

**CITY OF BORDENTOWN
BURLINGTON COUNTY, NEW JERSEY
REEXAMINATION OF MASTER PLAN
July 3, 2002**

STATUTORY REEXAMINATION OF MASTER PLAN

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six 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 county planning board and the municipal clerk of each adjoining municipality...

The City of Bordentown Master Plan was reexamined on July 1993. The City Planning Board prepared and adopted the previous master plan on July 18, 1983.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a. 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.

MAJOR OBJECTIVES

The 1993 master plan update adopted the purposes of planning and zoning, which are set forth in N.J.S.A. 40:55D-2, as Bordentown's local land use objectives. While laudable in principle, using the purposes of planning and zoning set forth in the MLUL requires more specificity vis-à-vis the local land use issues which are important to Bordentown.

General Goals and Objectives

The 1993 master plan set forth the following general goals and objectives that were taken from the Municipal Land Use Law, N.J.S.A. 40:55D-2 to provide specific guidance for development of land in the City:

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.

3. To provide adequate light, air and open space.
4. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion of blight.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site.
12. To encourage senior citizen community housing construction.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
14. To promote utilization of renewable energy resources.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

Specific Goal

The 1993 master plan established the following specific goal:

To serve the needs and interests to [sic] all the City of Bordentown residents by providing constructive and creative opportunities through the continuation and development of facilities and programs that strengthen community life.

Specific Objectives

The 1993 master plan provided the following specific objectives for achieving the aforementioned specific goal:

1. Acquire, develop and rehabilitate parks, recreation areas, and community facilities.
2. Prioritize and continue the Capital Improvement Program.
3. Preserve open space.
4. Establish a program for the development of the Waterfront.
5. Preserve the heritage within the City and examine historic district portion of zoning.
6. Improve and restore the use of existing buildings off Main Street.
7. Encourage and promote growth in the business community.
8. Improve the physical condition of neighborhoods through the Neighborhood Preservation Program.
9. Complete self evaluation and transition plan for compliance with the Americans with Disabilities Act (ADA).
10. Revise code enforcement program.
11. Re-examine land use and zoning for future growth.
12. Update the improvement ordinances.
13. Address the Housing Fair Share Plan.
14. Examine and review the State Development and Redevelopment Plan.

PROBLEMS AND RECOMMENDATIONS

Land Use Plan

The Land Use Plan Amendment of the 1993 master plan identified the following problems with respective recommendations, which have been condensed due to the interest of brevity:

1. In an effort to preserve the historic heritage of Bordentown City, guarantee good property values and beautiful neighborhoods and promote community pride, the historic district was expanded to include almost the entire City.
2. Concerns about protecting areas of existing water bodies, flood plains, riparian lands, wetlands, steep banks and other environmentally sensitive land were expressed in the 1993 master plan. The plan recommended the creation of an Environmental Management Zone that included "land from the center of the water body inland to elevation 50.00."

3. The 1993 master plan recommended creating the SRC Specially Restricted Commercial Zone in an effort to provide for well planned and integrated uses such as campus type office parks, corporate headquarters and similar attractive large site, low density coverage. The SRC zone would change permitted uses from residential uses to aforesaid commercial uses. Such a change was based on the planning board's belief that a better balance between residential and commercial uses was needed in the City.
4. The 1993 master plan recommended changing the name of the Local Commercial Zone to Town Center Zone to more accurately reflect the nature of the district, which contains "the hub of activity for the City of Bordentown."
5. The remaining five acres of the Saint Clares Monastery (Block 1404, Lot 24) was examined by the 1993 master plan to identify alternate uses that would be compatible with the surrounding residential neighborhood, park and church. The entire parcel is located in the R-2 Residential Zone. The master plan recommended the following uses for the five-acre portion of the parcel: educational; senior citizen housing; professional offices; health care; and expansion of Gilder Field.
6. The 1993 master plan recommended rezoning Block 1701, Lot 15 from R-1 Residential Zone to R-3 Residential Zone in order to more accurately reflect existing high density residential development.
7. Based on a study of the R-3 Residential Zone comprising Lot 2 in Block 1101, Lot 5 in Block 1101, Lots 1 and 2 in Block 1102, and Lot 1 in Block 1301, the 1993 master plan recommends permitting light industrial uses as conditional uses in the R-3 zone. The following light industrial uses are included: office buildings, offices or corporate headquarters for an administrative, executive, business, utility, professional or similar organization; scientific research or development laboratory; indoor storage or warehouse with specific restrictions and requirements; manufacture or preparation of pharmaceutical products and medical supplies; printing, publishing or engraving; light manufacturing or the assembling of products of light manufacturing; and manufacture, assembly or repair of small electrical and electronic devices and similar devices, equipment and parts. The master plan set forth the following yard and height requirements: maximum building height is 2-1/2 stories or 35 feet whichever is lesser; minimum lot width is 55 feet; minimum front yard is 20 feet; minimum total for two yards combined is 16 feet; minimum side yard is 4 feet; and minimum rear yard is 20 feet.
8. The 1993 master plan expressed a concern about screening outdoor storage areas. The master plan recommended several methods and measures for properly screening such areas.

Recreation Plan

The Recreation Plan of the 1993 master plan provided the following recommendations:

1. All recreation and park facilities [should be] rehabilitated to conform to ADA standards.
2. Develop a comprehensive maintenance program on a yearly basis for all facilities.
3. Tennis courts and parking area at Gilder Field [should] be resurfaced.
4. Athletic facilities [should] be illuminated to provide the greatest use.
5. Acquisition of the Ocean Spray ballfield [*sic*] and open space adjacent to field.

6. Establish the waterfront area to include boat ramps and picnic areas.

The Recreation Plan recommended expanding the City's recreation and park facilities to include five locations (Lot 33 in Block 902, Lot 2 in Block 1601, Lot 1 in Block 1303, Lot 41.01 in Block 801 and Lot 35 in Block 801).

Historic Preservation Plan

The 1993 master plan contained an Historic Preservation Plan. This plan set forth extensive rules and regulations for the historic district and provides numerous actions to be undertaken by local Landmarks Commission.

Housing Fair Share Plan

A Housing Fair Share Plan is provided in the 1993 master plan. The Housing Fair Share Plan concluded that "three additional units of affordable housing can be provided by 1992" and no changes to the City's zoning are necessary to provide for the "net need of three affordable dwelling units." The Housing Fair Share Plan made the following recommendations:

1. Revise the 1991 housing element to conform to the 1990 [United States Census]; 1993 Master Plan Reexamination and 1993 COAH (New Jersey Council on Affordable Housing) new Calculation Need.
2. [Applied] to COAH for an adjustment to the fair share allocation number; update the affordable housing inventory; inventory of land available for housing; and adjust to the 1990 [United States] Census information.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The following conditions have changed vis-a-vis the 1993 Master Plan Update:

MAJOR OBJECTIVES

General Goals and Objectives

The general goals and objectives (numbers 1 – 15) taken from the Municipal Land Use and incorporated into the 1993 master plan are still valid and should remain in tact to guide the development and redevelopment of the City of Bordentown.

Specific Goal

The specific goal, which was established in the 1993 master plan, to serve the needs and interests of all the City of Bordentown residents by providing constructive and creative opportunities through the

continuation and development of facilities and programs that strengthen community life remains a guiding principle for the development and redevelopment of the City of Bordentown.

Specific Objectives

The following summary discusses the changes that have occurred relative to the specific objectives set forth in the 1993 master plan:

1. Acquire, develop and rehabilitate parks, recreation areas, and community facilities.

Response – The City has accomplished and/or needs the following:

- Upgraded the Carslake Community Center with a commercial kitchen, seating capacity for 150 people, new restroom, conference room, new parking lot, playground equipment and multipurpose room.
- Upgraded Gilder Field with concrete seating, scoreboard and warning track for the baseball field.
- Acquired lands for the Second Street Park; developed a playground. Currently working on park to improve lighting, walkway and landscaping.
- Upgraded Hilltop Park with landscaping and lighting. Need to replace fencing and improve walkway.
- Improved concrete boat ramp and floating dock; provided breakwater in summer; and upgraded area with tables and picnic benches and trees.
- Improved pocket park on West Street.
- Upgraded various planting areas throughout the City.
- Provided monuments – Thomas Paine at Prince Street, and Bordentown Military Institute (BMI) school site.
- Completed comprehensive Shade Tree Master Plan in 1999.

2. Prioritize and continue the Capital Improvement Program.

Response – The City has accomplished and/or needs the following:

- Obtained grants to improve handicap ramps, various areas in need of pavement and curbing replacement.
- Established street renewal program.
- Need to revisit improvement ordinance on an annual basis.

3. Preserve open space.

Response – The City has accomplished and/or needs the following:

- Acquired lands along Second Street for open space.
- Need serious discussion about acquiring other environmentally sensitive areas for open space purposes.
- Created the City Environmental Commission, which is charged with preparing a natural resource inventory for the City, investigating sites for open space preservation and prioritizing sites for open space acquisition.

4. Establish a program for the development of the Waterfront.

Response – The City has accomplished and/or needs the following:

- As indicated above, the concrete boat ramp, floating dock and breakwater are provided, along with tables, picnic benches and trees.

5. Preserve the heritage within the City and examine historic district portion of zoning.

Response – The City has accomplished and/or needs the following:

- In 1984 the City Commissioners adopted an ordinance establishing the historic district and its regulations. There is a need to revisit the ordinance and develop new policies and regulations to strengthen historic preservation in the City. There is also a need to educate owners of historic buildings, structures and residences about the importance of preserving the historic resources and heritage of Bordentown City. Further, there is a need to develop a program to help fund historic preservation and renovation in the City.

6. Improve and restore the use of existing buildings off Main Street.

Response – The City has accomplished and/or needs the following:

- Varied success – the housing inspection program, which requires inspection before a change in occupancy occurs, is successful for upgrading units; other programs and techniques must be explored to advance this objective.

7. Encourage and promote growth in the business community.

Response – The City has accomplished and/or needs the following:

- The City had undertaken a successful Main Street program in the early 1980s. With a fulltime manager, the City was able to redevelop an attractive streetscape along Farnsworth Avenue, thus improving the local business setting. The Main Street program is no longer in effect, and the City no longer has a manager for the downtown business district. There is a need to explore whether the City should apply for inclusion in the New Jersey Main Street program to improve and manage the downtown business district.
- Over the years, the Downtown Business Association (DBA) has been able to coordinate business activities and events to create a positive business environment. There is a need for a better coordination among the City, DBA and businesses.
- There is a need to revisit zoning requirements for the downtown business district in order to encourage restaurants and specialty stores and shops to locate in the district.
- Parking and circulation in the downtown business district needs to be studied for improvement.

8. Improve the physical condition of neighborhoods through the Neighborhood Preservation Program.

Response – The City has accomplished and/or needs the following:

- During the 1980s, the City participated in the state-sponsored Neighborhood Preservation Program (NPP) making improvements to streets and the storm drainage system and rehabilitating houses. Since 1993, the City has not participated in any improvement programs. There is a need to revisit and reevaluate opportunities to

participate in such programs, i.e., Small Cities and NPP, to improve the physical condition of the City's neighborhoods.

9. Complete self evaluation and transition plan for compliance with the Americans with Disabilities Act (ADA).

Response – The City has accomplished and/or needs the following:

- Upgraded curbs and ramps for ADA compliance.
- Continuing to make improvements to the Carslake Community Center.
- There is a need to investigate replacing the municipal building, which is not ADA compliant.

10. Revise code enforcement program.

Response – The City has accomplished and/or needs the following:

- The City has actively enforced its codes.
- A maintenance code is now in effect and may require “fine tuning.”
- A change-in-occupancy code is in effect, requiring inspections of all dwelling units when occupancy changes.

11. Re-examine land use and zoning for future growth.

Response – The City has accomplished and/or needs the following:

- The reexamination of the master plan represents the first step in studying the City for future growth.

12. Update the improvement ordinances.

Response – The City has accomplished and/or needs the following:

- There is a need to resolve conflicts that arise from the New Jersey Residential Site Improvement Standards code and historic preservation and traditional city settings that are found in the City of Bordentown. Special standards for the City must be developed and submitted to New Jersey Department of Community Affairs for approval.
- In addition, there is a need to reexamine buffering and circulation requirements in the City and permitted uses in the City's commercial district.

13. Address the Housing Fair Share Plan. On November 8, 2001, Honorable John A. Sweeney, A.J.S.C. entered a Jurisdictional and Protective Order verifying compliance of the City's Housing Element and Fair Share Plan with the Fair Housing Act, retaining this matter under the Court's jurisdiction, requiring the City to submit a third-cycle Housing Element and Fair Share Plan after the New Jersey Council on Affordable Housing (COAH) releases its new third-cycle housing obligations for New Jersey and protecting the City against litigation challenging the City's Housing Element and Fair Share Plan and land use regulations. The City has engaged the services of a planner to prepare the third-cycle Housing Element and Fair Share Plan. At the time of preparing this reexamination report COAH has not released the third-cycle housing obligations for the State.

Response – The City has accomplished and/or needs the following:

- The City is currently in the process of addressing its COAH obligation.
14. Examine and review the State Development and Redevelopment Plan. The 1993 master plan included an analysis and discussion about the City's planning efforts and the 1992 State Development and Redevelopment Plan (SDRP). The New Jersey State Planning Commission adopted the updated and revised SDRP on March 1, 2001. A new analysis is needed for comparing the City's planning efforts in an updated master plan with the 2001 SDRP.

Response – The City has accomplished and/or needs the following:

- After the Planning Board completes this reexamination report of the City's master plan, the Planning Board will prepare a new master plan that comports with the 2001 SDRP.

PROBLEMS AND RECOMMENDATIONS

Land Use Plan

The following changes have occurred relative to the problems and recommendations set forth in the Land Use Plan Amendment of the 1993 master plan:

1. The historic district was not officially expanded with regulations.
2. The Environmental Management Zone was not created.
3. The SRC Zone was not created
4. The Local Commercial Zone was not changed to Town Center Zone.
5. The recommended changes to the R-2 Zone were not made to the St. Clares Monastery.
6. The parcel, which is identified as Block 1701, Lot 15 and on which the existing Park Apartments are located, was not rezoned from R-1 to R-3.
7. The recommended light industrial conditional use was not added to the R-3 Zone.
8. The recommended screening requirements were not added to the land development regulations.

Recreation Plan

1. Not all recreation and park facilities were rehabilitated to conform to ADA standards.
2. A comprehensive maintenance program was not prepared. Notwithstanding, the City does work well with various organizations and associations to maintain recreational facilities. A maintenance program may not be needed. There is a need to reevaluate this recommendation.
3. The tennis courts were removed, and parking area at Gilder Field was resurfaced.
4. Athletic facilities were not illuminated.
5. The Ocean Spray ball field and open space were not acquired.

6. The boat ramps and picnic areas were provided along the waterfront.
7. The recreation and park facilities have been expanded.

Historic Preservation Plan

The historic preservation plan was not implemented. Due to concerns and disagreement in how to implement the plan, the City Commissioners did not enact the plan. There is a need to educate the public about the importance of preserving the City's history and historic sites, buildings and structures. The issue of implementing a historic preservation plan should be revisited.

Housing Fair Share Plan

The previous subsection that addresses Specific Objectives provides a discussion regarding the Housing Element and Fair Share Plan. The City must prepare a new plan after COAH releases the third-cycle obligations established for all municipalities in New Jersey.

NEW CONDITIONS

The following new conditions are identified:

1. New Jersey Transit will provide light rail transit passenger service, which will run from Trenton to Camden on the existing freight rail line that traverses the northern-central portion of the City. Operation of the system is anticipated to commence at the beginning of 2003. A light rail transit station stop is under construction at the foot of Park Street in the City. Opportunities for economic development as well as issues regarding traffic should be addressed.
2. Changes in the work place and advances in technology have increased the demand for home-based occupations in the City. Local land use regulations should be revised to recognize these changes and properly control such uses.
3. The New Jersey Department of Environmental Protection has shifted emphasis on controlling point and non-point source pollution from a site-specific basis to a watershed management basis. These policy and program changes emphasize the need for inter-municipal cooperation and agreements.
4. The need to provide parking in strategic locations for residents and patrons of businesses has grown. The light rail station stop parking lot that is currently under construction might serve a dual purpose accommodating light rail passengers, residents and patrons.
5. There is heightened interest in the environmental assets of the City and surrounding areas along the Delaware River and its tributaries. Opportunities to create greenways and parks exist. The Delaware River Heritage Trail, which is sponsored by the United States Parks Service and being planned and designed by Burlington County and the municipalities through which the trail traverses, offers an opportunity to access the riverfront.
6. As a location along the crossroads of the American Revolution, Bordentown City has historic tourism opportunities. The City has potential for biking and walking tours and trails, as well as access to the waterfront for boating opportunities.

7. There is a pronounced change in perception of Bordentown City – it is no longer a “sleepy bedroom community.” The City is forming a new identity as not only a residential community but also a destination for shopping, entertainment and recreation. New ideas about the needs of the City and “quality of life” in Bordentown are emerging.

C. CHANGING ASSUMPTIONS AND OBJECTIVES

C.40:55D-89c. provides that the reexamination report shall state:

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.

NEW ASSUMPTIONS

The 1993 master plan did not contain assumptions that would affect planning efforts for the development and redevelopment of the City.

The following new assumptions are made for the reexamination report as the basis for a new master plan:

1. Based on the 1990 and 2000 U.S. Censuses of Population, Bordentown’s population decreased from 4,341 in 1990 to 3,969 in 2000, representing a decrease of 372 or 8.6 percent. In 1990 the median age for City residents was 35 years; in 2000 the City’s median age increased to 37.9 years. During the ten-year period from 1990 to 2000, the City experienced a net increase in housing units while the population declined. Since the entire 2000 U.S. Census has not been released, it is assumed that number of households has increased but the size of households has declined. Further, it is assumed that Bordentown’s population will grow as more infill development occurs, vacant housing units are rehabilitated and a turnover in householders occurs when older householders leave or pass on and younger householders with family growth potential enter the units.
2. The demand for home-based occupations will increase due to changes in the work place and advances in technology. It is assumed that there is a need to continue monitoring home-based occupations to ensure adequate regulatory controls are established to promote appropriate home-based occupations in Bordentown and to protect surrounding residential uses and neighborhoods from potential negative impacts.
3. It is assumed that New Jersey Transit will operate the light rail transit passenger system beginning 2003. The station stop in the City presents economic development opportunities in the form of stores and shops offering convenience services and goods to passengers. There is a need to ensure the safety of the community with regard to the operation of the light rail transit passenger system.
4. Visitors will continue to come to the City in search of historic and recreational tourism and specialty shopping, thus increasing the need for overnight accommodations, e.g., bed-and-breakfast facilities, and other types of tourism and shopping support services.

5. Demand for parking and improved circulation will continue to grow, thereby increasing the need to address such demand soon in order to maintain a safe, convenient, attractive environment in which to live, work and play.
6. It is assumed that through developing a creative vision and implementation process, Bordentown can facilitate the improvement and enhancement of the City, including its waterfront, industrial areas, downtown business area and residential areas. The City will continue to evolve, thereby making it paramount to develop a positive, creative vision for the City and to implement actions and programs to achieve that vision.
7. The need for finding financing and funding sources to achieve the vision for the City will grow at an accelerated rate.

NEW POLICIES

The 1993 master plan did not contain policy statements. The following new policies are established to form the basis for a new master plan:

1. Strengthening and diversifying the economic composition of the City are priorities. Opportunities for redeveloping vacant and underutilized commercial sites should be identified, and the mixing of compatible uses, i.e., residential, commercial and light industrial with appropriate buffering and parking, should be explored. Upon identifying appropriate mixed uses for specific areas, innovative zoning in the form of overlay zones with conditions should be established.
2. Bordentown's river frontage, which provides many passive recreational opportunities, i.e., fishing, hiking and enjoyment of wildlife and the natural environment, should be enhanced. Public access should be maintained and enhanced.
3. Bordentown's housing stock, which is considerably old, must be retained to preserve the small town character of the City and must be carefully rehabilitated to keep the City as an attractive place in which to live.
4. Preserving Bordentown's history and heritage is vital to the City's identity and quality of life. Efforts must be made to preserve and enhance the many historic sites and buildings throughout the City, to improve ways of protecting the City's historic district, and to obtain funding from public and private sector sources to preserve the City's valuable historic resources.
5. Protecting and preserving the City's environmental assets and resources are among the highest priorities for improving quality of life in Bordentown. A conservation plan element of the master plan should be prepared.
6. Addressing growing demand for parking in the City and improving vehicular and pedestrian circulation are vital. A circulation/transportation plan element should be prepared addressing needs for multiple modes of transportation, e.g., motor vehicles, bicycles, public transportation and pedestrians.
7. Strengthening efforts to preserve the City's history and heritage are crucial for the identity of Bordentown. A historic preservation plan element should be prepared addressing issues such as educating the public about the City's history and why it is important to preserve and developing guidelines and rules to preserve historic neighborhoods and structures. Particular

issues that must be addressed include renovating streetscapes and development along block fronts.

CHANGES IN GOALS AND OBJECTIVES

The major objectives of the 1993 master plan are carried forward in this reexamination report and form the basis for the new master plan.

1. Residential Objective – Evaluate existing land use patterns and develop appropriate zoning that respects neighborhood residential densities and predominant lot sizes and preserves the small-town character of the City. Residential densities should not be increased above current levels in order to provide adequate air, light and open space. Continue efforts to preserve the City's rich history and neighborhoods.
2. Commercial Objective – Facilitate continued revitalization of the City's downtown business district along Farnsworth Avenue. Investigate the needs of existing businesses in the City examining ways to help strengthen opportunities for such businesses in the City. Provide pedestrian linkages from the New Jersey Transit light rail transit station stop, which is under construction at the foot of Park Street, to the downtown business district.
3. Industrial Objective – Investigate the needs of existing industrial facilities in the City examining ways to help strengthen opportunities for such businesses in the City. Facilitate the adaptive reuse of empty industrial buildings located throughout the City. Business incubator type uses and artisan studios should be explored for possible reuse of the industrial buildings. Flexible zoning should be created to allow for the reuse of the redevelopment of the industrial areas in the City.
4. Waterfront Development Objective – Facilitate the redevelopment of the City's waterfront as an attraction for City residents and visitors to the City. Explore ways to link the waterfront to economic development opportunities.

The following objectives are added to enhance the basis for the new master plan:

1. Environmental Objective – Inventory environmental resources of the City and prioritize key parcels for acquisition. Prepare and adopt regulations that protect such environmental resources as part of land development activities. Develop and implement plans that protect and preserve the City's environmental resources as well as provide public access to such environmental resources. Integrate local environmental preservation and protection efforts with those undertaken by Burlington County and the State of New Jersey.
2. Historic Preservation Objective – Revisit earlier historic preservation plans and efforts and investigate new methods and opportunities for historic preservation. Develop and implement a plan to educate City residents and businesses about the importance of preserving the City's history and historic neighborhoods and structures. Develop and implement a plan that will be acceptable to the City's Commissioners for adoption into local codes.
3. Circulation and Parking Objective – Examine and analyze the demand for improving circulation and parking throughout the City and enhancing pedestrian safety. Develop and implement a plan to address the needs for improved parking and circulation conditions in Bordentown.
4. Redevelopment and Revitalization Objective – Examine and analyze the need for redeveloping and revitalizing the City. Develop an understanding of how Bordentown fits into the regional

economic landscape and identify opportunities for redevelopment and revitalization. Develop and implement a plan to achieve redevelopment and revitalization.

5. Open Space and Park Objective – Explore the possibility of creating two pocket parks at the ends of the central business district at Park Street and Farnsworth Avenue and East Burlington Street and Farnsworth Avenue. Create a linkage along Railroad Avenue connecting the light rail station stop that is under construction and the central business district. Encourage the preservation of open space along greenways of Blacks, Crosswicks and Thorntown Creeks and Love Bridge Run.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

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.

Since the City's previous master plan was updated in 1993, the City, Burlington County, the State of New Jersey and the Philadelphia-Trenton-Burlington County Region have changed significantly, thus, having new and different planning implications for Bordentown. These changes include, but are not limited to:

1. The completion and adoption of the *New Jersey State Development and Redevelopment Plan* (SDRP) in 2001 and its Planning Area 1 (PA1), Metropolitan Planning Area designation for Bordentown have significant planning implications for the City. The major thrust of the PA1 designation is to encourage the redevelopment of the State's older urban areas, utilizing existing infrastructure and natural and manmade resources found in these areas. The SDRP sets forth specific policies, objectives and recommendations to encourage the redevelopment of metropolitan areas. The SDRP indicates the City of Bordentown is designated a "Proposed Town," which means that Bordentown qualifies as a "Town Center" but has not completed the steps necessary to become a "Designated Town" thereby yielding priorities for State funding, grants and resources. Inclusion of the City in a regional planning initiative (see Change No. 3 below) may obviate the need for the City to prepare an independent application to become a "Designated Town."
2. Delaware Valley Regional Planning Commission's *Vision 2025* for the Pennsylvania and New Jersey region, which includes Bordentown, also recommends redeveloping and revitalizing the older urban areas within the region. As the SDRP does, this regional planning document sets forth specific policies, objectives and recommendations to encourage the redevelopment of urbanized areas and urban centers and corridors.
3. The Burlington County Board of Chosen Freeholders has initiated a new regional planning effort to prepare a strategic plan for communities located north along Route 130 to the Mercer County border and in the farmbelt region situated along and in the proximity of Route 206. This effort is similar to the process undertaken by the County to prepare the Route 130/Delaware River Corridor Strategic Plan (Corridor Plan), which was completed in October 1998 and received State Planning Commission endorsement in 1999 and focuses on improving the quality of life in the Corridor. The new effort, known as the Route 130/Delaware River Corridor Extension and the Route 206/Farmbelt Region, consists of thirteen municipalities including Bordentown City.

The objective of this effort is to prepare a “smart growth” strategic plan that balances growth and development with the preservation of farmland and open space. Older, mature cities and towns are targeted for revitalization and redevelopment to improve quality of life. Another objective is to obtain endorsement from the State Planning Commission in order to obviate the need for preparing separate applications to become a “Designated Town.” All municipalities that are part of an “Endorsed Plan” reap the same benefits from the State given to “Designated Towns.”

4. The National Park Service is in the process of planning the "Delaware River Heritage Trail," which extends from Trenton to Palmyra in New Jersey, crosses the Delaware River via the Tacony-Palmyra Bridge, extends from Philadelphia to Morrisville in Pennsylvania and crosses the Calhoun Street Bridge back to Trenton. The purpose of the trail is to "create a multi-use pathway as close to the shores of the Delaware River as possible, a trail that will connect our communities with parks, historical sites and natural assets." Bordentown is located along the proposed trail and has the opportunity to participate in the planning of trail.
5. Bordentown Township has expressed an interest in creating a “Town Center” along Farnsworth Avenue between Routes 130 and 206. Such an effort creates an opportunity to coordinate the Township’s planning with the City’s planning.
6. Significant commercial and office development is occurring north of Burlington County in Hamilton Township, Mercer County. A regional shopping center and office complex is under construction along Route 130 at the Interstate 195 interchange. Such nonresidential growth has implications for older downtowns with traditional business districts. Understanding the pressures created by this type of growth and developing and implementing economic development strategies to address it are paramount for maintaining economic viability for such downtown business districts.

Based on the new regional planning issues that emerged since 1993, the foregoing changes in the conditions observed for the City, and the new assumptions, policies, goals and objectives developed for this master plan reexamination report, the master plan reexamination report recommends the preparation of a new master plan and the revision of the land use zoning regulations to comport with the new master plan.

Since circulation problems have plagued the City over the years, it is paramount for working with neighboring Bordentown Township, Burlington County and New Jersey Department of Transportation to prepare plans that address problems associated Route 130 and Farnsworth Avenue and truck routes, e.g., Dunn’s Mill Road in Bordentown Township.

Quality of life issues are very important to Bordentown City; making sure that quality of life continues to improve is tantamount. To that end, the following master plan elements should be prepared:

1. Land use plan element.
2. Housing element and fair share plan.
3. Circulation plan element.
4. Conservation plan element
5. Open space and recreation plan element.

6. Community facilities plan element.
7. Historic preservation plan element.
8. Economic development plan element.

E. REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

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 seq.) 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.

The City of Bordentown has not designated redevelopment areas in the municipality. Notwithstanding, the reexamination report recommends the City Commissioners explore the potential for designating redevelopment areas and preparing a redevelopment plan to improve quality of life in the City.