

BOROUGH OF PALMYRA
MASTER PLAN

COUNTY OF BURLINGTON
STATE OF NEW JERSEY

MAY, 1992

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BOROUGH OF PALMYRA

MASTER PLAN

GOALS AND OBJECTIVES

ELEMENT ONE

INTRODUCTION

The Municipal Land Use Law (NJSA 40:55D-28.b(1)) requires that, "A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based", be prepared.

Objectives and Principles

The following objectives and principles were formulated to provide the basis for the Palmyra Master Plan. These established guidelines for future public and private development activities. They also provide the framework within which the Land Use Plan, Conservation and Natural Resources Plan, Utility Plan, Community Facilities Plan, Circulation Plan, and Historic Sites Plan and other various plan elements were drafted.

- A. **Provide a Balanced Land Use Development Pattern which can be Effectively Serviced by Public Facilities System**
 - 1. Encourage development to occur at a density and scale in keeping with existing development patterns.
 - 2. Encourage growth of tax ratables through the addition of commercial and industrial uses in locations which are environmentally, socially, and economically suitable.
 - 3. Encourage the improvement of the downtown core by upgrading public infrastructure and careful review of private amenities.
 - 4. Provide for adequate screening, buffer and separation of non-residential uses from adjoining residential uses.
- B. **Provision of a Range of Housing Types**
 - 1. Encourage the rehabilitation and improvement of existing housing within Palmyra.
 - 2. Participate in County, State, and Federal grant programs to assist residents and homeowners in improvement of existing housing units.
 - 3. Plan for infill housing where appropriate at a scale and density in keeping with the character of the existing neighborhood.
- C. **More Efficient Movement of People and Goods Through Improvement of Transportation System**
 - 1. Provide for the improved interconnection between streets and highways of the various functional classifications (arterial, collector, and local street systems).

2. Provide improvements which will result in the most effective and efficient use of streets and highways.
3. Plan for expanded growth to connect to existing transportation system in a manner that is not deleterious to the existing residential and commercial uses in Palmyra.

D. Provide for the Efficient Continuation of Utility Services to Satisfy the Needs of the Borough Population

1. Provide long range plans for solid waste disposal.
2. Provide for protection of the ground water resources.
3. Provide for the alleviation of existing storm water drainage problems in Palmyra.
4. Provide development controls which will preclude the creation of future storm water drainage problems in connection with new development.
5. Provide for the continuation and expansion of recycling programs.

E. Encourage Orderly Development of Community Facilities to Service the Needs of the Borough Population

1. Provide locations for future school, fire fighting, first aid squad, and municipal facilities necessary to service future development as projected by the Land Use Plan.

F. Provision for a Comprehensive System of Public Recreation Facilities to Serve All Segments of the Population

1. Provide for the development and expansion of existing Borough recreation areas with facilities to satisfy the needs of all age groups within Palmyra.
2. Promote expanded use of school facilities in the recreational program of Palmyra.
3. Designate those properties to be acquired for parks and open space and encourage contributions of or payments-in-lieu of land for additional acquisition of property.

G. Protection of Natural and Environmental Resources

1. Preserve the wetlands and the floodways along streams, lakes, and rivers in a natural state in order to insure a continual recharge of essential elements required for the sustenance of the aquatic food chain.
2. Prevent encroachment onto flood hazard areas along streams, lakes, rivers, and wetlands by buildings or uses which would be detrimental to the quality of subsurface and surface water supplies.
3. Encourage the utilization of natural and environmental resource areas such as wetlands and flood hazard areas for appropriate public and quasi-public recreational uses.
4. Prevent encroachment upon habitat of endangered and/or threatened species of flora and fauna.

H. Provision of an Effective Energy Conservation Program which will assist all residents, businesses, and public agencies to reduce energy expenditures

1. Provide sites for energy efficient homes.
2. Provide protection of solar access.

I. Provision of Effective Storm Water Drainage Program

1. Provide standards for storm water drainage in all development proposals.

J. Protect the Heritage of Palmyra Buildings and Sites

1. Identify properties in Palmyra which are significant to the history and development of the town.
2. Initiate a process for the protection of town historic properties.

BOROUGH OF PALMYRA

MASTER PLAN

LAND USE ELEMENT

ELEMENT TWO

LAND USE ELEMENT
GENERAL OBJECTIVES

1. Protect residential areas of Palmyra from encroachment by commercial and industrial uses.
2. Expand open space by planning for parkland/open spaces along Delaware River from the Pennsauken Creek to Riverton. Create a linear park for mainly passive recreational activities.
3. Maintain and improve the downtown business district by encouraging infill commercial buildings.
4. Evaluate residential densities and land use to determine minimum lot sizes to protect livability, quality of life, and health and welfare.
5. Increase opportunities for commercial development on the Route 73 corridor, to increase tax base while controlling expansion into adjoining neighborhoods.
6. Provide the foundation for proper development of the tract west of Route 73 to create rateables, protect the fragile environment and to provide services.

The Borough of Palmyra occupies 2 square miles in the northwestern corner of Burlington County. It is surrounded by Riverton Borough, Cinnaminson Township and Pennsauken Township, Camden County, Delaware River its northern boundary. Its prime location on the Delaware River afforded Palmyra an early ferry crossing to Philadelphia. With the coming of the Camden and Amboy Railroad in the 1830's, Palmyra was made readily accessible to Camden and the northern New Jersey region. These two transportation links provided the framework upon which Palmyra grew and prospered, and upon which the pattern of land use evolved.

An updated analysis of the location and distribution of existing land uses within the Borough of Palmyra is the initial step in formulating future land use policies. The land use survey is an opportunity to observe conditions and to identify current and potential conflicts between various types of activities. Without and understanding of where different land uses are located and how they relate to one another, the need for modifying existing land use patterns cannot be evaluated.

In February-March, 1990, a field/windshield survey was undertaken to identify existing land uses on a lot-by-lot basis. Findings of the field survey are presented in Table 1, entitled Existing Land Use.

Ten (10) categories of land use are identified: single-family residential, multi-family residential, neighborhood commercial and offices, highway/intensive commercial, industrial, public, quasi-public, parks and recreation, utilities, and vacant land. The succeeding paragraphs of this report analyze each of the land use categories in terms of their size and their locational characteristics. Unfortunately, there are no previous data or surveys available to compare the most recent survey. However, in discussions with residents and officials in Palmyra, the changes in land use have been relatively minor and the pattern of development as witnessed today is similar in nature to land use patterns 20 years ago.

Analysis of Land Use Pattern

Palmyra Borough is substantially built-up with few vacant tracts in the area east of Route 73. The large total of vacant land as shown in the table is situated west of the commercial strip on Route 73. Portions of the land are constrained by environmental concerns and state regulations. Considering the land devoted to streets, railroads, and streams, approximately 50 percent of Palmyra is developed with residential, commercial, industrial, and public and quasi-public uses.

Generally, due to the municipality's small size, development has occurred homogeneously and evenly over time. The most recent developments at Palmyra Harbour and Willow Shores, of multi-family dwelling units, has occurred over the past 20 years. Approximately 20 years prior to that the single-family developments on Temple Boulevard and Henry Street/Hubbs Drive were built.

Residential-Single Family

The predominant land use in Palmyra Borough is single-family residential. Approximately two-fifths of land area is devoted to this use. The neighborhoods, both north and south of Broad Street, immediately outside of the business district, are predominantly single-family with the south side being slightly more use cohesive.

There has been little new single-family housing since the 1950's excepting a relatively small number of dwellings constructed as infill throughout the town. It appears there has been some conversion of single-family dwellings into apartments, as noted in the next section.

Residential-Multi-Family

Occupying a smaller, but still significant portion of land area is multi-family housing. The area situated on the Delaware River west of the Tacony-Palmyra Bridge north to Cinnaminson Avenue consists of a mix of townhouses and condominium flats built on urban renewal land over the last twenty years. A new section, Willow Shores, is under construction but has been stalled by the developer's financial difficulties.

The downtown business district contains many structures which include apartment(s) on the upper floors. In addition, there has been conversion of single-family dwellings into multi-family structures, mainly on Cinnaminson Avenue between Broad Street and Fourth Avenue.

A small apartment complex is situated on the corner of South Broad and Walnut Streets.

Commercial

The commercial uses are almost exclusively situated on the main thoroughfares of Palmyra - Broad Street and Route 73 (Bridge Boulevard). The downtown business district consists of small neighborhood-oriented shops and services. There are few vacancies in the downtown area.

Route 73 consists primarily of heavy commercial and highway oriented businesses - auto dealerships and gasoline service stations - which have thrived on the substantial Pennsylvania to Jersey shore traffic and commuter traffic. There are approved plans to redevelop the old drive-in movie theatre into a multi-screen movie complex.

Industrial

Palmyra's industrial area is situated roughly between Route 73 and Market Street and public roads. There appears to have been gradual expansion of these uses over the past decade.

Public and Quasi-Public

Public and quasi-public uses comprise less than three percent of Palmyra land uses. Public uses (municipal building, public works center and schools) and quasi-public (churches and cemeteries) are scattered throughout the residential section of Palmyra.

Utilities and Transportation

Utilities and railroad uses comprise less than two percent of land uses in Palmyra. The New Jersey Water Company facility and Conrail railroad tracks through the middle of Broad Street are examples. Expansion or abandonment (in the case of the railroad tracks) is not foreseen.

Vacant Land

Nearly all the vacant land within Palmyra is situated west of the commercial strip of Route 73 on the Delaware River. Although it appears much of the land is upland and potentially developable, the parcels are constrained by portions of freshwater wetlands, riparian lands and areas of flood hazard. Additional study of these lands is needed.

The remainder of vacant parcels in Palmyra are scattered throughout the town; some of which would be developable as infill development. A listing of vacant parcels in Palmyra is included in the Housing Element of the Master Plan.

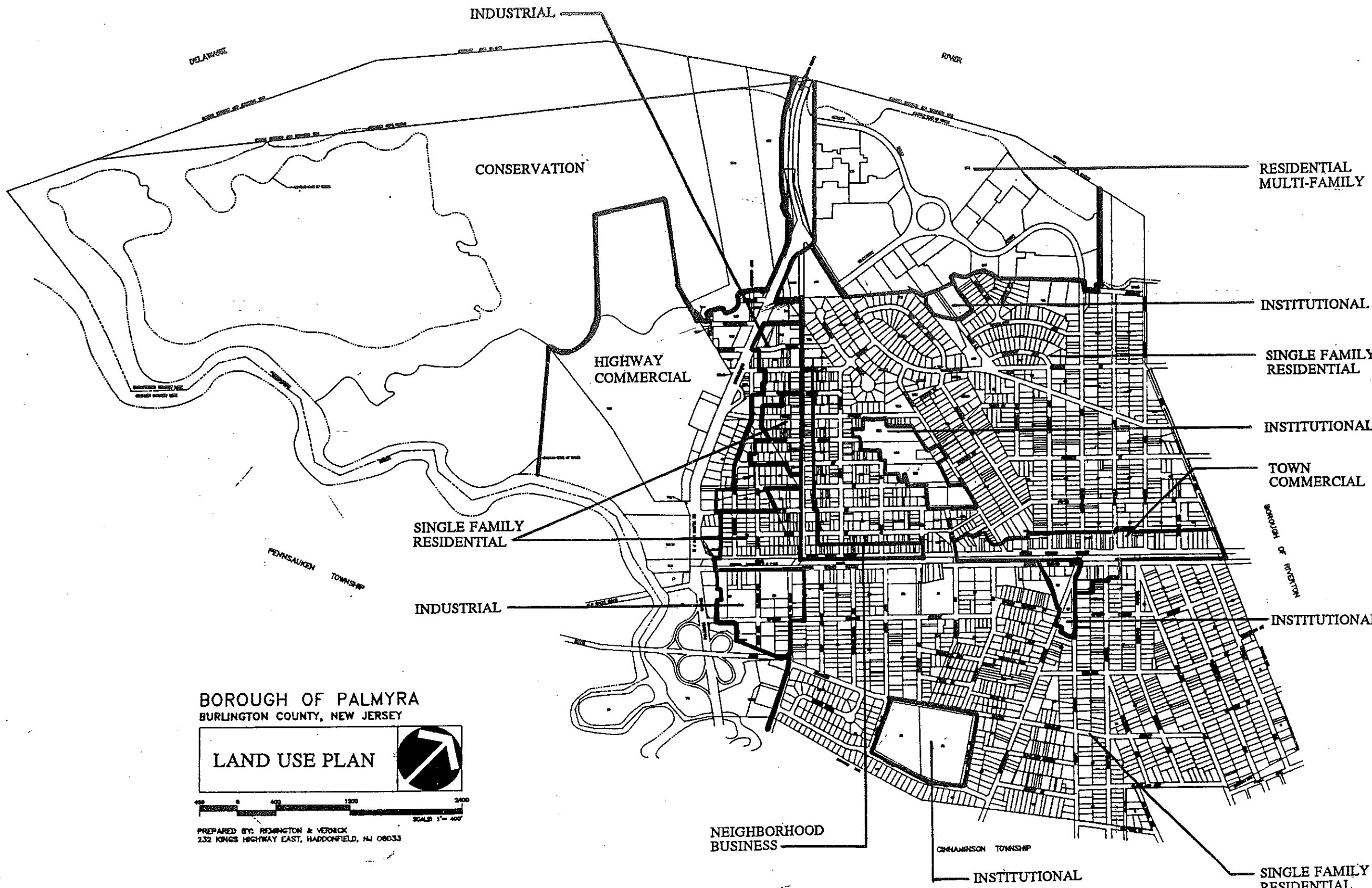
SUMMARY

Examination of the Existing Land Use Map leads to the observation that there will be little change in land use patterns for the next six years. Palmyra, east of Route 73, has developed to the fullest extent. There will be some increase in total dwelling units as Willow Shores expands its development onto the remaining waterfront parcels. In the longer term, development may occur on the vacant parcels west of Route 73 to take advantage of the excellent access and aesthetic amenity of its waterfront site.

From a planning perspective, the existing land use pattern offers great advantages. These include convenience to neighborhood shopping and services, the sense of neighborhood or community already established, and the lack of sprawl. The potential for growth westward should maintain these advantages and plan for the integration of new development into the existing pattern.

RECOMMENDATIONS

1. Revise the zoning ordinance and zoning map to reflect the provisions of the Land Use Map and Master Plan.
2. Amend the zoning standards in the single-family residential zoning classification to provide for a minimum 7,500 square foot building lot. This will preserve the character of existing residential neighborhoods and prevent the overbuilding of infill lots.
3. Create a multi-family residential zoning district to make the Willow Shores and Palmyra Harbour developments conforming uses.
4. Rezone the area west of Route 73 for commercial uses in the uplands areas and designate the environmentally sensitive portions for conservation.
5. Create appropriate zoning regulations for buffers between uses and regulate the intensity of commercial and industrial development. Provide clear standards for the use and development of these properties.
6. Further study is necessary to provide recommendations for improvement to the downtown physical environment.



BOROUGH OF PALMYRA
BURLINGTON COUNTY, NEW JERSEY

LAND USE PLAN



0 400 800 1200 1600
SCALE 1" = 400'

PREPARED BY: REMINGTON & VERNICK
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033

BOROUGH OF PALMYRA

MASTER PLAN

HOUSING PLAN

ELEMENT THREE

- I. Introduction
 - A. Objective
 - B. General Description of Borough/Current Land Use
- II. Housing Stock - Inventory & Projection
- III. Demographics
 - A. Population
 - B. Economics
 - C. Employment
- IV. Land Use
 - A. Vacant Land Inventory
- V. Fair Share
 - A. Requested Adjustments

I. INTRODUCTION

A. Objective

The Municipal Land Use Law C 40:55D-28 b, (3) states that "A housing plan element pursuant to Section 10 of P.L. 1985, c 222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing"; the addendum (C.52-27D-310 Mandatory Contents of Housing Element) states that "A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including, but not limited to, the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing".

The current housing plan for Palmyra Borough is being updated based upon the guidelines as outlined above, especially the "Addendum". A crucial issue is the compliance with standards as set forth in NJAC Title 5 Chapters 91 and 92 Council on Affordable Housing. Title 5:91-1.2 defines "Housing Element" as "that portion of a municipality's master plan, consisting of reports, statements, proposals, maps, diagrams and text, designed to meet the municipality's fair share of its regions present and prospective housing needs, particularly with regard to low and moderate income housing, as further described and defined by NJAC 5:92". Furthermore, "Fair Share Plan" is defined as that "plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet the low and moderate income housing needs of its region, and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in Sections 9 & 14 of the Act (Fair Housing Act of 1985, L.1985, c 222, (C.52:27D-301 et seq) and as further described and defined in NJAC 5:92".

The Council on Affordable Housing (C.O.A.H.) determined low and moderate income housing needs for every municipality in the State. Palmyra Borough's Fair Share was determined to be:

<u>Actual Deteriorated Units</u>	<u>Indigenous Need</u>	<u>Reallocated Present Need</u>	<u>Present Need</u>	<u>Prospective Need 1987 - 1993</u>	<u>Total Need</u>
43	43	18	61	77	138
					<u>Pre-Credited Need</u>
<u>Demolitions</u>	<u>Filtering</u>	<u>Conversions</u>	<u>Rehabilitation</u>		
0	-52	-13	-3		70

The total Fair Share obligation is comprised of 43 indigenous need (rehabilitation) and 27 new housing units.

B. General Description of the Borough

The Borough of Palmyra is located in western Burlington County along the Delaware River at the eastern terminus of the route 73 (Tacony-Palmyra) Bridge. The Borough is bordered on the west and north by the Delaware River, on the east by the Borough of Riverton and on the south by Cinnaminson Township and Pennsauken Township. Route 73 divides the Borough into eastern and western sections. The western section is characterized by mostly vacant land which is predominately state riparian lands along the Delaware River and adjacent wetlands. The eastern section is densely developed and contains most of the developed area within the Borough.

There are approximately 2,600 tax lots within the Borough. Less than 5% of them are vacant with most of the vacant land acreage located west of Route 73 and considered undeveloped for housing because of the wetlands or being riparian lands. The current approximate population is 7,100 and has remained relatively stable over the last twenty (20) years.

Mill Life Reserve
The Borough combines a balanced mix of residential and commercial/industrial uses and serves as both a bedroom commuting base for Philadelphia and the Cherry Hill areas and a local source of employment. Generally, the price for homes within the Borough appear to be somewhat lower than for comparably sized new homes in the surrounding towns and communities.

Overall the Borough of Palmyra offers its residents a stable environment with more than adequate schools and infrastructures. With little vacant developable land remaining, the Borough should not experience the spurts of growth that more rural areas of the State have been experiencing. Some population growth will come from the Palmyra Harbour/Willow Shores Condominium project as it completes construction and from the evolutionary change in the general demographics of the population. As the older residents are replaced by younger residents there may be an increase in the average number of residents per unit. This gradual shift in the demographics has already been planned for by the school system in its Master Plan. The Borough has an adequate water and sewer system which will not require any expansion to meet this evolutionary growth.

This Housing Element will follow the guidelines as set forth in the Municipal Land Use Law C40:55D-28b(3) and C.52:27D-310. As an overall goal the housing element shall serve as a guide to improve the quality of housing opportunities within the Borough of Palmyra.

II. HOUSING STOCK - INVENTORY AND PROJECTION

There are approximately 2,866 housing units in the Borough of Palmyra. Chart III 1 - Housing breaks down these housing units by census tract. All the housing units are year round and less than 10% of these units are vacant. The median asking price for the vacant houses for sale ranges from a low of \$32,500 in Tract 7001.04 to a high of \$47,500 in Tract 7001.03. It should be noted that these numbers were obtained from the latest available census data but may not reflect actual current real estate market conditions. There were over 90 units available for rent ranging from \$180/month to \$370/month.

Over 75% of all housing units were occupied by three or less people. In fact the persons per unit for the Borough according to the 1980 census data was 2.24.

Most of the housing stock is more than 10 years old with the only substantial new housing occurring in Census Tract 7001.03 in the Palmyra Harbour - Willow Shores - Project..

The projections for future new housing projects is very low. The following table illustrates the lack of developable vacant land in the Borough. Without vacant developable land no major new housing projects can be predicted.

III. DEMOGRAPHICS

A. Population

The population of the Borough of Palmyra as of the 1980 census was 7085 of which 52.5% were female. Almost 36% of the population was under 24 years of age. Population Chart 1 gives a breakdown of the various age groups. As the chart shows the population is primarily adult with only about 10% over 65.

Almost 70% of the population that was 25 years of age were highschool graduates. A breakdown of the general educational status is shown in Population chart 2. The marital status is outlined in Population Chart 3. Again the numbers are indicative of the general population trend where over 50% of the population is between 25 and 65 and where there is no large influx of new families.

For Palmyra Borough the family unit is basic for almost 40% of the population. Population Chart 4 shows that while the average housing unit may contain 2.24 people the average family is 3.21 per household. These figures are important because you use the average figure per housing unit for population projections and the average number per household for determining low and moderate income guidelines.

B. Economics

The latest available census data is for the base year of 1979. The following charts give a detailed breakdown of the various categories that were reported. The chart divides the Borough by census tracts. The interesting fact that this breakdown shows is that census tract 7001.04 has generally lower income levels and a higher percentage of families below the poverty level.

INCOME AND POVERTY STATUS IN 1979

	CENSUS TRACTS		
Income in 1979	7001.02	7001.03	7001.04
Households	1,073	866	712
Less than \$ 5,000	86	66	59
\$ 5,000 to \$ 7,499	91	60	64
\$ 7,500 to \$ 9,999	26	50	90
\$10,000 to \$14,999	120	94	102
\$15,000 to \$19,999	167	135	144
\$20,000 to \$24,999	202	93	130
\$25,000 to \$34,999	209	208	49
\$35,000 to \$49,999	163	126	67
\$50,000 or more	19	34	7
Median	21,162	21,622	16,182
Mean	22,029	22,660	17,690
Owner-Occupied Households			
Median Income	904	607	458
Mean Income	22,760	21,830	17,772
Renter-Occupies Households	169	259	364
Median Income	11,937	21,042	14,625
Mean Income	13,330	21,994	14,828

CENSUS TRACTS

<u>Income in 1979</u>	<u>7001.02</u>	<u>7001.03</u>	<u>7001.04</u>
Families	793	835	497
Median Income	23,583	25,496	18,369
Mean Income	25,000	25,812	19,393
Uninvolvement Individuals 15 Years & Over	371	394	283
Median Income	7,568	13,550	8,938
Mean Income	10,212	14,659	10,510
Per Capita Income	7,830	9,490	6,442

IV. LAND USE

A. Vacant Land Inventory

The most important analysis in designing a fair share housing plan according to the requirements of COAH is the examination of the vacant land in the municipality. The following chart of the 113 vacant lots in the Borough clearly document the lack of developable land in the Borough of Palmyra. The only lot that is over 2 acres in size and not riparian or wetland is Block 151, Lot 8. To require that this lot be rezoned for affordable housing would be inconsistent with the character of the immediate area. The parcel configuration is not well suited to development due to its doughnut shape and fact that the center out-parcel is developed. The site has been deed restricted to remain as undeveloped open space as a part of the Palmyra Harbor development. Additionally, rezoning may be viewed as spot zoning and as penalizing or unduly benefitting one property owner.

V. FAIR SHARE

A. Requested Adjustments

The rules established by COAH allow a municipality to request adjustments to their mandated requirements (5:92 Subchapter 8). Because of lack of developed vacant land as documented by the Vacant Land Inventory and the reality that the vacant land in this Borough will never be able to be used for housing due to wetlands, the Borough of Palmyra requests that it's Fair Share new housing requirement of twenty-seven (27) be reduced to zero.

Furthermore, the Borough has participated in an active rehabilitation program and has already rehabilitated twenty-one (21) housing units. The Borough therefore requests that its indigenous need of forty-three (43) be reduced to twenty-two (22).

Because of the success of the current rehabilitation program the Borough of Palmyra will continue its participation in the County's rehabilitation program.

BOROUGH OF PALMYRA

MASTER PLAN

CIRCULATION ELEMENT

ELEMENT FOUR

Circulation Element

Description of Existing Traffic Circulation System

The Palmyra traffic circulation system is oriented through three major thoroughfares, Route 73 (Palmyra Bridge Boulevard), Temple Boulevard - Cinnaminson Avenue and North Broad Street - River Road - Public Road.

The system is classified into three categories: arterial roads, collector roads, and local streets. A description of the function of each category, and the Borough roads falling into each category is presented below.

Arterial Roads

Arterial roads carry traffic to and through Palmyra. They also serve as feeder roads to other regional highways. Arterial roads serving Palmyra are:

- N.J. Route 73 (Palmyra Bridge Boulevard) connecting the Tacony-Palmyra Bridge to Marlton and Berlin.
- Temple Boulevard - Cinnaminson Avenue - Burlington County Route #607 connecting the Tacony-Palmyra Bridge and Cinnaminson.
- North Broad Street - Burlington County Route 543 connecting Pennsauken/Delair to Burlington.

Collector Roads

Collector roads serve internal traffic movements carrying traffic from residential, commercial and other areas of the Borough of arterial roads and regional highways. Palmyra's collector road system is as follows:

- Harbour Drive.
- Highland Avenue - County Route #602.
- Market Street.
- Public Road - south of River Road - County Route #601.

Local Streets

Local streets provide direct access to adjoining properties, serve as easements for various public utilities, and provide light and air to adjacent buildings. They are not necessarily continuous for any length and comprise the bulk of the circulation system. All Borough roads that have not been listed previously are local streets.

Other Facilities

The Tacony-Palmyra Bridge which is operated by the Burlington County Bridge Commission (BCBC) connects Palmyra with the northeast section of Philadelphia, Pennsylvania. It is a toll facility (currently 50 cents) and must raise its deck occasionally and stop traffic to permit tall ships to pass.

In conference with Commission officials, it does not appear that replacement of the bridge is foreseen, however, normal anticipated maintenance is proposed for the continued safe operation of the bridge facility. The Commission proposes to replace the deck of the bridge during 1993 which will cause certain lane closings.

The BCBC reports that the average daily traffic counts for the Tacony-Palmyra Bridge have been falling over the past fifteen years. Traffic counts are as follows:

1977: 64,478 daily
1990: 52,750

This 19 percent drop in traffic can be attributed to the opening and gradual acceptance of the Betsy Ross Bridge to the south (operated by the Delaware River Port Authority), the closure of the Tacony-Palmyra Bridge in 1988-89 after being struck by a river vessel and the opening of New Jersey Route 90 - a connector between the Betsy Ross Bridge and Route 73 in Maple Shade.

The continued health of the Tacony-Palmyra Bridge is of great interest to the economic well-being of Palmyra. Many of the businesses situated on Route 73 are oriented toward vehicle users (gas stations, auto vehicle sales) and are a positive contribution to the tax base of the community.

Identification of Traffic Circulation Problems

During periods of bridge openings on the Tacony-Palmyra Bridge, Route 73 and Temple Boulevard experience stopped traffic which has the effect of backing-up traffic on adjoining streets.

Certain intersections have been improved through State funding. These include: Broad Street (north and south) and Cinnaminson Avenue intersection - new signalization, channelization/creation of left-hand turning lanes and minor widening to accommodate these improvements.

The Broad Street - Market Street - Public Road intersection received new signalization to improve flow through the intersection.

Other intersections which need further study include -- Temple Boulevard and Cinnaminson Avenue - presently regulated by an intermittent traffic signal. -- North Broad Street and Cinnaminson Avenue - recent channelization has created a traffic hazard for vehicles proceeding west through this intersection.

Existing and Projected Traffic Volumes

Recent traffic volumes for morning and evening peak hours were not available through Burlington County, Delaware Valley Regional Planning Commission or New Jersey Department of Transportation for locations in Palmyra.

Current Traffic System Improvement Proposals

-- Burlington County

On the basis of information provided by the County Engineer's Office in Mount Holly, Burlington County has no current road improvement or extension plans.

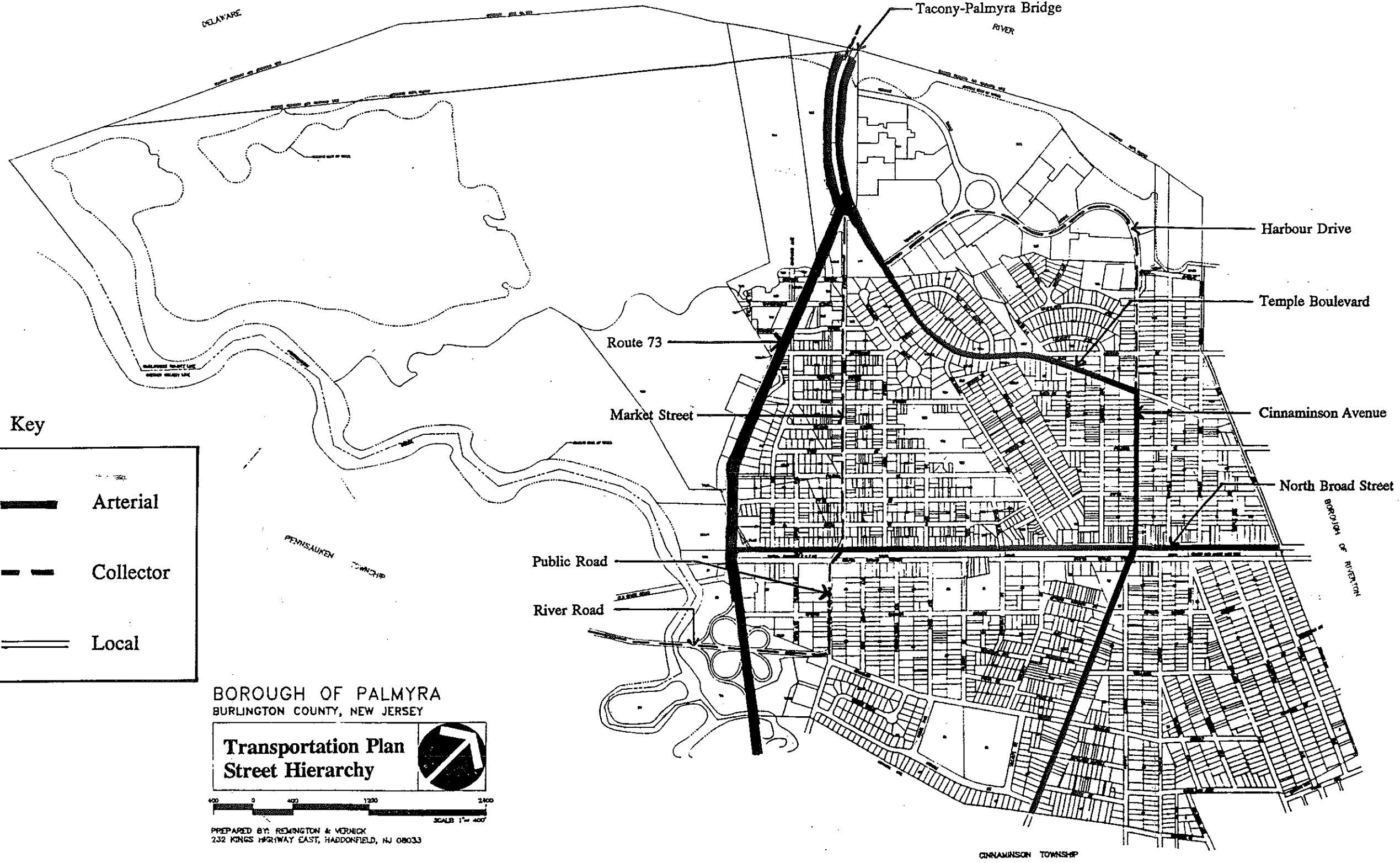
-- New Jersey Department of Transportation

As there is only a minor segment of highway maintained by N.J.D.O.T. in Palmyra, no current road improvement or expansion plans are contemplated.



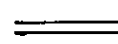
Mass Transportation

Palmyra is served by New Jersey Transit buses on North Broad Street. Line number 419 provides service between Center City Camden and Burlington. Scheduled service varies from hourly during off-peak hours to more frequent service during the morning and evening rush hours. Weekend and night service is somewhat more limited.

There is no passenger rail service in Palmyra. The last commuter rail service ended in 1970. There are no plans to expand rail service on this route.



Key

-  Arterial
-  Collector
-  Local

BOROUGH OF PALMYRA
BURLINGTON COUNTY, NEW JERSEY

Transportation Plan
Street Hierarchy



PREPARED BY: REMINGTON & VERNICK
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033

BOROUGH OF PALMYRA

MASTER PLAN

UTILITIES ELEMENT

ELEMENT FIVE

UTILITIES PLAN

ELEMENT

I. INTRODUCTION

The Municipal Land Use Law requires that "...a utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provisions for other related utilities and including any storm water management plan required pursuant to the provisions of P.L. 1981, c. 32 (C.40:55D-93 et seq.);..."

The purpose of this element will be to review the adequacy of existing sanitary sewer and water service in the Borough as well as any plan to update or expand these facilities. Additionally, this element will examine storm water management facilities and solid waste disposal in the Borough of Palmyra.

II. SANITARY SEWER DISPOSAL

The Palmyra sanitary sewer system is owned by the Borough of Palmyra and operated and maintained by the Borough of Palmyra Department of Public Works (DPW). The first treatment plant was constructed in the Borough in the early 1920's and was modernized and expanded in the mid-1950's and again in the early 1970's. In July of 1990 a new sewer plant came on line, providing 1,050,000 gallons per day of capacity. Currently, total sewer flows from the Borough average 500,000 gallons per day. Thus, the existing treatment facility is more than adequate to serve current needs and appears capable of accommodating new flows expected to be generated by the proposed residential development adjoining Palmyra Harbor and the vacant commercial land along Route 73.

The only improvements planned for the system are the modernization and upgrading of the Berkely Avenue pumping station, which was constructed in 1963 and the New Jersey Avenue pumping station, built in the early 1940's.

Currently only a small portion of the Borough remains without public sewer service. This area is located in the western part of the Borough along Orchard Avenue between 2nd and 5th streets and for very short distances along some adjoining streets. The Borough may wish to consider extending sewer service to these areas, replacing the on-site septic systems currently serving these areas.

The Department of Public Works reports very little incidence of infiltration in the existing sanitary sewer collection system, which consists primarily of terra cotta piping. Although the collection system is adequate at present, it is a mature system with some segments nearly 60 years in age. Eventually, in the coming decades, some replacement may begin to be necessary.

The Department of Public Works is able to provide a high level of quality maintenance of the Borough's sanitary sewer service. It appears, however, that DPW would benefit from the acquisition of at least portable sewer jetting equipment. Presently when a blockage occurs, DPW utilizes a grouser to clear the obstruction, however, this mechanism only penetrates the obstruction (such as root ball) and is often unable to completely clear the obstruction. A jetter would improve the ability of DPW to completely clear sewer blockages and probable reduce the number of times DPW must return to trouble spots to keep sewer lines functioning. The Borough should consider acquiring jetter equipment or possibly entering into a joint purchase agreement with an adjacent community.

III. WATER SERVICE

Water Service is provided to the Borough of Palmyra by the NJ American Water Company, which reports that adequate water service is provided to the Borough. The only planned expansion of service in the Borough involves the provision of water service to the proposed residential development adjoining Palmyra Harbor and vacant commercial tracts along Route 73.

NJ American Water Company has been involved in a decade-long program of replacing small size (4") water mains with modern larger size mains.

IV. STORM WATER MANAGEMENT

Storm water runoff in Palmyra is collected by inlets located throughout the Borough and piped to the Delaware River. The Borough Department of Public Works is also responsible for the maintenance of storm sewers in the Palmyra.

The only major flooding problem in the Borough, located in the Orchard Avenue area of the Borough, was recently corrected through the construction of an underground detention system. There appears to be some minor flooding occurring at the intersection of Cinnaminson Avenue, Morgan Avenue, and Highland at Broad Street and at Public Road and Route 73. These flooding problems are normally associated with heavy rain falls and are of a short duration. The Borough may wish to consider examining these areas to determine if any measures can be taken to address these problems.

One impediment to storm sewer maintenance is the lack of information concerning these facilities. No comprehensive mapping or detailed information exists for the Borough's storm sewer system. A map of the Borough's storm sewers, indicating location, size, material of construction and condition would be beneficial for both maintenance purposes and capital planning.

M. J. J.

V. SOLID WASTE DISPOSAL

The Borough of Palmyra contracts privately for solid waste collection and disposal. Heavy trash and yard waste is collected by the Borough Department of Public Works.

Monday

May Meeting
2000

BOROUGH OF PALMYRA

MASTER PLAN

COMMUNITY FACILITIES ELEMENT

ELEMENT SIX

I. INTRODUCTION

An important part of the master plan process is an evaluation of the relationship between community facilities and the areas surrounding them. The Municipal Land Use Law requires that a master plan include a "...Community Facilities Element showing the existing and proposed location and type of educational and cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas.

Since there are no hospitals located in the Borough of Palmyra and historic sites will be addressed in the Historic Preservation Element, the Community Facilities Element will focus on educational facilities and municipal facilities.

II. EDUCATIONAL FACILITIES

Currently the Palmyra Board of Education operates two elementary schools and a high school. The two elementary schools are the Charles Street School, located in the southern portion of the Borough on West Charles Street, and the Delaware Avenue School located in the northern portion of the Borough on Delaware Avenue.

The Borough high school is also located in the northern portion of the Borough on Delaware Avenue. Community Education, Adult Education and the offices of the Superintendent of Schools are located adjacent the High School. Athletic fields for the schools are also located adjoining the high school.

Site visits to the Charles Street School reveal that this facility appears to be experiencing a shortage of off-street parking. An informal parking lot has developed on a lawn area on the east side of the school building along Walnut Street. The School Board has indicated that measures are going to be taken to address the off-street parking shortage along with other modifications to this building.

III. MUNICIPAL COMPLEX PLAN

The Borough municipal building is located at Cinnaminson Avenue and South Broad Street. The municipal building occupies a very prominent and attractive location and is flanked by lawn areas, the larger of which along Cinnaminson Avenue is the location of a band shell.

Directly adjoining the municipal building parcel (Block 29, lot 3) is a second parcel (Block 29, lot 2) on which is located a municipal parking lot. To the rear of the municipal building and municipal parking lot is the Palmyra Cemetery (Block 28, lot 4). To the west of the Palmyra Cemetery is a large undeveloped open space parcel. On the south side of Cinnaminson Avenue, across from the Palmyra Cemetery is the recently completed Veterans Memorial and to the rear of this park is the location of the old Spring Garden Street School.

All of these parcels are within very close proximity and form the civic or public center of the Borough. Although, traditionally these parcels, which are under separate ownership, have probably been looked upon as independent and unrelated uses (a municipal building, a cemetery, a school, etc.). In reality, however, these spaces have in common the fact that they are all public spaces and are tightly linked by both good pedestrian and vehicular accessways.

Now that the Spring Garden School has been vacated, and the Veterans Memorial developed, it is appropriate to reevaluate the relationship of these uses between each other and the surrounding community. These disparate parcels of land and uses should be examined as a whole in attempt to discover how these lands can be linked and public use of them maximized. A municipal complex master plan should be devised.

In the following paragraphs each of the parcels contained in the public core will be evaluated in an attempt to map out a blue print for a municipal complex or civic center master plan.

1. A Village Green

As was mentioned earlier, a significant open space parcel (block 29, lot 2) exists adjoining the Palmyra Cemetery. This parcel currently serves an effective buffer between residences on Spring Garden Street and the commercial enterprises along South Broad Street. Although access can be easily obtained on foot, the parcel is essentially landlocked and has no public street frontage.

This parcel should be protected from development and maintained as an open space parcel. Due to its proximity to the municipal building and the downtown area this parcel could be designated as a village green. With some minor improvements to the pedestrian access and the provision of picnic tables, this area could serve as an attractive outdoor eating and recreation area for the employees of the downtown and municipal building.

Ultimately consideration should be given to acquiring commercial lands between the village green area and South Broad Street. Direct frontage onto South Broad Street would significantly increase the impact of this facility on the Borough.

2. Palmyra Cemetery

Cemeteries have traditionally served as informal open spaces in urbanized areas. There is probably little chance that a change of use will occur at the Palmyra Cemetery, however, measures should be taken to ensure that this parcel is protected for both its historic significance and value as open space.

3. Spring Garden Street School and the Veterans' Memorial

Without a doubt, the Spring Garden School should be converted to or utilized for some public use. There are many options for the reuse of this building; a borough hall annex, community center, arts center, historic and heritage center, etc. Whatever the use, this building should be preserved. The school serves as an attractive link to the Palmyra's past. Further it serves as an ideal backdrop for the newly constructed Veterans' Memorial.

4. Borough Hall and Parking

The layout of the municipal building and its associated facilities and parking appears to be adequate for the most part. The only apparent deficiency is the lack of a formal access drive behind the municipal building, linking the parking lot and Cinnaminson Avenue. For improved circulation this driveway appears to be warranted.

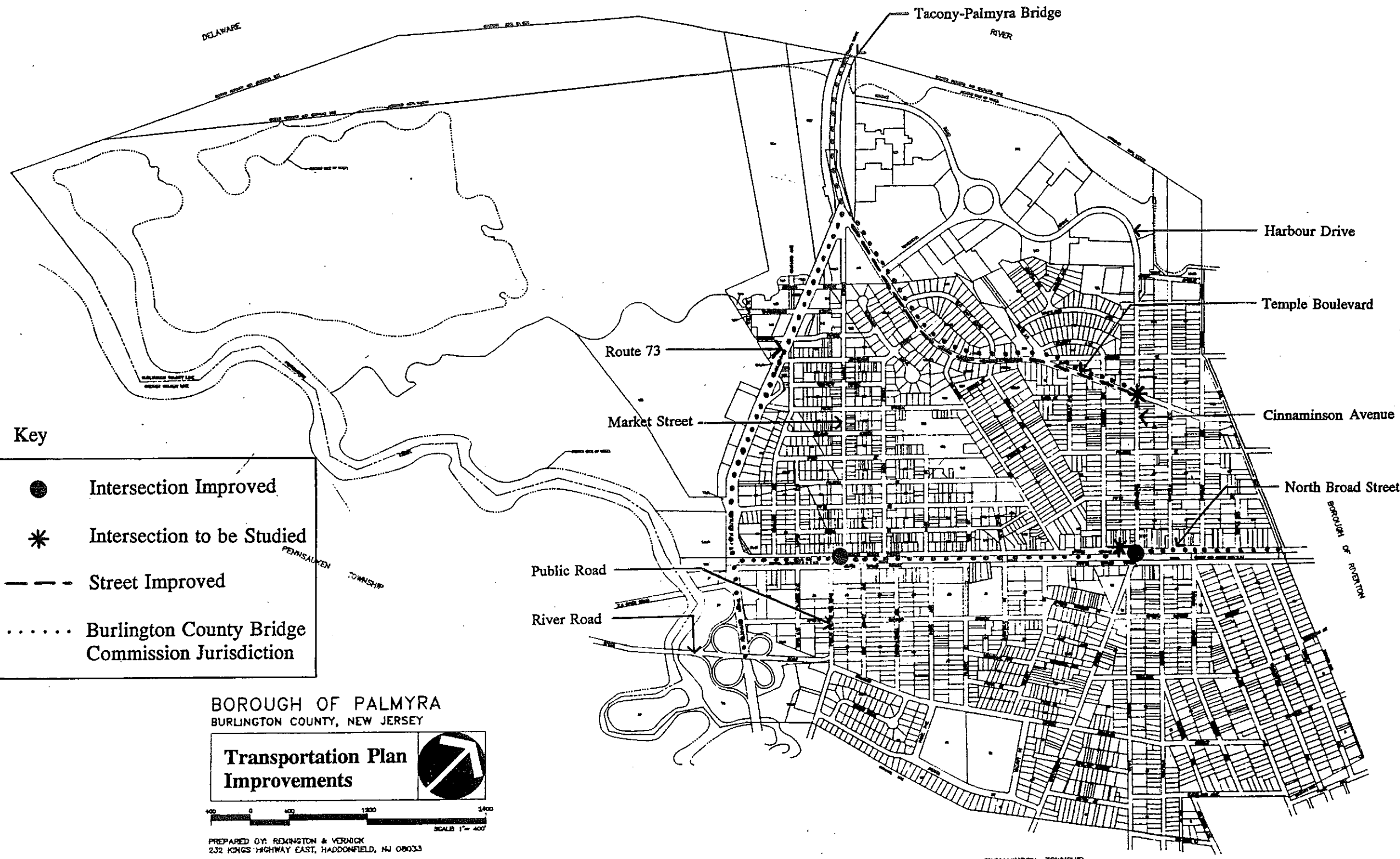
Until a direct frontage onto South Broad Street can be obtained for the village green parcel, the municipal parking lot will serve as the primary portal to the cemetery path and the village green. A more formal access, such as sidewalk along the west side of this parking area, should be developed.

In summary, the six parcels which comprise the public core or civic center of the Borough should in the future be thought of as one entity and evaluated as such. Efforts should be made to preserve and improve these spaces to maximize public usage, while formalizing the physical connections between them.

IV. EMERGENCY SERVICES

The emergency services in the Borough; police, fire and ambulance, report that the greatest challenge facing these organizations is maintaining sufficient personal levels. One of the largest contributing factors to this trend is the increasing amount of required training and certification. This is especially critical with regard to the volunteer services.

The Borough should make this issue a priority and support these important public services.



Key

- Intersection Improved
- * Intersection to be Studied
- - - Street Improved
- Burlington County Bridge Commission Jurisdiction

BOROUGH OF PALMYRA
BURLINGTON COUNTY, NEW JERSEY

**Transportation Plan
Improvements**



PREPARED BY: REDINGTON & VERNICK
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033

BOROUGH OF PALMYRA

MASTER PLAN

RECREATION ELEMENT

ELEMENT SEVEN

I. INTRODUCTION

The Municipal Land Use Law requires that a recreation plan element be prepared "showing a comprehensive system of areas and public sites for recreation" (N.J.S.A. 40:55D-28.7).

Within the Recreation Element, existing recreational sites will be examined in order to determine municipal recreation needs. Specific recreational facility needs (such as tennis courts and baseball fields) will be determined by utilizing the National Recreation and Park Association guidelines.

II. EXISTING RECREATIONAL USE AREAS

This section will examine the extant recreational areas in order to determine the goals and objectives of future park and recreational development within the Borough. This inventory will include Borough-owned facilities, and those owned by the Palmyra Board of Education.

In order to assess the viability of existing recreation areas and open space to serve the people of Palmyra, an inventory compiled through site visits was performed. This inventory contains information which can be used to examine the physical condition of elements within the recreation/open space areas, as well as the general condition of the area. Items such as site furnishings, play equipment, roadways, parking, drainage and environmental conditions were surveyed. The goal of this inventory is to identify specific sites where physical improvement is warranted.

PUBLIC RECREATION AREAS

The following are recreation areas for which use is controlled by the Community Education Office. These areas include Borough lands as well as Board of Education lands.

1. PALMYRA BOROUGH COMMUNITY CENTER (Block 25, Lot 9A)

This center consists of a three story building on Garfield Avenue which contains meeting rooms and a kitchen. It is used by different organizations for varied functions, including Palmyra-Riverton Little League and the Burlington County Nutrition Project for the Elderly.

2. VETERAN'S MEMORIAL PARK (Block 27, Lot 1)

This .28 acre site is located at the apex of Parry and Cinnaminson Avenues. It contains a memorial area with seating.

Inventory

Site Furnishings - (These consist of seats, benches, trash containers, and other physical amenities, excluding play equipment.)

There are four (4) benches and two (2) trash containers. Lighting is provided for night use.

Goals

The furnishings at Veteran's Memorial Park were installed in the summer of 1990 and are like new. The furnishings here should be kept in good shape with regular cleaning and maintenance.

3. BOROUGH TENNIS COURTS (Block 30, Lots 6 & 7)

This one acre site is located at the northeast corner of South Broad Street and Chestnut Street. It consists of tennis courts, a basketball court and a playground.

Inventory

Site Furnishings

There is one (1) bench and one (1) trash container.

Play Equipment

The play equipment in this area consists of:

- one (1) horizontal ladder
- one (1) slide
- one (1) swing set
- one (1) geodesic climber
- one (1) merry-go-round
- one (1) tot swing set
- one (1) spring horse
- four (4) see-saws

Sports Facilities

There are three (3) lighted tennis courts and one (1) basketball court.

Buildings

There is a utility building and a garage.

Goals

- new nets should be provided for the basketball hoops.
- keys should be painted on the basketball court.
- the missing swing on the swing set should be replaced.
- the utility building should be refurbished or razed.
- the garage should be repainted.

4. LEGION FIELD (Block 31, Lot 1; Block 32, Lot 8)

This six (6) acre tract is located on Spring Garden Street between Chestnut Street and Park Avenue. It contains football, baseball, and softball fields.

Inventory

Sports Facilities

There is a multi-purpose field which serves as a baseball field and football field. There are two (2) softball/little league fields, one of which is lighted. Access to fields is barrier-free.

Site Furnishings

The site furnishings in this area consist of:

- seven (7) aluminum bleachers
- thirteen (13) trash containers
- one (1) water fountain

Buildings

At this site, there is a utility garage which also contains a concession stand.

Parking

There is a parking lot adjacent to the concession stand which is in poor condition. Parking is also available at the American Legion Hall parking lot, provided that there is no conflict in event scheduling.

Goals

- The parking lot near the concession stand should be merged with the Legion Hall parking lot to provide a more effective layout.
- Shade trees should be provided in the parking area and near bleachers where not extant.
- The parking lot should be paved with a durable and dustless surface.
- The parking area should be regraded to eliminate low spots and provide proper drainage.
- Areas of heavy pedestrian traffic adjacent to the concession stand should be paved with a durable material.
- Sidewalks should be provided along Spring Garden Street where they are not extant.
- A depressed curb should be provided at the intersection of Spring Garden Street and Filbert Street to serve as an emergency vehicle access.

5. CHARLES STREET SCHOOL (Block 51, Lot 1)

This 12 acre tract is located on Charles Street between Walnut Street and Park Avenue. It serves as the school's playground as well as a Borough recreation area.

Inventory

Sports Facilities

The following sports facilities are located at Charles Street School:

- two (2) soccer fields
- two (2) softball fields
- one (1) baseball field
- one (1) football field
- one (1) basketball court with two (2) half-courts

Site Furnishings

There are some old bleachers near the ballfields.

Parking

There is some parking in the school lot.

Goals

- The Borough should encourage the Board of Education to maintain the preserve the fields.
- Additional bleachers should be provided adjacent to all fields.

6. MUNICIPAL BUILDING (Block 28, Lot 3)

This one-quarter acre site is located adjacent to the Palmyra Municipal Building at the corner of South Broad Street and Cinnaminson Avenue.

Inventory

Site Furnishings

This area contains a bandshell with portable benches for seating.

Goals

- An evergreen buffer should be provided on each side of the bandshell to focus attention on the bandshell and screen views behind it.
- The grove of trees on site should be maintained regularly.

7. DELAWARE AVENUE SCHOOL (Block 116, Lot 1) and PALMYRA HIGH SCHOOL (Block 120, Lot 10 and Block 125, Lot 15)

This nine acre tract serves the Delaware Avenue School and Palmyra High School physical education classes.

Inventory

Sports Facilities

The following sports facilities are located here:

- one (1) 1,500 seat football stadium
- one (1) track

Play Equipment

- swing set
- rubber tire climbers

Parking

Some parking is available behind the stadium and adjacent to the Delaware Avenue School.

Goals

- Continue regular maintenance.
- Preserve for public use.

8. MADISON STREET PLAYGROUND (Block 131, Lot 1A)

This one-half acre playground is located at the corner of Madison Street and Market Street.

Inventory

Sports Facilities

There is one (1) basketball court at this playground, which has no nets on the hoops and no painted court lines. However, it is lighted for night usage.

Play Equipment

The following play structures are present at this site:

- three (3) tot swings
- six (6) swings (one (1) is broken)
- four (4) see-saws (one (1) is missing)
- one (1) geodesic climber
- one (1) slide
- one (1) metal climber
- one (1) merry-go-round (base is extant, remainder is missing)

Site Furnishings

The following site furnishings are located at this site:

- one (1) bench
- two (2) trash containers

Goals

- All broken or missing play equipment should be repaired or replaced.
- The basketball court should be painted with appropriate court markings.
- Bare lawn areas should be reseeded.
- Sidewalks should be provided on the perimeter of the sites.
- Shade trees should be provided.

PRIVATE RECREATION AREAS

The following are park and recreation areas which are not controlled by the Borough of Palmyra.

1. HARBOUR CLUB COMMUNITY CENTER (Block 152, Lot 2)

This area is solely for the use of Harbour Club residents. It consists of a community center building with various activity rooms, an outdoor pool, and tennis courts.

III. FACILITY DEVELOPMENT NEED ASSESSMENT

The following table is based on the National Recreation, Park and Open Space Standards and Guidelines as published by the National Recreation and Park Association. The minimum standards recommended within the table may be used as a guide to determine basic recreational facility needs for the Borough.

Activity/ Facility	No. of Units Per Population	1990 Population 7,056	Est. 2000 Population 7,300	Present Facil.	Need 1990	Need 2000
Baseball	1/5,000	1	1	2	--	--
Tennis	1/2,000	3	3	6	--	--
Volleyball	1/5,000	1	1	0	--	1
Basketball	1/5,000	1	1	3	--	--
Football	1/20,000	0	0	3	--	--
Soccer	1/10,000	0	0	2	--	--
Track	1/20,000	0	0	1	--	--
Softball/ Little League	1/5,000	1	1	4	--	--
Trails	1/System Region	0	0	0	1	1
Swimming Pools	1/20,000	0	0	1*	--	--
Ice Hockey (indoor)	1/100,000	0	0	0	--	--

Based on the National Recreation and Park Association criteria, Palmyra Borough has met most of its recreational needs. According to the data collected, the following facilities should be developed by the year 2000:

Trail System	1
Volleyball	1

It is recommended, however, that the Borough form a committee to perform a more specific recreation need assessment based more closely on the actual needs of the Borough. This recommendation is made due to the fact that, although Palmyra meets the recreational need for baseball fields and soccer fields based on Borough population, the fields are utilized by several organizations composed of members from Palmyra, Riverton, and Cinnaminson (i.e. Palmyra-Riverton Little League, Tri-Boro Softball League, Tri-Boro Council of Churches). Considering the large number of users, the existing facilities may not satisfy present needs.

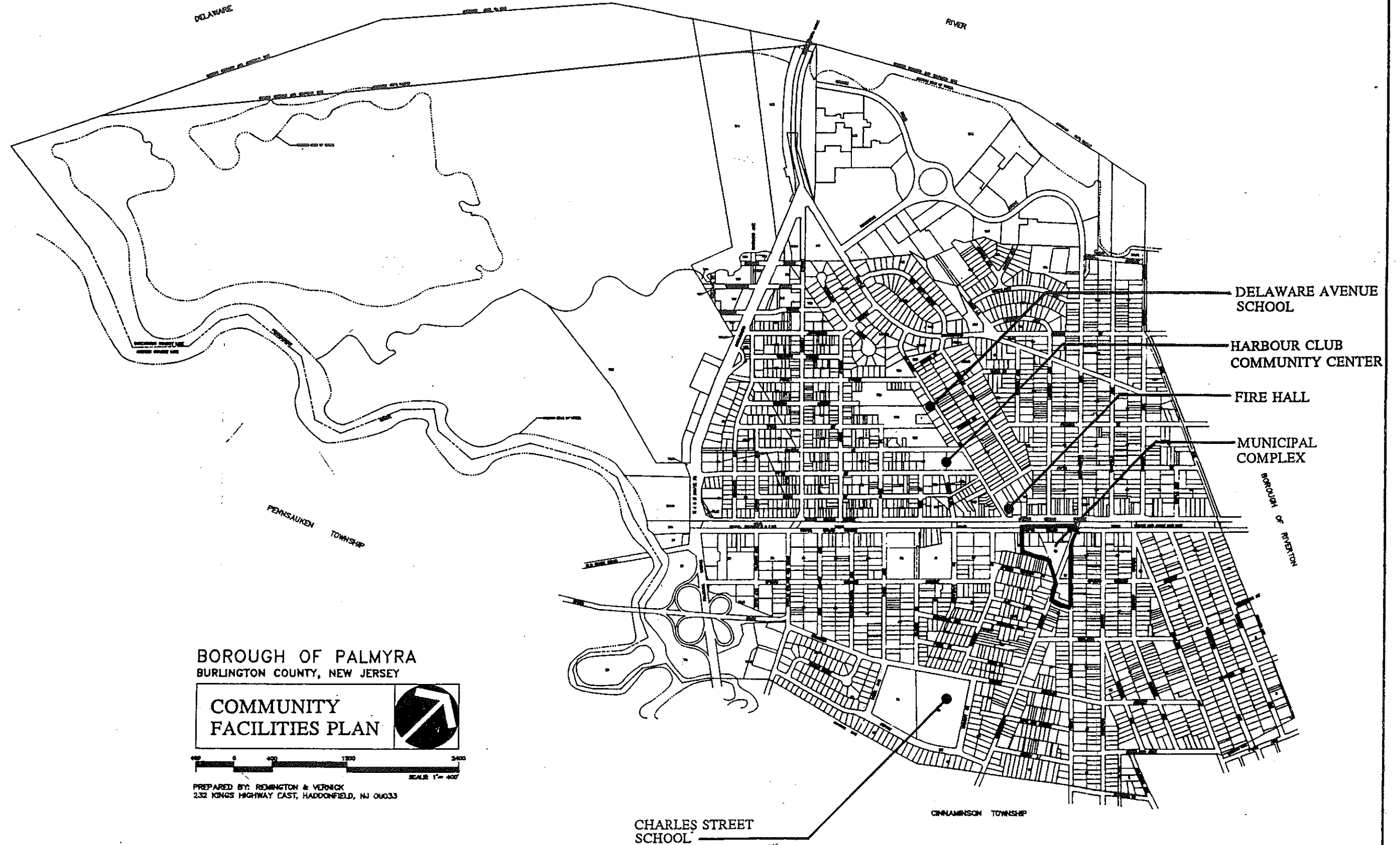
IV. GENERAL RECOMMENDATIONS

Waterfront Recreation

The Borough should strive to provide passive recreation along the banks of the Delaware River. Recreation along the river should be provided in the form of beaches, meadows, pedestrian paths, and interpretive trails. This strategy will make the waterfront accessible without compromising the natural integrity of the lands.

Signage

A system of signage and graphic symbols should be developed for all parks and recreation areas within the Borough. This signage should be readily identified as part of the Palmyra Borough Parks System. Signage should also identify strongly with the specific facility which it is designating. A standardized graphic style should be used to identify recreational facilities, pedestrian routes, boardwalks, trails and vehicular routes. This system could also be used to identify significant cultural, historical, and natural features. A unified graphic style can be used to provide a cohesive system of identification for the park land which captures the essence of the character of Palmyra Borough. A system of readily identifiable signage will also encourage more people to use park and recreational lands.



II. INVENTORY OF SITES

Within this section specific natural sites which should be designated as conservation areas will be discussed, along with recommendations as to the methods of conserving such lands.

A. COASTAL CONSERVATION AREA

This area consists of approximately 247.05 acres and is located along the Delaware River. It is bounded on the west by a 6,700 foot-long sand beach which runs the shore of the Delaware; the Tacony-Palmyra Bridge forms the northern boundary; the Tacony-Palmyra Drive-In (flea market) forms the eastern boundary; and the Pennsauken Creek borders this area on the southern side.

Ownership of this area can be attributed to three entities. The largest portion of this area is owned by the State of New Jersey, which owns approximately 180 acres. Fill It Corporation, a private excavation company, controls about 54 acres in the center of the area. Adjacent to the Tacony-Palmyra Bridge are the lands of the Burlington County Bridge Commission, which account for the remaining 13 acres of the Coastal Conservation Area.

Several ecological communities comprise the Coastal Conservation Area, forming a refuge rich with natural diversity. It is important to recognize the value of each and, also that, to plan for the conservation of one habitat may require the conservation of another.

The Sand Beach, which forms a boundary with the Delaware River, is composed of approximately 1.27 miles of finely-graded sand which stretches from the Tacony-Palmyra Bridge to the narrow channel which feeds the shallow bay near the Pennsauken Creek. The profile of the beach is gently-sloping into shallow water, with excellent wave absorption. This high-energy absorption profile combined with the well-established vegetated dune create a high degree of permanency. Therefore, long range conservation of this area is a feasible consideration.

From a use standpoint, the beach would be best used as a passive recreation area. Its dramatic location provides excellent views up, down and across the river which would be an amenity for any hiker, picnicker, jogger, or dog-walker.

The Dune which lies behind the beach is an area of heavy vegetation, including mature trees, a thick understory, and a dense herbaceous layer. Besides providing stability to the beach and protection to the inland areas, the vegetated dunes provide food and shelter for wildlife such as bob-white, rabbit and squirrel.

Just as coastal dunes buttress ocean beaches, this dune protects the beach and the inland areas. Therefore, preservation of the dune is imperative. Minimal disturbance should occur in the dune area.

At the southern end of the tract is the Tidal Bay which is a shallow harbor protected by the beach and dune to the west and the neck of land which separates the bay from the Pennsauken Creek on the south. Hardly a navigable waterway, except by small rowboats, the Tidal Bay represents what is probably the most sensitive community in the area. While the water level slowly rises and falls with the tides, hordes of native waterfowl, such as mallards, egrets, great blue herons and Canada geese stroll and bob among the marsh grass, feeding and preening. The bay is a pristine sanctuary for many species of wildlife and should be preserved as such.

The Pennsauken Creek Corridor consists of a navigable, but narrow, channel which runs from Route 73 to the Delaware River. The banks are primarily wooded and create a pleasant spatial quality. There are some existing trails along the banks which have been utilized by pedestrians, motorcycles, and even cars. The creek should be maintained in its natural state with passive recreation only.

Beyond the vegetated dune lies the Inland Meadows. These areas are areas which have been mechanically cleared and manipulated by man. Primarily, the meadows are composed of sandy, exposed soil with patches of pioneer vegetation such as andropogon and phragmites. Trails for trucks, cars, and motorcycles criss-cross over artificially mounded hummocks and through groves of scraggly early-successional vegetation. These areas have also served as the final resting place for more than a few automobiles. With respect to development on this site, the meadow areas appear to be the least sensitive to disturbance.

The majority of the site between the Tacony-Palmyra Bridge and the bay is comprised of Lowland Forests. Vegetation in these areas includes wild cherry, poplar, black locust and black willow. Some of these forests are almost entirely black willow, indicating a high water table. The canopy of trees is complemented by groundcover, such as honeysuckle, to create a unique spatial experience, as well as a reprieve from the windless, sunny meadows.

Dominating the entire Coastal Conservation Area is the Delaware River itself. It is the river which dictates the character of the entire tract. Although, somewhat littered, the Delaware has plenty of capacity for recreational development. Passive and active recreation should be encouraged along the river, not only in the conservation area, but along the entire length of Palmyra's shores.

B. PENNSAUKEN CREEK

Although the Pennsauken Creek corridor is part of the Coastal Conservation Area, it is also a natural feature itself. Winding from N.J.S.H. Route 73 to the Delaware River, the creek forms the boundary between Palmyra and Pennsauken, Burlington County and Camden County. It has already been used for years as a recreation trail for people and vehicles and should continue to be used as such. As a greenbelt, the Pennsauken Creek Corridor could be used to link downtown Palmyra with the Coastal Conservation Area. With this in mind, the Borough should provide public access wherever possible along the Pennsauken Creek.

III. CONSERVATION GOALS

Within this section, concepts and strategies for conservation will be discussed.

A. COASTAL CONSERVATION AREA

The Palmyra Coastal Conservation Area should be developed as a regional park.

Palmyra should seek to acquire all lands composing this area or gain access through easements and rights-of-way.

Palmyra should seek to acquire funds for land acquisition through agencies such as New Jersey Natural Heritage, Audubon Society, New Jersey Land Trust, New Jersey Parks and Forestry, and New Jersey Department of Environmental Protection and Burlington County.

Privately-held lands that should be eventually acquired include lands of the Fill It Corporation which are bordering the bay, river and those which border the Pennsauken Creek.

In order to ensure that proposed uses within the Coastal Conservation Area are in harmony with the natural systems which are extant, a hierarchy of use should be established. This hierarchy should be based upon the relative fragility of sub-areas within the Conservation Areas. For example, a boat launch would not be developed in the shallow tidal bay.

A circulation study which addresses the issue of pedestrian and vehicular access to the Conservation Area should be performed.

Prior to any development of the Conservation Area, a comprehensive master plan should be prepared which indicates the layout and location of all proposed elements, along with a phasing schedule.

B. PENNSAUKEN CREEK

The Borough should attempt to preserve public (pedestrian) access to the Pennsauken Creek from North Broad Street to the Delaware River through a greenbelt linkage. This can be accomplished by purchase, easement, or dedication. This greenbelt should link the conservation area with North Broad Street at one end, and the open space at Palmyra Harbor on the other. A study should be performed in order to evaluate and devise a method of safely transporting pedestrians from North Broad Street across or over N.J.S.H. Route 73.

IV. WATER

Protection of water resources is a high priority for a coastal municipality such as Palmyra. Water bodies such as the Delaware River and the Pennsauken Creek help define the pleasant character of the town. Unfortunately, the Delaware River is often used as a repository for many unwanted articles and refuse. Palmyra's coastline, including the shallow tidal bay and other inlets, are often strewn with a variety of garbage. A majority of the debris is floatable plastic. Items such as fast-food containers, styrofoam cups, and many more horrid looking items appear to have been floating up for years in some areas. The other source of water pollution is on-shore dumping of materials. Wood, plastics, metals, and petroleum products all can have a detrimental effect on the coastal water.

In order to help keep the coastal waters of Palmyra clean, three measures should be undertaken by the Borough. First, outlaw all dumping near the coastal areas. By prohibiting dumping of any material within 500 feet of any stream, lake, or river, the amount of garbage reaching the coastal areas can be minimized. Secondly, an initial, massive cleanup of the existing refuse should be undertaken. By marshalling a large volunteer brigade, this could be accomplished at a relatively low cost. Thirdly, a regular maintenance patrol should be formed to systematically remove trash and flotsam so that it does not build to unmanageable levels. If implemented, these steps could help to reduce the coastal litter problems of Palmyra.

V. WILDLIFE

Although Palmyra is a largely developed Borough, there still exists a diverse natural environment which supports a variety of native species. Specifically, and most prominently, the coastal areas, estuaries, and wetlands south of the Tacony-Palmyra Bridge are home to many species of waterfowl, mammals, and reptiles. Mallards, herons, snapping turtles, and bob-whites have been observed here. The presence of fisherman and hunters in this location is evidence of the abundance of wildlife. The coastal lands of Palmyra should be designated for wildlife protection. Limited passive recreation should be the only other use permitted in these areas.

VI. VEGETATION

In this section the two dominant vegetation patterns in Palmyra will be discussed: natural and urbanized.

A. NATURAL

The natural patterns of vegetation in Palmyra consist primarily of the forests, meadows, and marshes of the Coastal Conservation Area. These areas include undisturbed plant communities as well as opportunistic plants following in the footsteps of man. In order to preserve the character of these areas, they should be left to follow natural succession to the largest extent possible. In the case of disease or the need for access, proper repairs to forest edges should be performed with replantings. Selective thinning of material, in conjunction with recreational development, should be permitted, so long as the integrity of the original plant mass is not compromised.

B. URBANIZED

The existing pattern of street tree plantings represents a natural and historical resource which helps define the visual and spatial character of the Borough. All development should be performed in harmony with the existing pattern of street trees. Given the developed character of Palmyra at this time, it is unrealistic to think that developers will be the ones to solely plant street trees. Therefore, the Borough should adopt a program which forms a Shade Tree Commission. This Commission should be responsible for prioritizing areas for plantings and maintenance, and ensuring that proper implementation of the Borough's goals, regarding these plantings, is accomplished. All plans for development or redevelopment should be reviewed by the Shade Tree Commission during the approval process. Standards which govern the range of species, spacing and maintenance should be developed to ensure that trees will be planted in a proper manner, and that they will have the best chance of survival.

Parking Lots

There are numerous parking lots in Palmyra, particularly in the downtown area. Shade tree planting standards should be adopted for parking areas. The Borough should strive to provide trees in existing parking lots, wherever possible, as well as newly constructed lots. Given the short life span of urban trees in urbanized setting, a minimum requirement of 1 tree for every 3 spaces should be followed. This will help to provide relief from the heat and glare generated in these paved lots.

BOROUGH OF PALMYRA

MASTER PLAN

HISTORIC PRESERVATION ELEMENT

ELEMENT TEN

JULY 2000
7-1

HISTORIC PRESERVATION

ELEMENT

I. INTRODUCTION

The Municipal Land Use Law requires,...a historic preservation plan element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess worthiness for historic sites or district designation..."

The purpose of this element of the master plan is to outline a plan of action to initiate the preservation of historic sites and buildings in the Borough. The first part of this element will be an examination of the benefits of establishing an Historic Advisory Commission (HAC) to assume a leadership role in the local preservation effort. Secondly, the methods by which historic sites can be nominated to state and federal registers and the benefits of inclusion on these registers will be examined. Finally, this element includes an initial, limited survey of potential candidate sites and overall recommendations for the focus of local preservation efforts in the Borough.

II. THE HISTORIC ADVISORY COMMISSION

While a survey of historic sites and structures will serve to indicate where historic resources are located within the Borough of Palmyra, the protection and preservation of these assets will require additional measures. Paramount among these measures would be the establishment of a Borough Historic Advisory Commission (HAC).

Pursuant to the Municipal Land Use Law, NJSA 40:55D-107-112, municipalities may create historic preservation commissions with these responsibilities:

1. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
2. Make recommendations to the Planning Board on the historic preservation element of the Master Plan and the implications for preservation of historic sites of any other Master Plan elements;
3. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
4. Advise the Planning Board and Board of Adjustments on applications for development pursuant to Section 24 of P.L. 1985, c. 516 (c.40:55D-111);
5. Provide written reports pursuant to Section 25 of P.L. 1985, c. 516 (c. 40:55D-111) on the application of the zoning ordinance provisions concerning historic preservation; and
6. Carry out such other advisory, educational and informational functions as will promote preservation in the municipality.

The HAC should be incorporated into the land development review process of the Borough. This could be accomplished by making the HAC an advisory board to the development review boards. Development plans would be referred to the HAC for review and comment and forwarded back to the reviewing board. This mechanism would give the HAC the opportunity to assess the impact of development upon historic resources and advise municipal boards and agencies when a development proposal would yield a negative impact upon an historic site or structure.

III. STATE AND NATIONAL REGISTER NOMINATION PROCESS

The National Register of Historic Places is the official list of America's historic and cultural resources. Districts, sites, buildings, structures and objects of significance in American history, architecture, archaeology, culture, and engineering on the national, state, and local level are eligible for the National Register. The New Jersey State Register of Historic Places is the official list of New Jersey's cultural resources. Created by the New Jersey Register of Historic Places Act of 1970, Chapter 268, Laws of 1970 - N.J.S.A. 13:1B.128, the State Register is closely modeled after the National Register. The State Register nomination process is incorporated into the National Register program. Both registers use the same criteria for eligibility, nomination form, review procedures. These Registers, though far from complete, are an important planning tool and document of the physical remains of New Jersey's past.

In New Jersey, State and National Register nominations are prepared by individuals, cultural/historical organizations (such as the Historic Advisory Committee), government agencies, professional consultants, and historic site surveyors. The nominations are reviewed by the staff of the Office of New Jersey Heritage of the NJ Department of Environmental Protection and presented to the New Jersey State Review Board for Historic Sites, which is comprised of professionals in architecture, history, archaeology and related fields. If passed by the State Review Board, the nomination is sent to the State Historic Preservation Officer (SHPO). When the SHPO signs the nomination, the property is listed on the State Register. The nomination is then forwarded to Washington, D.C., for consideration for the National Register.

A number of protections and benefits are available for registered properties. For example, the State and National Registers provide a degree of review and protection with regard to public encroachment. Federal preservation funds, when available, may be applied toward the acquisition and development of National Register properties; however, funds are not available at present. Also, the Green Acres, Cultural Centers, and Historic Preservation Bond Act of 1987 makes available funding for rehabilitation of those properties which have been entered, or are eligible for inclusion, in the State Register. Funding in the form of a 50/50 matching grant and applies only to properties owned by tax exempt non-profit organizations and units of the State, county or local governments (1).

In addition to advising development review boards, the HAC could take a leadership role in identifying and submitting candidates for state and national register recognition. Furthermore, the HAC could take the leads in establishing historic districts within the Borough.

The HAC could also become an agency for the dissemination of information and ideas to owners, residents and interested persons. This will facilitate the sensitive reuse or adaptation of historic sites and structures and help to reduce misunderstanding and animosity which can develop.

It is important to note that listing on the State and National Registers does not, in and of itself, protect historic sites and properties from destruction or alteration. The Registers directly affect the State and Federal governments with regard to actions which would have an impact on listed properties. That fact makes it important for the citizens and officials of Palmyra Borough to take local action to become aware, informed and protective of local, cultural and historic resources.

(1) From: NJ and National Register of Historic Places - 1989 Supplement, ONJH, Div of Parks and Forestry, NJ DEP

IV. INVENTORY OF HISTORIC PLACES

The following list of properties represents the results of a survey conducted to identify structures or places located within the Borough of Palmyra. Building or sites contained within the inventory may not be eligible for State or National Registers. It also possible that other significant properties have been omitted. The purpose of this inventory is to serve as a starting point from which to locate additional significant sites or buildings and from which to draw possible historic register candidates.

TAX MAP DESIGNATION BLOCK (LOT) NUMBERS:		REMARKS:
1.	23 (12,12A)	608-610 HIGHLAND AVENUE. BRICK WITH WOOD ADDITIONS
2.	28	UNITED METHODIST CEMETERY
3.	37 (1,2)	OLD PALMYRA SCHOOL, 2 BRICK STRUCTURES: COLONIAL AND VICTORIAN (1895). DUAL CHIMNEY CONSTRUCTION. ON NEW JERSEY STATE REGISTER (1992) NOMINATED TO NATIONAL REGISTER.
4.	37 (14)	FRAME HOUSE WITH WRAPAROUND PORCH AND TURNED POSTS. (C. 1850). POSSIBLY FORMER FARM HOUSE.
5.	80 (1,2,14)	CENTRAL BAPTIST CHURCH. GOTHIC STONE STRUCTURE.
6.	82 (1)	EPWORTH UNITED METHODIST CHURCH. FRAME WITH STONE ADDITION.
7.	82 (18)	514 GARFIELD. FRAME VICTORIAN WITH TURRET AND HEAVILY ORNAMENTED WITH GINGERBREAD.
8.	92 (7)	4TH AND GARFIELD. FRAME HOUSE WITH BARN. NEW SIDING. (1880'S ?)
9.	107 (9)	129 NORTH BROAD STREET. LARGE PORCH. POOR CONDITION.
10.	151 (88)	CINNAMINSON AVENUE FARM HOUSE, LATE 18TH CEN. - EARLY 19TH CEN.
11.	152	TACONY-PALMYRA FERRY LANDING AREA. CINNAMINSON AND BANK AVENUES.
12.	155	TACONY-PALMYRA BRIDGE. STEEL ARCH DRAWBRIDGE. (1920'S)

V. SUMMARY AND RECOMMENDATIONS

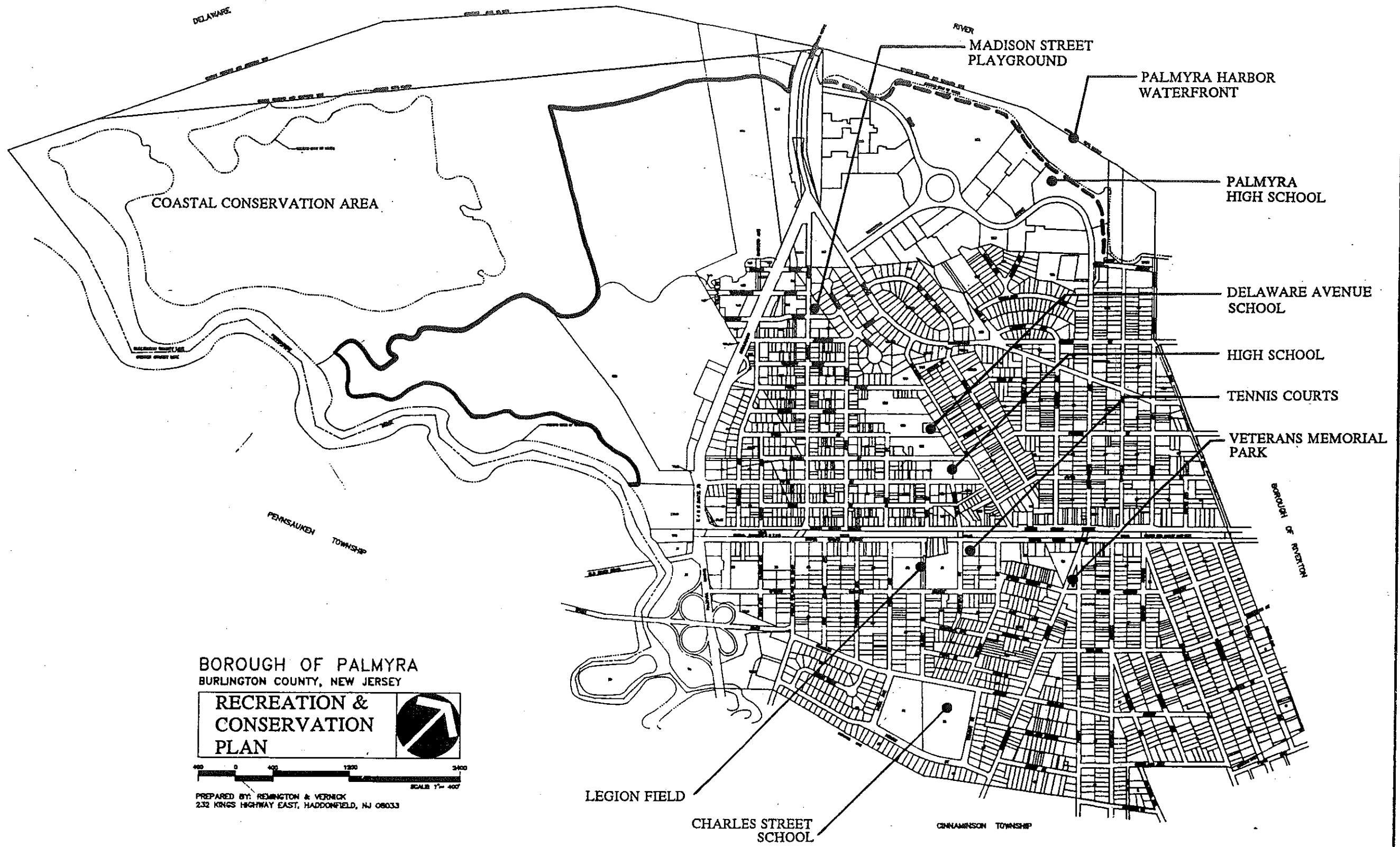
Although there are a number of historically significant structures located within the Borough, the strength of the Borough is not in individual structures, but in the overall cohesiveness of the Borough. Palmyra is an excellent and well preserved example of an early twentieth century riverfront agricultural-market community. Agricultural products grown on farms in the Palmyra and in adjoining communities were transported to Philadelphia via ferries which docked at the foot of Cinnaminson Avenue. Goods and passengers passed through the heart of Palmyra on the Camden and Amboy rail line located between North and South Broad Street. Finally, through war years to present times, a mature suburban residential community and a thriving downtown business center developed to meet rapid population growth in the region.

While efforts should be focused on preserving significant structures in the Borough, such as old churches, school buildings and dwellings, preservation activities should also include efforts to preserve the overall appearance and character of the community. Regulations, ordinances and controls should be established to protect the integrity of the downtown business area and prevent redevelopment which is unsympathetic to traditional development patterns within the Borough.

One way to protect the integrity of a community is to create historic districts within the municipality in which special development regulations and guidelines would be applicable. These guidelines could recommend that certain building styles, materials and colors be utilized. Additionally other impacts such as parking lots could be buffered and signage strictly controlled. The portion of the Borough bounded by Cinnaminson Avenue, Elm Avenue, North Broad Street (possibly excepting the businesses along North Broad Street which have been altered in many cases) and Fourth Street appears to be the most probable candidate for historic district status.

It is the recommendation of this element of the Master Plan that an Historic Advisory Commission be created and authorized to perform the following functions:

1. Prepare a Borough-wide register of historically significant properties,
2. Nominate candidate sites and structures for State and National Registers,
3. Explore the possibility of establishing historic districts within the Borough,
4. Review all development proposals which may have an impact on an historic site, structure or district,
5. Pursue other methods of recording and preserving the history of the Borough (ie: collecting photographs, maps, deeds, and other records and conducting interviews and recording oral histories),
6. Seek to promote the general appreciation of the history of the Borough among Borough residents through activities such as lectures and school programs.



BOROUGH OF PALMYRA

MASTER PLAN

RECYCLING PLAN

ELEMENT ELEVEN

I. INTRODUCTION

The Municipal Land Use Law requires that a Recycling Plan Element be provided which "...incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing units and any commercial or industrial development proposal for the utilization of 1000 square feet or more of land.

The purpose of this element is to review the Borough's recycling efforts, including compliance with state regulations, and recommend improvements to the Borough's program which will yield greater system efficiency and cost effectiveness. This element will also explore the possibility of initiating the recycling of yard wastes.

II. RECYCLABLE COLLECTION

Currently Burlington County provides curbside collection of recyclable materials in the Borough of Palmyra. These materials include aluminum cans, newspapers and glass. This collection does not extend to the Palmyra Harbor portion of the Borough which is responsible for its own recyclable collection.

Other recyclable materials which are not collected curbside, such as plastics, tin cans, and waste oil, are collected by the Borough at a drop-off outside the Department of Public Works Facility on Firth Lane.

The Borough faces several challenges in its recycling efforts. Among these is the dumping of non-recyclable materials at the Borough drop-off area. Some examples of these materials include window glass which is not acceptable as well as metals and automobile parts and tires. The solution to this problem appears to be increased public education on what is acceptable and what is not. This information could be transmitted directly to residents in mailers or in local newspapers.

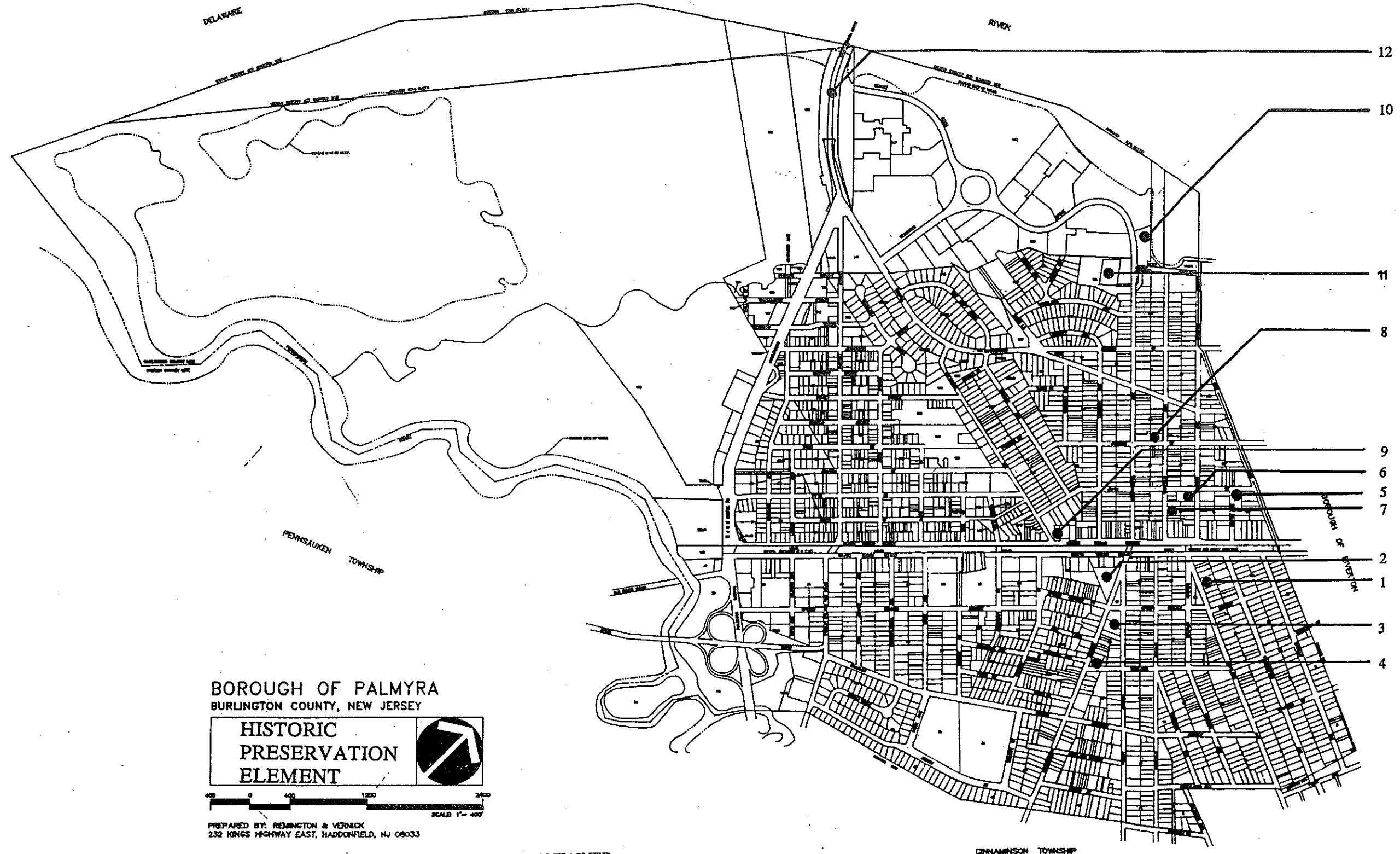
A second problem with regard to the Borough's drop-off recycling area is related to the Borough's location along a major arterial and a bridge to Philadelphia. These convenient access points allow residents from other communities to drop-off materials at night and over weekends when Public Works employees are not present. The result is that the Borough is receiving a larger volume of material than its facilities have a capacity to accept and the drop-off area has become an unsightly dumping ground. A possible solution would be to transfer complete control of the Borough's recycling program to the Department of Public Works and move the drop-off area into the DPW's fenced yard where it can be secured.

III. COMPOSTING

Yard wastes such as leaf material ,which in the past were disposed of along with normal solid waste, are no longer acceptable in land fills. This has forced communities to look to other methods of disposing of yard waste. One alternative has been to consider yard waste also as recyclable material and to establish municipal composting facilities. These facilities allow communities to dispose of yard waste while generating a useful product.

A second alternative is to encourage individual homeowners to initiate on-site composting. Essentially, this would involve homeowners establishing their own composting operations to use and reuse their own yard wastes. This practice reduces the amount of municipal dollars spent on collection and the amount of compost material the municipality is responsible for maintaining. An innovative way to initiate on-site disposal would be through the schools by involving home composting in the educational program as a project and life skill.

It is recommendation of this element that the Borough continue to explore the possibility of establishing a municipal leaf composting facility and investigate the possibility of establishing a program to encourage Borough-wide on-site disposal of yard wastes.



BOROUGH OF PALMYRA
BURLINGTON COUNTY, NEW JERSEY

HISTORIC
PRESERVATION
ELEMENT



0 400 800 1200 2400
SCALE 1" = 400'

PREPARED BY: REMINGTON & VERNICK
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033

NUMBERS ON PLAN REFER TO INVENTORY CONTAINED
IN ELEMENT TEN OF THE MASTER PLAN