inaction and failing to meet the Court ordered deadline, Fair Share Housing Center (FSHC) filed a Motion, which resulted in the Supreme Court's March 10, 2015 ruling, transferring the responsibility of the review and approval of housing plans from COAH to the Superior Court. With the assistance of an appointed Special Court Masters, the lower court judges are charged with reviewing and approving housing plans on a case-by-case basis.

## **Route 130/Delaware River Corridor Strategic Plan**

As was noted in the last Reexamination Report, the County undertook a collaborative planning process with twelve (12) communities along the Delaware River and Route 130 including the Township to develop a strategic plan. Initiated in 1995, the second part of the Plan (the Recommendations) were not completed until 1998.

The major thrust of the Plan was to create a vision for the Corridor communities, translate it into physical forms of development and redevelopment that are desirable and necessary to assure revitalization within the corridor and recommend policies, actions and strategies, which would be implemented by the twelve communities, the County, the State and the Federal government in terms of short, mid and long-range timeframes.

In applying the vision of the corridor to Cinnaminson, the Township's commercial area along Rt. 130 was identified as a commercial/services redevelopment node with Delran Township. At the same time, the East Riverton section of the Township was included in the Town Center designation with Palmyra and Riverton Boroughs.

The Township has completed a considerable number of the recommendations in the Plan, including those related to municipal economic development, transportation & circulation, and housing and open space. Among some of the outstanding and ongoing items include the following:

- The Township is engaged in several redevelopment projects along US Route 130 and on other properties. Four preliminary investigations for the determination of area in need of redevelopment or rehabilitation were prepared and adopted in 2013. Three of them were for several parcels along US Route 130 and the fourth was for the Cinnaminson Home on Riverton Road.
- The Township continues to seek outside funding sources and public/private partnerships for various municipal initiatives and through redevelopment agreements.
- Township continues to enforce property maintenance code for rental units.
- The Township continues to work with developers, County and NJDOT to improve traffic safety and circulation.
- The Township continues to repair and upgrade sewerage system, sidewalks and roads.
- The Township actively participates in River Route advisory committee and coordinates with surrounding communities.
- The Township participates in several joint / shared service ventures.
- The Township actively supports NJ Transit light rail program
- Mandatory stormwater management plan was completed and is being implemented.

Furthermore, Burlington County completed a study entitled "Burlington County River Route Corridor Study" in June of 2018. This report was funded in part by a TCDI grant from the Delaware Valley Regional Planning Commission (DVRPC). It summarizes 41

priority locations (intersections and corridors) along the Route 130 Corridor, including 16 municipalities from Bordentown City and Township to Cinnaminson and Palmyra. A total of 39 locations are included. For each location, the report includes summaries of existing conditions (location, current design and geometric configuration, crash data, traffic volumes, and local and regional context), notable previous studies and findings, issues and deficiencies, recommended improvements, and concept diagrams. Municipalities may use the Study for incorporation into their transportation and circulation plan elements of their master plans. Several of the locations have been identified as high priorities for the County and recommendations from this report will be incorporated into the DVRPC's Long Range Plan. Multiple public meetings were held during 2017 and 2018 prior to plan finalization. Specific to Cinnaminson are the following intersections and recommendations:

- US 130 at Taylors Lane
  - Alter the curb geometry of the left-turn from New Albany Road to Taylors Lane to provide adequate space for commercial vehicles to make the turns.
  - Manage access to commercial properties and reduce vehicular conflicts by closing the driveway from the Cinnaminson Primary & Walk-in Care Clinic located next to the intersection, in addition to one of the driveways serving the Proactive Rehabilitation Center.
  - Consolidate the driveways of the two merchants located along northbound US 130 just before the intersection and seek access easements where necessary.
  - Fill in the pedestrian network at the signalized intersection, including sidewalks, crosswalks, and ADA curb ramps and signage to connect the new developments with the existing bus stops.
  - Create a connection between Taylors Lane and Union Landing Road by extending either Surrey Lane or Wallace Boulevard to provide an alternate route for truck movements.
- US 130 at Union Landing Road
  - Adjust curb geometry to provide adequate space for commercial vehicles to make the right-turn from southbound US 130 to Union Landing Road
  - Install advance right-turn signage indicating the distance to Union Landing Road to make drivers more aware of the intersection
  - Adjust sidewalk geometry at the northeast corner to match the adjustments made to the curbs and replace utility poles as needed.
  - Stripe a crosswalk across Union Landing Road to connect the new truck stop to the adjacent shopping center. Install advance pedestrian crossing signs to warn drivers of the new crosswalk.
- US 130 at Riverton Road
  - Short Term Recommendations
    - Change eastbound Riverton road to one-way approaching US 130 between the southbound jughandle and US 130. Restripe the eastbound approach to contain a dedicated left-turn lane, a through lane, and a right-turn lane. Close the westbound access from the gas station located inside the jughandle and reroute motorists through the jughandle driveway.

- Provide ADA accessible pedestrian crossings and link them with sidewalks, ADA curb ramps, and pedestrian signal heads. Connect the bus stops with the commercial, governmental, and residential developments nearby.
- Long Term Recommendations
  - Reconstruct the intersection to allow a continuous through movement across US 130 on Riverton Road in both directions.
  - Reconfigure the northbound jughandle to operate as a far-side jughandle
  - Remove the signal from the northern intersection and retain the southbound US 130 near-side jughandle function
  - To provide a dedicated left-turn and through lane at the new far-side jughandle, a portion of the automotive center parking lot will need to be utilized to acquire the necessary space. A portion of the land located immediately south of the repair shop may be used to replace the acquired land for the jughandle.
  - Consolidate commercial driveways affected by the reconfiguration.

### **State Development and Redevelopment Plan**

In 1998, the Township participated in the State Development and Redevelopment Plan SDRP second round of Cross Acceptance through the Burlington County Land Use Office. Cross Acceptance is the process through which the Township's Master Plan is compared to SDRP planning designations for the Township.

The Burlington County Planning Board led the Cross-Acceptance process and was responsible for transmitting a report to the State Planning Commission. The County report was filed with the State Planning Commission in 1998. The Township's and its surrounding municipalities were all in the Metropolitan Planning Area (PA 1). The Planning Area's criteria were a population of over 1,000 people per square mile, the existence of major local or regional infrastructure and the location of existing development and investment in the State. A major issue identified within the area including the Township was the issue of redevelopment.

During the Cross-acceptance process the County and the twelve municipalities including the Township petitioned the State Planning Commission to have the Route 130/Delaware River Corridor Strategic Plan endorsed by the Commission. After several meetings with the Commission Plan Implementation Commission on April 28, 1999 the Commission endorsed the Route 130/Delaware River Corridor Strategic Plan.

The State provides benefits to aimed to assist municipalities with implementing their endorsed plans. Below is the list of incentives updated as of March 2019:

1. NJ Office of Planning Advocacy – Coordinated Planning Assistance among State Agencies
2. NJDEP-Division of Water Quality – Clean Water State Revolving Fund Financing Program
3. NJDEP-Division of Land Use Regulation – CAFRA impervious cover limits and vegetative cover requirements

4. NJ Office of Planning Advocacy – Brownfields Redevelopment Interagency Team planning assistance
5. NJDEP-Office of Brownfields Reuse, EDA – Hazardous Discharge Site Remediation Fund
6. SADC – Municipal and County Planning Incentive Grants
7. SADC, NJ OPA, State TDR Bank – Transfer of Development Rights
8. NJ HMFA – Low Income Housing Credit Qualified Allocation Program
9. NJDOT Division of Local Aid and Economic Development – Municipal Aid Formula Funding

## **RiverLine**

Since 2004, NJ TRANSIT has operated light rail service via the RiverLine, connecting Cinnaminson Township with Camden to the South and Trenton to the North. The RiverLine provides passenger connections to the NJ TRANSIT Atlantic City Line in Pennsauken, the Northeast Corridor Line, AMTRAK and SEPTA trains in Trenton and PATCO highspeed line in Camden. The Cinnaminson Station, located on Bannard Street, in the East Riverton section of the Township, is one of 21 light rail stations along the RiverLine. The 2018 average weekday ridership for the Cinnaminson Station was 223, which has remained relatively consistent over the last ten years.

The advent of the RiverLine has spurred new development in the vicinity of the station between River Road and the Delaware River, most notably Cinnaminson Harbour and Camelot at Cinnaminson. Additional development opportunities exist within a mile radius of the train station including the former Hoeganaes site. Once the site of an industrial plant specializing in powder metallurgy, the property is zoned Industrial. The 94.4-acre vacant parcel has the potential for mixed use, transit-oriented development. Other smaller properties in the area are underutilized and may be ripe for redevelopment.

## **Delaware River Heritage Trail**

The concept for the Delaware River Heritage Trail (DRHT) emerged in 1996 with a simple vision: create a 50-mile non-motorized multi-use trail as close to the shores of the Delaware River as possible in Pennsylvania and New Jersey. When complete the loop will extend from Morrisville to Philadelphia and from Trenton to Palmyra in New Jersey, crossing the river via the Tacony-Palmyra Bridge in Palmyra and Calhoun Street Bridge in Trenton and will be the only trail in the Delaware Valley that connects the City of Philadelphia with New Jersey.

The route traverses 24 municipalities including Palmyra, Riverton, Cinnaminson, Delran, Riverside, Delanco, Beverly, Edgewater Park, Burlington Township, the City of Burlington, Mansfield, Florence, Bordentown Township, Fieldsboro, the City of Bordentown, Hamilton, the City of Trenton, Morrisville, Falls Township, Tullytown, Bristol Township, Bristol Borough, Bensalem, and Philadelphia. Through the Rivers & Trails Program in Philadelphia, the National Park Service has coordinated the DRHT project. With the role to garner support at both the grassroots and municipal level for the concept of the trail, the National Parks Service (NPS) works in cooperation with an

advisory committee comprised of residents, non-profits, municipalities and local and state agencies. In partnership with the Southern New Jersey Light Rail project, the DRHT project found great fortune; by integrating pedestrian access within rail line development, the Light Rail project solved a crossing dilemma over the Crosswicks Creek. Additionally, Light Rail continues to assist trail communities in work to resolve other crossing, shared right-of-way and access issues.

The Delaware River Heritage Trail is a complex and regionally significant project consisting of many independent trail projects. Current sections in-progress within or in proximity to Cinnaminson include: Baldwin's Run Trail to Pennsauken Creek in Pennsauken Township, Pennsauken Creek to Riverton Station in Palmyra Borough and Riverton Borough, and Riverton Station to Norman Ave in Riverton and Cinnaminson Townships. Burlington County secured funding to construct a 1.93-mile section in Riverside Township between Norman Avenue and River Drive to Pennsylvania Avenue in Delanco Township, which is currently in progress. In 2019, 22 projects across DVRPC's regional trails program received nearly \$3.7m in funding, including the Rancocas Creek Greenway, which connects to the DRHT.

## **Open Space**

As identified in the 2007 Recreation and Open Space Inventory (ROSI), Cinnaminson has 107.77 acres of developed and partially developed lands held for recreation and conservation purposes, along with 71.05 acres of undeveloped lands held for recreation and conservation purposes for a total of 178.82 acres. Much of the usable recreation area is concentrated in two primary locations:

- Memorial Park (~ 68.5 acres)
- Wood Park (~20 acres)

There are six other smaller developed or partially developed spaces that provide varying degrees of amenity and active/passive recreation opportunities for residents of the community, along with 17 other undeveloped parcels providing open space to residents. It should be noted that Taylor Preserve, located between River Road and the Delaware River, has 47 acres within Cinnaminson was not included in the ROSI as it is not under the jurisdiction of Cinnaminson due to its inclusion in a conservation easement to the New Jersey Natural Lands Trust. A complete list can be found on the NJDEP Green Acres website <https://www.nj.gov/cgi-bin/dep/greenacres/facproc.pl>.

## V. SIGNIFICANT CHANGES TO THE UNDERLYING BASIS OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS

### Key Assumptions

- Existing, well established housing stock is attractive for new families looking to relocate or return to Cinnaminson
- New families generate a greater demand for family, social, recreational, and community supported activities.
- With the increased frequency of nontraditional workplaces and emerging e-commerce markets, utilization of residential space for home office occupations have become increasingly present.
- Various service industry businesses have become more frequent in establishing their business venue in residential areas.
- Aged facilities within the Industrial Zone are too limited in building design and mass and possess significant challenges to today's manufacturing and commercial needs.
- The Township Committee has emphasized and attempted to establish a balance for attracting national retailers and at the same time supporting local businesses.
- Changing retail business marketplace has caused Cinnaminson to reimagine the 130 Corridor and provide for non-traditional retail establishments. Repurposing small parcels are extremely challenging.
- The State of New Jersey recently passed new legislation requiring Master Plans and Reexamination reports to show the existing and proposed locations of public electric charging vehicle infrastructure and Circulation plans to identify existing and proposed locations for public EV charging infrastructure.
- Pennoni Associates completed a technical report for the Township for Stormwater Drainage Improvements for Inman St., Kern St., Zeisner St., N. Randolph Ave., N. Pompess Ave., and Delaware Dr.

In addition, the following projects along Route 130 are in concept/planning stages, in progress or completed. They are:

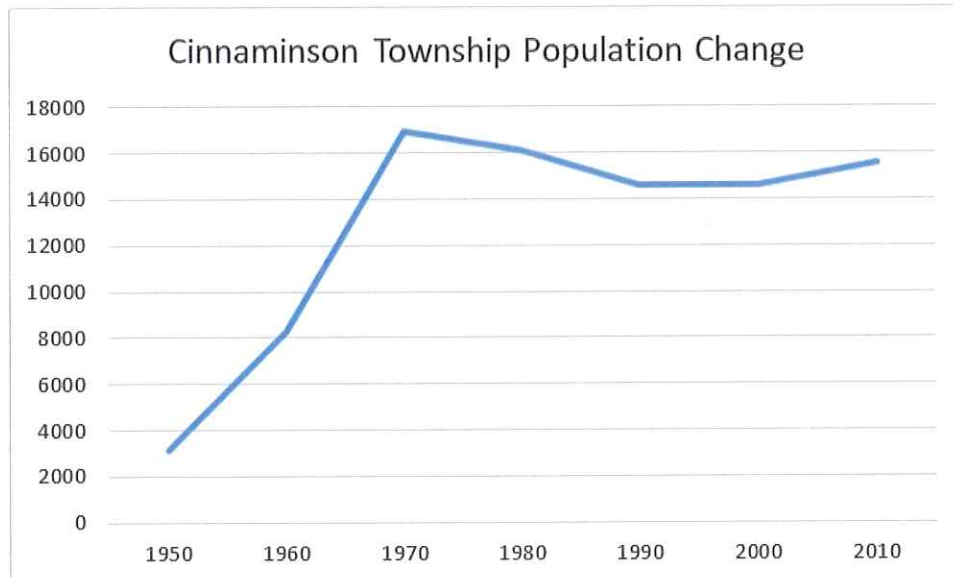
- The site of the former Triboro car dealership is (approximately nine acres) is in the concept phase with a proposed hotel and three pad sites.
- Within the Marketplace at Cinnaminson, the Walmart has recently expanded to a Supercenter. Other auto-oriented development has occurred between Union Landing Road and Taylor's Lane, which includes Valet Auto car wash, Conoco gas station and convenient store as well as a Super Wawa.
- A second Wawa opened in last year along U.S. Route 130 across from the Shoppes at Cinnaminson.
- A new Starbucks (former Pearle Vision), Bagelati (former 7-11), Burger King (former 1<sup>st</sup> Colonial Bank) and Chase Bank (pad site at Shoppes at Cinnaminson) have also recently located along the Corridor.
- At the former Acme site (Cinnaminson Shopping Center) a self-storage facility, day care center, and IHOP restaurant have received site plan approval and construction is to begin shortly. One additional pad site is planned.

- On Riverton Road, a new dental office has opened and the Township has approved plans for the expansion of the Riggins gas station.
- The Township now owns 9.8-acres of property from Highland Avenue to the Azalea Farm. Recently, the Garden State Inn has been demolished, and a LIDL and other retail stores are planned for the site adjacent to the existing Friendly's restaurant. An RFQ/P was issued for the remaining parcel and a developer has proposed an assisted living facility for the eastern portion of the property.
- Additional pad sites are available for development at the Shoppes at Cinnaminson.
- The final phase of the Siena townhome development, a 55-over community, is under construction and will include 204 units.
- The Colonial Square Shopping Center was examined in order to determine the designation of an Area in Need of Rehabilitation.
- Cinnaminson would like to find a tenant for the former Bottom Dollar building, possibly a furniture store.
- A fast food restaurant and retail are approved for the vacant property at U.S. 130 and Willow Drive.
- The Township hopes to consolidate the properties associated with the former Jersey Diner and Rite Aid for future redevelopment.
- MEND, a non-profit corporation, is completing the construction of a 54-unit senior housing complex, of which 53 units will be affordable, located at the site of the former Cinnaminson Home on Riverton Road.
- The Township is looking to redevelop the former Hoeganaes property.
- The Harbors at Cinnaminson continues to approach full buildout.

### **Demographic Characteristics**

At the time of the 2017 American Community Survey (ACS), a product of the U.S. Census Bureau, Cinnaminson Township had an estimated total population of 16,528 residents. The Township's population accounted for 3.7% of Burlington County's total population. (See Figure 8 and Figure 9.) From 1950 to 1970, the Township experienced tremendous growth, increasing its population by nearly 300%, while the County grew by a comparatively lower 149.2% growth rate. There was a period of population decline between 1970-1990, when 14.5% of residents left Cinnaminson. Population increased nominally between 1990-2000 and grew at a more robust 6.7% through the year 2010. (See Figure 8.) By comparison, Burlington County's population slowed since the 1970's, but never declined in total population. (See Figure 9.) The Township's growth rate, however, appears to be waning. Population forecasts predict a continued population increase for Cinnaminson to 17,844 persons in 2045, an increase of 1,316 persons (~8%) over 2017 numbers – about 0.3% growth per year. (Source: Delaware Valley Regional Planning Commission.)

**Figure 8: population trends 1950 – 2017 Cinnaminson Township**



Source: 2017 American Community Survey, U.S. Census Bureau

**Figure 9: population trends 1950 – 2017 Township of Cinnaminson & Burlington County**

Year	Cinnaminson Township			Burlington County		
	Total	Increase		Total	Increase	
1960	8,302	(x)	(x)	224,449	(x)	(x)
1970	16,962	8,660	104.3%	323,132	98,683	44.0%
1980	16,072	-890	-5.2%	362,542	39,410	12.2%
1990	14,583	-1,489	-9.3%	395,066	32,524	9.0%
2000	14,595	12	0.1%	423,394	28,328	7.2%
2010	15,533	938	6.4%	448,734	25,340	6.0%
2017	16,528	995	6.4%	449,192	458	0.1%
<b>Percentage Growth 1960-2017</b>			<b>99.1%</b>			<b>100.1%</b>

Year	Delran Township			Moorestown Township		
	Total	Increase		Total	Increase	
1960	5,327	(x)	(x)	12,497	(x)	(x)
1970	10,065	4,738	89.0%	15,557	3,060	24.5%
1980	14,811	4,746	47.2%	15,596	39	0.1%
1990	13,178	-1,633	-11.0%	16,116	520	3.3%
2000	15,536	2,358	17.9%	19,017	2,901	18.0%
2010	16,896	1,360	8.8%	20,726	1,709	9.0%
2017	16,747	-26	0.1%	20,568	-9	0.0%
<b>Percentage Growth 1960-2017</b>			<b>214.4%</b>			<b>64.6%</b>

Source: 2017 American Community Survey, U.S. Census Bureau

In 2017 the Township had a total of 5,664 households, an increase of 165 households. This was a 3.0% rise from the Township's 5,499 total households in 2010. The Township's average household size, following the County trend, increased from 2.8 persons per household in 2010 to 2.89 in 2010 (Burlington County increased from 2.63 to 2.66 persons per household over the same period). Of these 2017 households, 77.5% (4,392) were family households, with the majority (67.4%) married couple households. Over 28% of family households contained children under the age of 18. Compared to neighboring municipalities Delran and Moorestown, Cinnaminson is growing whereas the other town populations are stagnant or slightly declining. (Source: 2017 American Community Survey, U.S. Census Bureau)

As indicated in Figure 10, in 2017 the Township's median age was 42.3 years, with a higher median age for females (44.0) than males (41.3). This is slightly older than the County, at a median age of 41.4 years. Township residents aged 45 - 54 years (2,491 persons, 15.1%) constituted the largest segment of the Township's population, followed by: the 55 to 64 year old age group (2,394 persons, 14.5%); the 15 to 24 year old age group (2,272 persons, 13.8%); and the 35 to 44 year old age group (1,940 persons, 11.8%). In contrast, in 2000, the 35 to 44 year old age group (2,415 persons, 16.5%) constituted the largest portion of residents within the Township. This change indicates an aging of the current population. (Source: 2017 American Community Survey, U.S. Census Bureau).

**Figure 10: Cinnaminson Township population by sex and age cohort, 2017**

Age	Total		Male		Female	
	Total	Percent	Total	Percent	Total	Percent
Under 5	904	5.5%	549	6.6%	355	4.3%
5 - 14	1,697	10.3%	916	11.1%	781	9.5%
15 - 24	2,272	13.8%	1,073	13.0%	1,199	14.5%
25 - 34	1,801	10.9%	969	11.7%	832	10.1%
35 - 44	1,940	11.8%	936	11.3%	1,004	12.1%
45 - 54	2,491	15.1%	1,253	15.1%	1,238	15.0%
55 - 64	2,394	14.5%	1,177	14.2%	1,217	14.8%
65 - 74	1,507	9.1%	767	9.3%	740	9.0%
75 +	1,522	9.2%	622	7.5%	900	10.8%
<b>Total:</b>	<b>16,528</b>	<b>100.0%*</b>	<b>8,262</b>	<b>100.0%*</b>	<b>8,266</b>	<b>100.0%*</b>

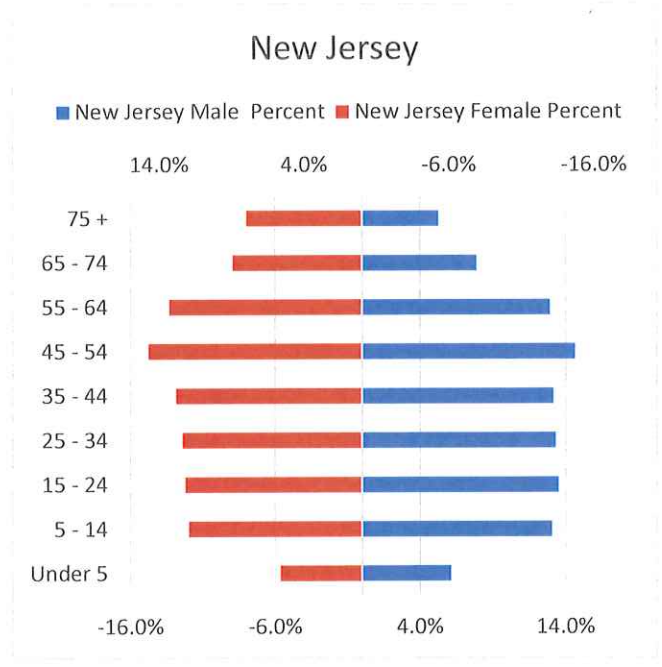
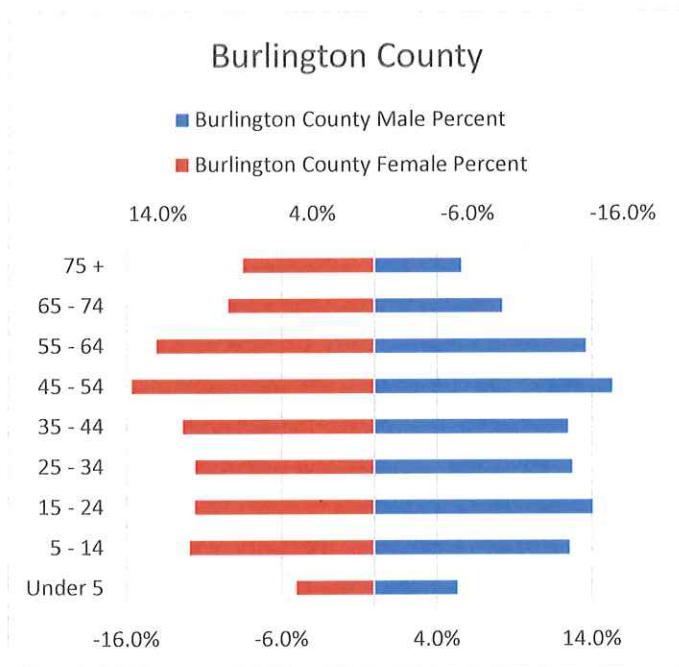
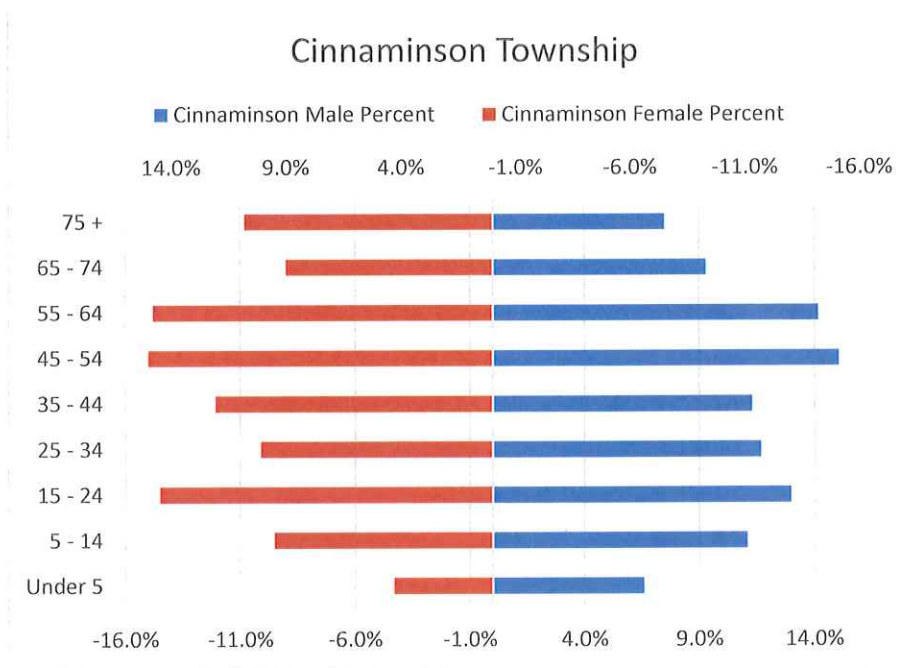
Source: 2017 American Community Survey Table DP-05, U.S. Census Bureau

\* numbers may not add up to 100% due to rounding.

In 2017, the Township's population primarily identified as White (14,978 residents, 90.6%) with 784 (4.7%) residents identifying as Black or African American. The Township contained an additional 228 residents who identified as being of two or more races, 227 as "some other" race, 297 as Asian, and 2 that were American Indian/Alaskan Native or Native Hawaiian or Other Pacific Islander. About 6% (983 residents) identified as Hispanic or Latino. This is less racially diverse than the adjacent townships of Delran (17.9% non-white) and Moorestown (16.5% non-white).  
(Source: 2017 American Community Survey, U.S. Census Bureau).

The 2017 age by sex distribution of the Township's population, as well as that of Burlington County and New Jersey is shown in the population pyramids in Figure 11. The Township's population profile differs slightly from the County profile, with fewer children aged 5-14, but a larger proportion of people aged 15-24 years. The Township's male population was almost identical in number than the female population, which is slightly more than the County. The Township is older than the County, See Figure 11.

**Figure 11: Age by sex (2017)**



## INCOME CHARACTERISTICS

In 2017, the Township had a median-household income of \$97,993 which was \$15,154 higher than the County's median income of \$82,839. (See Figure 12.) Of the 5,664 Township households, 1,200 (21.2%) earned between \$100,000 and \$149,999; 958 (16.9%) earned between \$50,000 and \$74,999; 804 (14.2%) earned between \$150,000 and \$199,999; and 767 (13.5%) earned over \$200,000. Examining per-capita income, there is a considerable skew towards higher incomes (earnings over \$75,000), which accounts for almost 40% of per-capita income. (See Figure 13). This level of affluence is greater than both the County and the State. Compared to the neighboring townships of Delran and Moorestown, Cinnaminson is more affluent than Delran, but considerably less affluent than Moorestown.

**Figure 12: household income in 2017**

Income Bracket (Households)	Cinnaminson Township		Burlington County		New Jersey	
	Percent	Total HH	Percent	Total HH	Percent	Total HH
Less than \$10,000	3.1%	176	3.3%	5,491	5.3%	170,840
\$10,000 to \$14,999	1.9%	105	2.4%	4,018	3.5%	113,188
\$15,000 to \$24,999	4.5%	255	6.0%	9,945	7.7%	247,138
\$25,000 to \$34,999	4.8%	273	6.5%	10,734	7.3%	232,026
\$35,000 to \$49,999	6.1%	345	10.0%	16,430	10.1%	322,263
\$50,000 to \$74,999	16.9%	958	17.1%	28,100	15.3%	490,325
\$75,000 to \$99,999	13.8%	781	14.4%	23,620	12.2%	390,092
\$100,000 to \$149,999	21.2%	1,200	19.6%	32,253	17.4%	556,938
\$150,000 to \$199,999	14.2%	804	10.3%	16,865	9.3%	296,256
\$200,000 or more	13.5%	767	10.3%	16,948	11.9%	380,045
<b>Total Households</b>	<b>100.0%</b>	<b>5,664</b>	<b>100.0%</b>	<b>164,404</b>	<b>100.0%</b>	<b>3,199,111</b>
<b>Median Household Income (Dollars)</b>	\$97,993	X	\$82,839	X	\$76,475	X
<b>Mean Household Income (Dollars)</b>	\$117,938	X	\$104,955	X	\$105,917	X

Source: 2017 American Community Survey Table DP03, U.S. Census Bureau

<b>Income Bracket (Households)</b>	<b>Delran Township</b>		<b>Moorestown Township</b>	
	<b>Percent</b>	<b>Total HH</b>	<b>Percent</b>	<b>Total HH</b>
Less than \$10,000	3.7%	216	2.2%	156
\$10,000 to \$14,999	2.7%	160	1.3%	90
\$15,000 to \$24,999	4.1%	238	3.7%	265
\$25,000 to \$34,999	7.2%	420	5.0%	356
\$35,000 to \$49,999	6.3%	369	7.2%	516
\$50,000 to \$74,999	17.1%	995	9.9%	709
\$75,000 to \$99,999	11.9%	693	9.2%	659
\$100,000 to \$149,999	24.5%	1,426	15.8%	1,135
\$150,000 to \$199,999	14.3%	833	12.8%	920
\$200,000 or more	8.1%	472	33.0%	2,370
<b>Total Households</b>		<b>5,822</b>		<b>7,176</b>
<b>Median Household Income (Dollars)</b>	\$94,321	X	\$133,902	X
<b>Mean Household Income (Dollars)</b>	\$105,741	X	\$189,277	X

Source: 2017 American Community Survey Table DP03, U.S. Census Bureau

**Figure 13: per capita income in 2017**

Income Bracket	Cinnaminson Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
\$1 to \$9,999 or less	0.7%	46	1.2%	1,993	1.3%	40,781
\$10,000 to \$14,999	2.3%	139	2.0%	3,275	2.7%	84,565
\$15,000 to \$24,999	6.1%	373	7.2%	11,626	10.0%	312,462
\$25,000 to \$34,999	9.3%	570	11.5%	18,700	11.8%	369,191
\$35,000 to \$49,999	14.5%	895	17.1%	27,769	15.9%	496,700
\$50,000 to \$64,999	17.4%	1,073	16.9%	27,474	15.3%	477,430
\$65,000 to \$74,999	10.4%	641	8.5%	13,773	7.2%	224,209
\$75,000 to \$99,999	17.0%	1,046	14.5%	23,557	12.8%	399,791
\$100,000 or more	22.4%	1,378	21.0%	34,037	22.9%	713,387
		<b>6,161</b>		<b>162,204</b>		<b>3,118,516</b>

Income Bracket	Delran Township		Moorestown Township	
	Percent	Total	Percent	Total
\$1 to \$9,999 or less	0.8%	50	1.3%	90
\$10,000 to \$14,999	2.4%	152	1.6%	115
\$15,000 to \$24,999	5.9%	372	2.6%	183
\$25,000 to \$34,999	11.6%	725	5.2%	366
\$35,000 to \$49,999	17.7%	1,111	9.7%	688
\$50,000 to \$64,999	21.7%	1,358	10.8%	766
\$65,000 to \$74,999	7.6%	475	7.1%	505
\$75,000 to \$99,999	15.4%	965	15.0%	1,059
\$100,000 or more	17.0%	1,063	46.7%	3,303
		<b>6,271</b>		<b>7,075</b>

Source: 2017 American Community Survey Table S2001, U.S. Census Bureau

## Housing Characteristics

Figure 14: Occupancy characteristics

	Cinnaminson Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
<b>Total housing units</b>	NA	6,097	NA	178,178	NA	3,595,055
<b>Occupied housing units</b>	92.9%	5,664	92.3%	164,404	89.0%	3,199,111
<b>Vacant housing units</b>	7.1%	433	7.7%	13,774	11.0%	395,944
<b>Owner Occupied</b>	89.0%	5,041	76.4%	125,557	64.1%	2,052,073
<b>Renter Occupied</b>	11.0%	623	23.6%	38,847	35.9%	1,147,038

	Delran		Moorestown	
	Percent	Total	Percent	Total
<b>Total housing units</b>	NA	6,436	NA	7,731
<b>Occupied housing units</b>	90.5%	5,822	92.8%	7,176
<b>Vacant housing units</b>	9.5%	614	7.2%	555
<b>Owner Occupied</b>	78.2%	4,554	84.5%	6,064
<b>Renter Occupied</b>	21.8%	1,268	15.5%	1,112

Source: 2017 American Community Survey Table DP04, U.S. Census Bureau

Cinnaminson is overwhelmingly a community of homeowners, as nearly 90% of homes are owner-occupied. This rate is greater than both the State and County. In addition, the vacancy rate for all housing units is just over 7%, which is lower than both Burlington County and New Jersey, as a whole.

**Figure 15: Units in Structure**

	Cinnaminson Township		Burlington County		New Jersey	
	<i>Percent</i>	<i>Total</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>	<i>Total</i>
<b>1-unit, detached</b>	81.7%	4,981	65.2%	116,156	53.6%	1,928,527
<b>1-unit, attached</b>	8.7%	528	15.2%	27,132	9.5%	341,204
<b>2 units</b>	0.8%	48	2.1%	3,690	9.4%	337,149
<b>3 or 4 units</b>	0.7%	45	3.1%	5,606	6.4%	231,044
<b>5 to 9 units</b>	3.1%	192	4.3%	7,692	4.8%	172,161
<b>10 to 19 units</b>	2.1%	131	4.3%	7,618	4.9%	177,064
<b>20 or more units</b>	2.8%	172	4.5%	8,000	10.4%	373,391
<b>Mobile Home</b>	0.0%	0	1.3%	2,265	0.9%	33,830
<b>Boat, RV, Van, etc.</b>	0.0%	0	0.0%	19	0.0%	685

	Delran		Moorestown	
	<i>Percent</i>	<i>Total</i>	<i>Percent</i>	<i>Total</i>
<b>1-unit, detached</b>	62.9%	6,436	77.5%	5,990
<b>1-unit, attached</b>	13.4%	4,049	8.0%	615
<b>2 units</b>	2.1%	133	1.6%	122
<b>3 or 4 units</b>	2.5%	161	1.9%	146
<b>5 to 9 units</b>	1.5%	97	2.5%	196
<b>10 to 19 units</b>	11.1%	715	2.3%	181
<b>20 or more units</b>	6.5%	421	6.2%	481
<b>Mobile Home</b>	0.0%	0	0.0%	0
<b>Boat, RV, Van, etc.</b>	0.0%	0	0.0%	0

Source: 2017 American Community Survey Table DP04, U.S. Census Bureau

Cinnaminson’s housing stock is predominantly single-family detached units, which comprises nearly 82% of the town’s housing stock. This rate is higher than Burlington County by 16.5%, and over 28% more than New Jersey as a whole, and more than both Delran or Moorestown. Consequently, Cinnaminson has considerably fewer multi-family dwellings compared to the County, the State, and neighboring municipalities. Given the

limited amount of developable in Cinnaminson, the municipality did zone for multifamily housing in the vicinity of the RiverLine light rail station. Subsequently, multifamily housing was constructed in this area. It is possible that neighboring lands may be suitable for additional multifamily housing near the light rail station.

**Figure 16: Year Structure Built**

	Cinnaminson Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
<b>Built 2010 or later</b>	6.3%	389	2.0%	3,598	2.0%	72,928
<b>Built 2000 – 2009</b>	10.0%	612	10.7%	19,080	9.3%	334,957
<b>Built 1990 – 1999</b>	7.2%	437	14.6%	26,101	9.5%	341,793
<b>Built 1980 – 1989</b>	3.5%	212	14.7%	26,167	11.9%	427,942
<b>Built 1970 – 1979</b>	9.0%	550	16.7%	29,821	12.8%	458,582
<b>Built 1960 – 1969</b>	33.6%	2,049	14.6%	25,991	13.5%	486,259
<b>Built 1950 – 1959</b>	19.4%	1,180	12.6%	22,402	15.2%	547,187
<b>Built prior to 1950</b>	11.0%	688	14.1%	25,018	25.7%	925,407
<b>Total</b>	<b>100.0%</b>	<b>6,097</b>	<b>100.0%</b>	<b>178,178</b>	<b>100.0%</b>	<b>3,595,055</b>

	Delran		Moorestown	
	Percent	Total	Percent	Total
<b>Built 2010 or later</b>	1.5%	96	0.9%	68
<b>Built 2000 – 2009</b>	12.9%	831	7.5%	580
<b>Built 1990 – 1999</b>	16.3%	1,047	15.5%	1,202
<b>Built 1980 – 1989</b>	6.3%	405	9.7%	747
<b>Built 1970 – 1979</b>	23.4%	1,505	7.7%	599
<b>Built 1960 – 1969</b>	20.3%	1,304	12.7%	985
<b>Built 1950 – 1959</b>	13.4%	863	17.1%	1,319
<b>Built prior to 1950</b>	6.0%	385	28.9%	2,231
<b>Total</b>	<b>100.0%</b>	<b>6,436</b>	<b>100.0%</b>	<b>7,731</b>

Source: 2017 American Community Survey Table DP04, U.S. Census Bureau

The age of Cinnaminson's housing stock reflects the periods of population growth and decline. Strong growth in the 1950's and 1960's is reflected by the large proportion of units being built during this period (53%) compared to the County (27.2%), State (28.7%) or neighboring municipalities Delran and Moorestown (33.7% and 29.8% respectively). As the population declined over the next 30 years, so did the number of new housing units, which account for less than 20% of the overall stock. As the Township has added population since 2000, new housing construction has followed, with the number of homes built post-2010 more than triple that of Burlington County, the State and neighboring municipalities.

**Figure 17: Value of Unit**

	Cinnaminson Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
<b>Less than \$50,000</b>	2.9%	144	3.2%	3,998	3.0%	62,199
<b>\$50,000 to \$99,999</b>	0.5%	26	3.6%	4,543	3.1%	63,801
<b>\$100,000 to \$149,999</b>	5.7%	285	10.7%	13,467	5.9%	120,820
<b>\$150,000 to \$199,999</b>	11.3%	570	17.8%	22,354	10.2%	209,336
<b>\$200,000 to \$299,999</b>	48.2%	2,429	30.6%	38,415	23.4%	480,964
<b>\$300,000 to \$499,999</b>	28%	1,411	26.1%	32,806	32.9%	675,916
<b>\$500,000 to \$999,999</b>	3.5%	176	7.2%	9,061	18.1%	370,890
<b>\$1,000,000 or more</b>	0.0%	0	0.7%	913	3.3%	68,147
<b>Median</b>	<b>\$267,500</b>		<b>\$245,300</b>		<b>\$321,100</b>	

	Delran		Moorestown	
	Percent	Total	Percent	Total
<b>Less than \$50,000</b>	3.1%	142	1.2%	73
<b>\$50,000 to \$99,999</b>	2.3%	106	0.3%	16
<b>\$100,000 to \$149,999</b>	6.9%	313	2.6%	155
<b>\$150,000 to \$199,999</b>	14.8%	674	4.5%	271
<b>\$200,000 to \$299,999</b>	49.9%	2,274	13.1%	795
<b>\$300,000 to \$499,999</b>	20.8%	948	29.0%	1,761
<b>\$500,000 to \$999,999</b>	1.9%	85	42.7%	2,587
<b>\$1,000,000 or more</b>	0.3%	12	6.7%	406
<b>Median</b>	<b>\$246,400</b>		<b>\$494,600</b>	

Source: 2017 American Community Survey Table DP04, U.S. Census Bureau

Cinnaminson, as a more affluent town than the County average, has higher home values, which are to be expected. The median home value in Cinnaminson is \$267,500, more than \$20,000 than Burlington County, but around \$53,000 less than the state median home price. This is consistent with neighboring municipalities, as Delran has a median home price that is \$21,100 less than Cinnaminson, but Moorestown median home price is nearly double that of Cinnaminson.

In conclusion, Cinnaminson Township is a moderately sized, middle to upper-middle-class, relatively homogenous community. Population growth in Cinnaminson Township appears to be recovering after a period of decline, with household size increasing and greater affluence than the County. The Township's population is slightly older than the County's and, reflective of recent census data, appears to be aging. Cinnaminson Township residents are, on average, wealthier than those in either the County or the State, though housing prices do not reflect this yet, as the median home price is well below that of the State. The combination of affluence and advanced age will likely lead to a demand for housing, goods and services that cater to this population. In addition,

the larger percentage of teenagers/young adults may justify increased investment in amenities catering to this population group as well. Moderate prices, proximity to a major employment center (Philadelphia), and public transit access may result in increased demand to live in the municipality, as evidenced by the Township's growth by over 12% since the last reexamination period. That being said, DVRPC is predicting very modest growth through the year 2045, indicating that the Cinnaminson may have reached a period of stabilization.

#### Center Designation/ Plan Endorsement

On April 28, 1999, the New Jersey State Planning Commission (NJSPC) endorsed the Route 130/Delaware River Corridor Strategic Plan (Plan), which was prepared by the Burlington County Office of Land Use Planning for twelve municipalities along the Route 130 Corridor, including Cinnaminson Township. The endorsement of the Plan resulted in the designation of six centers, one of which includes the East Riverton section of Cinnaminson Township, along the rail line. In 2009, the NJSPC extended the center designations to June 30, 2019. Subsequently, the NJSPC amended N.J.A.C. 5:85-7.21 to extend the expiration dates of certain plan endorsements, including the above-mentioned plan, to June 30, 2020. The Burlington County Bridge Commission is currently working with the New Jersey Office of Planning Advocacy on an update to the plan, which, once endorsed, will extend the center designation for another ten years. The plan endorsement process will include community input and coordination with State agencies and other municipalities within the Corridor. Consistency with local planning initiative is a critical part of the process.

Plan Endorsement is a voluntary review process that is designed to assist government agencies at all levels to develop and implement plans that will achieve the goals, policies and strategies of the State Plan. The plan endorsement process establishes a method by which government agencies at all levels may develop capital investment and planning decision-making mechanisms that are consistent with the State Plan and are coordinated. The end-product is intended to provide sufficient information so that the State Planning Commission, acknowledging the local context, can make a final determination as to the level of State Plan consistency achieved by the petitioner, and the petitioner's commitment to the implementation of the State Plan.

The purpose of the Plan Endorsement process is to reach the following goals by increasing the consistency among municipal, county, regional and State agency plans with each other and with the State Plan, and to facilitate the implementation of these plans.

The goals are to:

1. Encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage municipalities and counties to plan on a regional basis while recognizing the fundamental role of the municipal Master Plan and development regulations;
3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. Provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. Provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. Learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan.

#### Context Sensitive Vision Plan for the Route 130/Delaware River Corridor

With the adoption of the Route 130/Delaware River Corridor Strategic Plan and the endorsement from the State Planning Commission, implementation and continued planning was undertaken by the County in cooperation with the 12 communities within the corridor.

One of the major efforts embarked upon by the County was initiated in 2002. The Context Sensitive Vision Plan focused on the appearance of Route 130 in trying to bring about a unified vision for the corridor. Through a public participation process, the County and nine municipalities in the Corridor with a consultant team developed a vision plan, which identified recommendations to create a visual cohesion along the corridor.

Major recommendations were the identification of high-quality street elements including signs, sidewalks, crosswalks and lighting with the linear planting of trees, monument type signing and the incorporation of a type of lighting known as the "maxi pole". Other recommendations included four different cross sections for Route 130, which were based upon existing and proposed land use conditions. The recommendations were for the designating of a Super Boulevard, Urban Boulevard, Suburban Highway and Greenway.

Another recommendation of the Vision Plan was the identification of comprehensive redevelopment along the entire corridor at locations designated as high and moderately high in susceptibility for redevelopment. Approximately 75% of the corridor fell into this category.

The Plan also recommended the adoption of corridor-wide design standards and regulations for street edge landscaping, signing treatments and overhead utility wiring, protecting sensitive environmental features along the corridor and to use them as amenities. For landscaping it recommended treatment for trees, hedges and

groundcover. For example, trees should be planted in a linear pattern not farther than 20 feet apart and have a minimum caliper of 3 inches or 14 feet high at the time of planting.

Policy Four of the Plan called for the concentration of new development in nodes along the corridor. Specifically, the Plan identified three primary development areas that will "create a long-term market image and appeal for the nodes using high quality urban design and using progressive redevelopment legislation". It also urged the usage of transfer of development rights by identifying the nodes as receiving areas and down zoning other areas to prevent continuous strip commercial development. One of the primary recommendations were the designation of the Cinnaminson node.

The Node "indicates an area of development or concentration of activities, which would facilitate a place where people could shop, recreate, live and work". The Cinnaminson node or Node 13, as identified in the Vision Plan, contains approximately 3.5 million square feet of land, which could be redeveloped or demolished. Current buildings and structures located in the Node 1 area include: the closed Caldor building; a bank branch office; a pizza restaurant; a gasoline and service station; several motels; and residential units.

Beyond the recommendation for the Nodes there were specific policies overall for the corridor. The corridor was divided into 41 Redevelopment Areas. Each redevelopment area was determined by examining its existing land uses in relation to the proposed land uses along the corridor. Future land uses were based on a combination of current land uses as well as the four proposed street typologies for Route 130 and the proposed new street network adjacent to Route 130. Of the 41 redevelopment areas identified in the Plan, twelve involve Cinnaminson.

Cinnaminson has yet to incorporate any of the design standards from this plan.

### Stormwater Management Rules

Two sets of new stormwater rules were signed by NJDEP Commissioner Campbell on January 6, 2004 and were published in the February 2, 2004 issue of *the New Jersey Register*. Together the two sets of rules establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges.

The first set of rules is the Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules (N.J.A.C. 7:14A). These Rules are intended to address and reduce pollutants associated with existing stormwater runoff. The Rules establish a regulatory program for existing stormwater discharges as required under the Federal Clean Water Act. Under this program, municipalities, certain public complexes such as universities and hospitals, and State, interstate and federal agencies that operate or maintain highways, must secure permits. The permit program establishes the Statewide Basic Requirements that must be implemented to reduce nonpoint source pollutant loads. The Statewide Basic Requirements include measures such as: the adoption of ordinances (litter control, pet waste, wildlife feeding, proper waste disposal,

etc.); the development of a municipal stormwater management plan and implementing ordinance(s); requiring certain maintenance activities (such as street sweeping and catch basin cleaning); implementing solids and floatables control; locating discharge points and stenciling catch basins; and a public education component.

The second set of regulations is known as the Stormwater Management Rules (N.J.A.C. 7:8). These Rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, runoff quality controls and Category One buffers.

As a Tier A municipality, the Township is required to adopt a Stormwater Pollution Prevention Plan that describes the municipality's stormwater program, including details on the implementation of required statewide basic requirements. The Planning Board in implementing the rules is required to adopt a Stormwater Management Plan and to recommend a Stormwater Control Ordinance to the Township Committee. Until the ordinance is adopted, the Board must use the Residential Site Improvement Standards (RSIS) for stormwater management.

The new rules affect the Planning Board's review of new development. The rules emphasize, as a primary consideration, the use of non-structural stormwater management techniques including minimizing disturbance, minimizing impervious surfaces, minimizing the use of stormwater pipes and preserving natural drainage features.

On June 20, 2016, the Department of Environmental Protection (NJDEP) adopted changes to the Stormwater Management Rules, N.J.A.C. 7:8, for consistency with the Flood Hazard Area Control Act Rules regarding development in flood hazard areas and the preservation of vegetation and habitat within and adjacent to surface waters. According to its public notice, the NJDEP is currently proposing new amendments "to replace the current requirement that major developments incorporate nonstructural stormwater management strategies to the "maximum extent practicable" to meet groundwater recharge standards, stormwater runoff quantity standards, and stormwater runoff quality standards, with a requirement that green infrastructure be utilized to meet these same standards. The Department is proposing to clarify and modify the definition of major development, which defines the scope of projects to which these rules apply."

## Affordable Housing

In 2014, Cinnaminson filed declaratory judgment of its compliance with the Mount Laurel doctrine and Fair Share Housing Act of 1985, N.J.S.A 52:27D-301 et seq. Cinnaminson Township Committee has approved the Affordable Housing Settlement Agreement with FSHC that was reached in 2018. As part of the agreement, FSHC and the Township agreed that the Township's affordable housing obligations are as follows:

- Rehabilitation Share: 30
- Prior Round Obligation: 331
- Third Round (1999-2025) Obligation: 315

The Township will continue to meet its Rehabilitation Share through its contract with the Burlington County CDBG program. Additionally, the Township has met its Prior Round obligation through a variety of mechanisms, including an inclusionary development, group homes, a Regional Contribution Agreement (RCA) with Pemberton Township, zoning, prior cycle credits and rental bonuses as detailed in the Settlement Agreement.

The Settlement Agreement recognizes that the Township's is eligible for a vacant land adjustment. It additionally identified 114 credits from prior projects and commitments, which were applied to its Third Round Obligation of 315 units. After reducing the third-round obligation by the 114 credits, the Township's remaining unmet housing obligation is 201 units. Cinnaminson agrees to meet this obligation by permitting affordable housing in overlay zones in the following locations:

- a. *Light Rail Line Overlay Zone - Broad/River Street - Bannard Street, Blocks* (north side) 309, 408, 407, 405, 406, 404, 403, 402, 401, 503, (south side) 409, 414, 415, 420, 421, 426, 504, 505, 508, 507, 601
- b. *Haines to Pep Boys Overlay Zone* (along Route 130 NB from Pennsauken Creek to Church Road)
- c. *Town-wide set-aside ordinance* - The municipality agrees to adopt an ordinance that provides that an affordable housing set-aside of 20%, if the affordable units will be for-sale, and 15%, if the affordable units will be for rent, shall be required for all new multi-family residential developments of five (5) or more additional units (over and above those already permitted as of right) that are developed at a density of six (6) or more units per acre which developments become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or a new or amended redevelopment plan or a new or amended rehabilitation plan. This does not give any developer the right to any such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief. This provision shall not apply to sites zoned for inclusionary residential development or for which an inclusionary residential redevelopment plan has been adopted consistent with the municipality's Court approved Housing Element and Fair Share Plan, which sites shall

comply with the applicable adopted zoning. No site shall be permitted to be subdivided so as to avoid compliance with this requirement.

To provide a realistic opportunity for the development of additional affordable housing that will be developed or created through means other than inclusionary zoning, Cinnaminson is working with MEND/Lutheran Social Ministries to create 54 units of 100% affordable age-restricted housing. Finally, Cinnaminson agrees to meet the 13% very low-income requirement on all units constructed or granted final site plan approval on or after July 1, 2008 by relying on special needs units and the overlay zones mentioned above.

#### Land Development Ordinance

The following changes were made to the Land Development Ordinance since the last Reexamination report:

- Section 411-4 entitled “Powers and authority of municipality and furtherance of Redevelopment Plan” was amended to prohibit any changes to the terms/requirements of the Redevelopment Plan/Ordinance that was not in the form of an amendment to the plan by the Governing Body. The Township Committee was also noted as the reviewing authority for proposed redevelopment projects prior to submission to the Planning Board or ZBA.
- Section 525-188 (E) was amended to enhance enforcement/collection efforts for delinquent development fees.
- Section 411-8(C) entitled, “Prohibited Uses” related to uses within the BD Business Development District, was amended at subparagraph (2), “Amusement Centers”.
- Section 411-8(A) entitled, “Principal Permitted Uses” related to uses within the redevelopment sections in the BD Business Development District, was amended at subparagraph (1), to add “Health Club/Fitness Center” and “Drive Thru Restaurants” the following items as permitted uses within the redevelopment sections.
- Section 411-8(C) entitled, “Prohibited Uses” related to uses within the redevelopment sections in the BD Business Development District, was supplemented to add “Car Washes” as a prohibited use, as well as a restating of other prohibited use requirements and renumbering of the current subparagraph 31.
- Section 525-81(C) was amended to better define “Truck and Busing Terminals and Transshipment Facilities” to not include facilities whose primary activity is the production, assembly, handling, packaging, storage and/or distribution of goods, wares and/or merchandise.
- Section 525-65(A) entitled, “Principal Permitted Uses” related to uses within the BD Business Development District, was amended at subparagraph (1), to add “Health Club/Fitness Center” and “Drive Thru Restaurants” as permitted uses with the District: Section 525-65(C) entitled, “Principal Permitted Uses” related to uses within the BD Business Development District, was supplemented to add “Car

Washes” as a prohibited use, as well as a restating of other prohibited use requirements.

- Sections 525-20, 525-65, and 525-97 were amended to apply new definitions and design standards to golf courses/clubs/country clubs.
- Section 525-3, entitled: “Establishment of Zones”, was amended to add to the list of zoning classifications and zoning districts, the “HC Highway Commercial” zoning classification, as well as a new Section 525-84 was added to implement the new zone. The purpose of the new HC Highway Commercial zoning classification is to “provide rules, regulations and standards for the permitting of uses within the Route 73 area in the Township of Cinnaminson...”
- Section 525-4, entitled: “Zoning Maps; District Boundaries”, was amended to revise the reference to the zone map of Cinnaminson Township from the map last revised on February 8, 2002, as authorized last by Ordinance 2002-3, and to re-zone the following:
  - Properties along Route 73 from BD Business Development District to “HC Highway Commercial” District;
  - Properties along Route 73 from BD Business Development District, to an R-3 Residence District;
  - Properties in and/or near the Broad Street, North Pompess Avenue, North Randolph Avenue, Delaware Drive and North Reed Street areas from IND Industrial District and R-4 Residence District to LI Light Industrial District; and from existing R-4 and LI classifications to PUD Planned Unit Development District,
- Section 525-102, entitled: “Accessory Structures 100 square feet or less”, was supplemented to add a new paragraph “C” that prohibited, temporary carports, car tents, vehicle canopies, portable garages and other similar structures used for storage as further defined in Section 525-105.
- Section 525-105, entitled: “Capacity of accessory garage”, was repealed and replaced to provide new space, height, and storage limits for motor vehicles.
- New regulations relating to electronic billboards were adopted by the township
- Sections 411-8(A) and 525-65(A) were amended to add new language and regulations pertaining to convenience stores with motor fuel dispensing.
- Chapter 446 was amended to add new sections that addressed stormwater concerns about private storm drain inlet retrofitting and dumpster container leaks.
- Section 525-109 was amended to add new language requiring site plan review by the Planning or Zoning Board for buildings located in the BD, BD (Redevelopment), and HC zones that have been vacant for nine (9) months or more. This section was later rescinded.

- Section 525-189 was amended to include language that considered previously unimplemented land use approvals rescinded where the same property was subject to a new approval of a different application.
- All sections of the Code were amended to delete reference to an Environmental Commission, as the Township has an Environmental Advisory Board instead.
- Chapter 379 of the Code entitled “Parking and Roadway Obstructions” was amended to include new definitions and parking prohibitions/violations and applicable penalties.
- Section 525-109(F) of the Code of the Township of Cinnaminson, entitled: “Site Plans”, was amended to remove reference to “Light Industrial” and “Industrial” zones. This section was later rescinded.
- Chapter 525 of the Township Code was amended to repeal certain sections of the Code establishing land use procedures and a new Chapter 330 was created entitled “Land Use Procedures.” Chapter 455 was repealed in the creation of Chapter 330.

#### Cinnaminson RiverLine Station Area

A growing regional demand for warehouses and distribution facilities has affected many of the communities along the Route 130 Corridor. Municipalities such as Burlington Township and Florence Township have experienced a boom in development as access to the New Jersey Turnpike has improved. Cinnaminson Township, with its proximity to Interstate 95 via the Betsy Ross Bridge may capitalize on the same market. Industrial areas along Industrial Highway, Union Landing Road and Taylor’s Lane may be ripe for redevelopment, which would add jobs, while expanding the ratable base. Although, new development would cause an increase in traffic, locating in close proximity to the light rail station would help reduce employee passenger vehicles on the road. The Amazon facility in Florence is a good example.

## **VI. RECOMMENDED SPECIFIC CHANGES TO THE MASTER PLAN AND DEVELOPMENT REGULATIONS**

### **Recommended Master Plan Changes to the various Master Plan Elements:**

The following relevant recommendations remain unimplemented from the 2005 Master Plan Reexamination Report:

- Revise the 2009 Land Use Element for consistency with the Master Plan.
- Prepare a new Open Space and Recreation Plan (OSRP) that incorporates existing community facilities and identifies future open space and community facility needs.
- Continue to encourage the redevelopment of vacant and underutilized industrial sites into comprehensively planned, diverse light industrial/research and development/office complexes which capitalize on the Township's access to the regional transportation network and proximity to major population and employment centers.
- Continue to encourage the redevelopment of vacant and underutilized commercial sites located along Route 130.
- Review and revise the Township's current home-based occupation zoning regulations by providing an updated description of permitted and prohibited uses and setting forth more definitive requirements to ensure compatibility with surrounding residential uses and neighborhoods. This should include parking and loading/unloading requirements for delivery and service vehicles.
- The Planning Board should update its goals and objectives to reflect the priorities of the Planning Board and the preparation of new elements to its Master Plan and the updating of existing elements.
- The Planning Board should prepare a Policy Statement as required by N.J.S.A. 40:55D-28d of the MLUL, indicating the relationship of the proposed development of the municipality, as developed in the Master Plan to (1) the Master Plans of contiguous municipalities, (2) the Master Plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c.398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c.39 (C. 13:1E-1 et seq.) of the county in which the municipality is located".
- The Planning Board should adopt a Stormwater Management Plan and to recommend a Stormwater Control Ordinance to the Township Committee, as well as address stormwater regulations based on the changes in the new stormwater rules and regulations.
- Adopt standards to encourage private recreational facilities to remain as open space.

## **EDC recommendations**

The Cinnaminson Economic Development Committee provided the following recommendations to the Planning Board to be included within this Reexamination Report:

- Continue to support the development of a transit village along the Light Rail line including various housing elements and amenities. Explore the use of the Township's affordable housing trust fund account to support infrastructure improvements that access low and moderate-income housing sites
- Continue to upgrade dated infrastructure including highway, traffic and stormwater. This could include implementing the recommendations of the Pennoni Report for Stormwater Drainage Improvements dated August 5, 2019.
- Participate in sound regional planning with neighboring communities.
- Encourage a uniformed streetscape along the Route 130 Business Corridor at appropriate locations.
- Develop a policy for addressing maintenance/upkeep of vacant commercial buildings (i.e. signage, landscape)
- Develop enforcement standards for banners and temporary signs
- Review Township policy on electronic signage

## **Additional recommendations**

- Review the zoning ordinance for the industrial zone to determine future permitted uses
- Explore opportunities to increase amenities promoting services to the growing senior and young adult (15-24) populations in the Township
- Engage in the voluntary Plan Endorsement process to ensure consistency with the State Plan
- Continue to implement the required zoning and ordinance changes to comply with the terms of the Settlement Agreement.
- Seek certification by Sustainable Jersey under either their bronze or silver status by passing a resolution that states the Township's intent to pursue Sustainable Jersey certification
- Consider the intersection improvements identified in the 2018 Burlington County River Route Corridor Study and incorporate the recommendations into the Township's Circulation Plan Element where deemed appropriate by the Planning Board
- Improve and enhance the Route 130 streetscape where possible, including improved signage, lighting, landscaping, and streetscaping regulations.
- Consider appropriate locations for the development of public electric vehicle infrastructure as part of any update to the Circulation Plan Element, and modify the local development regulations as necessary to facilitate the development of public electric vehicle infrastructure

## VII. REDEVELOPMENT PLANNING

The Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides municipalities with the opportunity to redevelop or rehabilitate an “area in need”. The LRHL broadly defines “redevelopment” as:

clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

“**Rehabilitation**” is defined as:

an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

N.J.S.A. 40A:12A-3.

A municipality may request that the planning board recommend, and the governing body designate, specific areas as being in need of redevelopment or rehabilitation in accordance with the LRHL and make recommendations for the redevelopment or rehabilitation of such areas in a redevelopment plan. As such, the municipality may “do all things necessary or convenient to carry out its powers.”

N.J.S.A. 40A:12A-8.

Upon the adoption of a redevelopment plan, the LRHL permits a municipality to “proceed with the clearance, replanning, development and redevelopment of the area designated in that plan”. And, in so doing, a municipality is granted the following very broad powers, which generally stated, include the right to: undertake redevelopment projects, issue bonds; acquire property; acquire, by condemnation, any land or building which is necessary for the redevelopment project; contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; as well as make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and

improvements, and require the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

In accordance with the LRHL, the Cinnaminson Township Committee has the powers to cause a preliminary investigation to be made as to whether an area is in need of redevelopment or rehabilitation and based upon the investigation, to make a formal determination, and, upon such determination, to adopt a redevelopment plan.

Under the LRHL, it would be the Cinnaminson Planning Board, upon authorization of the Township Committee that would conduct the preliminary investigation, hold the required public hearing, and make its recommendations to the Township Committee regarding whether an area should be designated. The Planning Board would then prepare the redevelopment plan in accordance with the statute. Cinnaminson Township could directly implement the redevelopment plan itself and carry out the redevelopment project or do so through a municipal redevelopment agency or municipal housing authority. N.J.S.A. 40A:12A-4.

### **Areas in Need of Redevelopment**

In order to declare a portion of Cinnaminson Township an "area in need of redevelopment," the Planning Board and Township Committee would need to find that at least one of the following conditions (as stated in the LRHL) applied:

- a) "The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions";
- b) "The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable";
- c) "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital";
- d) "Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community";
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of

improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general”;

- f) “Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated”;
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone. [Note that subsection “g” is not applicable in Cinnaminson Township]
- h) “The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

N.J.S.A. 40A:12A-5. It is not necessary for every single property within an area be found to be “in need of redevelopment” as long as the area as a whole is found to be in need. Under the LRHL “a redevelopment area” as defined in N.J.S.A. 40A:12A-3 “may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

## **Areas in Need of Rehabilitation**

Redevelopment may not be necessary in an area where the acquisition and assembling of land or the incentives of tax exemptions are not realistic, practical or necessary. In such instances, a Township may opt for designating an "area in need of rehabilitation" which provides the municipality with options similar to redevelopment powers, minus eminent domain and long-term tax exemptions; instead authorizing short term tax incentives. Recent legislative amendments, moreover, now permit a municipality to undertake "Non-Condensation Redevelopment," where at the beginning of the process, the decision is made to forgo condemnation; a convenient step is condemnation is problematic.

In order to declare a portion of Cinnaminson Township an "area in need of rehabilitation," the Planning Board and Township Committee would need to find that at least one of the following conditions (as set forth in the LRHL) applied:

1. a significant portion of structures therein are in a deteriorated or substandard condition;
2. more than half of the housing stock in the delineated area is at least 50 years old;
3. there is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. there is a persistent arrearage of property tax payments on properties in the area;
5. environmental contamination is discouraging improvements and investment in properties in the area; or
6. a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

N.J.S.A. 40A:12A-14.

## **Redevelopment Plans**

Cinnaminson has a number of areas currently under redevelopment plans including:

- Block 1304, Lots 18-20 & Block 1305 Lot 1 (aka Lidl Site)
  - As per the redevelopment plan dated 11/16/2018, the area is approximately 10 acres and contains the former Azalea Farm (Block 1304, Lot 18), Garden State Inn (Block 1304, Lot 19), Friendly's Restaurant (Block 1304, Lot 20) and a former gas station that has been demolished (Block 1305, Lot 1).
  - This site is under a redevelopment agreement that includes a proposed Lidl grocery store, an existing Friendly's Restaurant with revised parking

and stormwater management facilities, and two proposed pad sites on Block 1304, Lots 18, 19 and 20.

- Block 1004, Lot 13.03 (aka Old Acme Site)
  - As per the redevelopment plan dated 9/23/18, the area is 7 acres in size and contains a vacant former Acme store, parking lots in the front and rear yards of the building, landscaping, lighting and other site improvements. A self-storage facility, day care center, and IHOP restaurant have received site plan approval and construction is to begin shortly. One additional pad site is planned.

Block 610, Lots 2.01, 2.02, 2.03, 3 and Block 702, Lots 39 and 40, part of which includes the Seabox/Hoeganaes site, has been declared an Area in Need of Rehabilitation by the Township Committee. A Redevelopment Plan, with applicable bulk standards, is being drafted, and Block 702 Lot 40 has received final approval for a site plan in November 2019.

### **Possible Areas for Redevelopment**

The Cinnaminson Planning Board has determined that the Colonial Square Shopping Center meets the criteria for an Area in Need of Rehabilitation. At this time, the Township Committee has taken no further action.

### **Post- Redevelopment**

Since the Township has successfully redeveloped many of its designated sites, the majority of which are now fully built out, Cinnaminson should consider sunsetting or rescinding the redevelopment designations. The areas would then revert to the existing underlying zoning, or new standards could be drafted. This will allow the current owners to not have to seek changes in the redevelopment plan(s), under which action would need to be taken by the governing body to amend the plan, but rather they would go before the Planning Board with any plans to change the use, or add items which were not permitted in the redevelopment plan.