



Preliminary Investigation

*Non- Condemnation Area in Need of Redevelopment, or
Area in Need of Rehabilitation*

Block 1405; Lots 1, and 6
Block 1411; Lots 1, 1.01, and 2

Delanco Township , New Jersey



Township of Delanco
Burlington County, New Jersey
May 15, 2019 Revised 6/25/19



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Adopted: June 25, 2019

Redevelopment or Rehabilitation Area Preliminary Investigation



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I. Introduction and Basis for the Investigation

The Township seeks to determine whether the redevelopment process in accordance with the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels to the south of the intersection of Rancocas Avenue and Ash Street, along the Rancocas Creek. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment, not likely to be accomplished privately, and requiring responsible public intervention.

On April 1, 2019 the Delanco Township Committee authorized by Resolution 2019-59, attached hereto as Appendix A, the Delanco Township Joint Land Use Board to undertake an investigation to determine whether the identified parcels may be designated as either a:

- ***Non- Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an
- ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

The Township Committee has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township. In particular, the Township Committee has directed the Township Joint Land Use Board to conduct an investigation of the following parcels as identified on the Delanco Township Tax Maps:

Block 1405; Lots 1 and 6

Block 1411; Lots 1, 1.01, and 2

This Investigation Report has been prepared pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. A Map entitled ***“Ash Street Area” dated May 1, 2019***, included as Appendix B of this report, depicts the boundaries of the proposed redevelopment area and the location of the various parcels of property included therein. Affixed to the map is a statement setting forth the basis for the investigation.

Taylor Design Group, Inc. the Board’s Consultant Planner, reviewed Master Plans, Zoning Ordinances, tax maps, aerial photography, resolutions of approval, correspondences, and historical records to prepare the study. The report also relies upon the statements of Township professional staff.

This report was provided to the Planning Board for review at the public hearing held on June 5, 2019; and has been revised, pursuant to the Planning Board’s recommendations subsequent to the public hearing.

After an area is designated, a Redevelopment Plan (Plan) may be adopted for the area by the Township Committee, which can set forth the guiding plan for revitalization of the area. This

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Plan can include standards for modified uses, bulk standards, and design standards, and would be referred to the Joint Land Use Board (JLUB) for review and recommendation relative to consistency with the Master Plan, as required by the LRHL.

Adoption Procedures and Next Steps

If the Township Committee concurs with the Joint Land Use Board assessment that the study area meets the necessary criteria, the area can then be formally adopted by Resolution of the Township Committee as either a ***Non-Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an ***Area in Need of Rehabilitation*** pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

Designation as a ***Non-Condemnation Redevelopment Area*** or a ***Rehabilitation Area***, does not entitle the municipal government to acquire property via eminent domain.

Thereafter, Township Committee may develop a Redevelopment Plan for the site, which would need to be referred to the Joint Land Use Board for review, prior to adoption.

If a Redevelopment Plan is adopted, a redeveloper would then be required to apply to the Joint Land Use Board for Subdivision or Site Plan approvals under the normal course of any other land use application, consistent with the NJ Municipal Land Use Law.

II. Statutory Requirements

Redevelopment Area Determination (Non-Condemnation)

The principal goal of redevelopment, as declared by the legislature, is to promote physical development that is most beneficial to the social and economic improvement of localities and as defined below.

“Redevelopment means clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision redevelopment” [pursuant to criteria].

For a delineated area to be considered an ***“Area in Need of Redevelopment”*** the parcels must meet one or more of the following statutory criteria as set forth in 40A:12A-5:

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*
- b. *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;*
- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by*

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reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;*
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 12 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone; and*
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Furthermore, the definition of a "Redevelopment Area" at 40A:12A-3 permits the inclusion of additional parcels by stating:

"A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

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Rehabilitation Area Determination

Promoting the advancement of community interests through rehabilitation seeks to improve commercial, industrial, residential, and civic facilities.

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

As set forth in 40A:12A-14a, a delineated area to be considered to be an **“Area in Need of Rehabilitation”** if the governing body of the municipality determines by Resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

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

III. Description of the Study Area

General Description

The Study Area is comprised of 5 lots totaling approximately 2.95 acres located to the south of the intersection of Rancocas Avenue and Ash Street, along the Rancocas Creek and within the R-6 Residential District as shown on the Aerial Map, Tax Map, and Zoning Map figures following.

The surrounding lands are occupied by single family and two-family dwellings. To the north of the Study Area across Rancocas Avenue are single-family residential dwellings. There are several parcels located in Block 1405, north and west of the identified study area, which contain single-family and two-family dwellings (Lots 2, 3, 4, and 5). To the east of the Study Area across Poplar Street is the R-4 residential Zoning District. Directly between Rancocas and Burlington Avenues, along the Rancocas Creek to the west are 2 residential dwellings

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units within the R-6 District. To the South of the Study Area exists the Rancocas Creek; and beyond is the Township of Riverside.

Aerial Image Location Map-

Aerial image courtesy Google Earth; obtained March 12, 2019.



Parcel Data

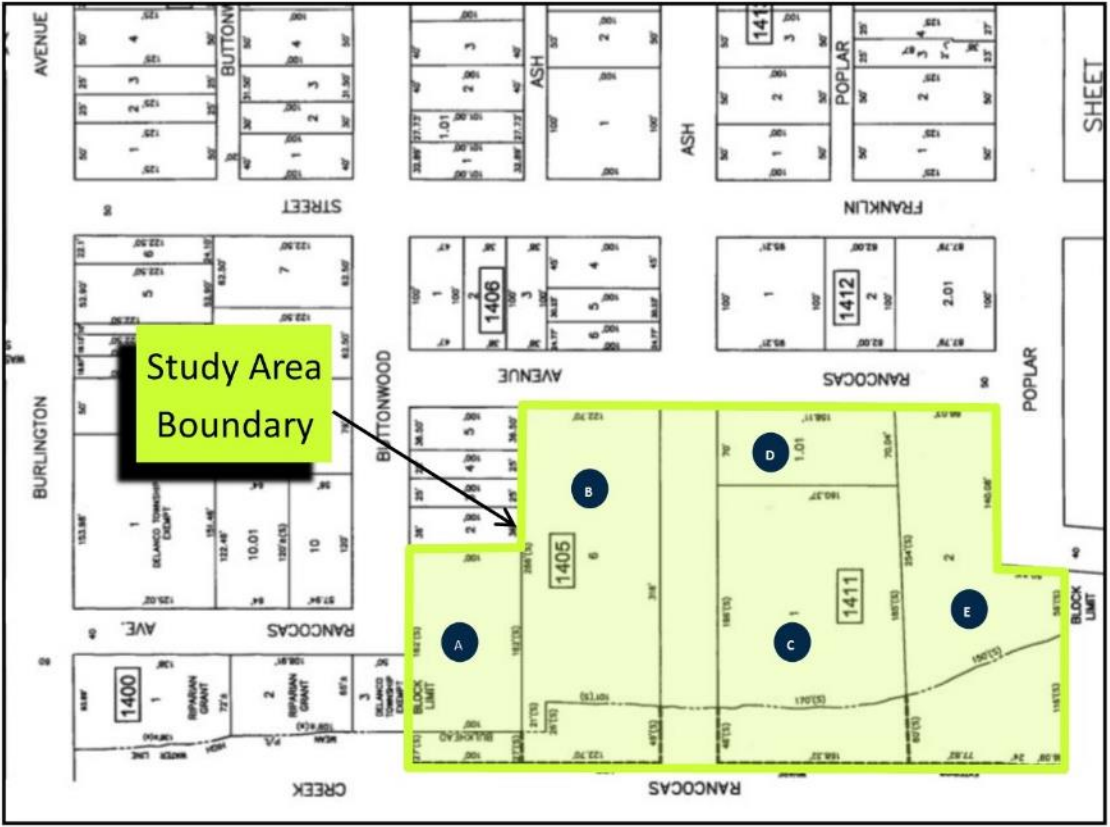
Source: Delanco Township Tax Records, April 4, 2019

Map ID	Block	Lot	Owner	Property Address	Area in Acres	Prop. Class	Zone	Use/Description
Source: MOD IV Tax Data – Obtained 3.12.19								
A	1405	1	Ward, Mary	201 Buttonwood Street	0.379 Acres	2	R-6	Dwelling and outbuildings
B	1405	6	Fisher Harold F and Sons	200 Ash Street	0.745 Acres	4A	R-6	Manufacturing & Warehousing
C	1411	1	Manion, Martin and Catherine Paul	215 Ash Street	0.731 Acres	4A	R-6	Manufacturing & Warehousing
D	1411	1.01	Mullen, Larry C Jr	219 Ash Street	0.256 Acres	4A	R-6	Warehousing
E	1411	2	McQuade, Frederick V Trustee	701 Rancocas Ave	0.835 Acres	2	R-6	Dwelling and Outdoor storage yard

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Tax Map

Source- Delanco Township Tax Maps



Regional Setting

Delanco Township is a residential community located in the western portion of Burlington County, bordered by two major waterways, served by N.J.S.H. Route 130 and NJ Transit RiverLine, and bounded to the east by several townships, including Beverly and Edgewater Park.

The northern boundary is framed by the Delaware River; and the southwestern portion of Delanco Township is bounded by the Rancocas Creek, both of which flow into the Atlantic Ocean. Its location, within the Philadelphia Metropolitan Region and proximity to a major river system and transportation corridors including the river, railroad, and N.J.S.H. Route 130 has led to suburbanization, slowed by finite community boundaries and existing residential, commercial, and industrial development. Delanco Township is bordered, in New Jersey, by five municipalities which include Township of Beverly, Edgewater Park Township, Riverside Township, Delran Township and Willingboro Township.

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The study area is located within the southwestern quadrant of Delanco Township and east of the intersection of Burlington Avenue and Rancocas Avenue and bisected by Ash Street. The site is along Delanco Township's boundary at the Rancocas Creek.

Existing Zoning

The Study area is within the R-6 Single-Family Residential District bounded by the R-4 Single-Family Residential District to the east.

The R-4 and R-6 Single Family Residential Districts permit single family dwellings on 7,500 square feet and 5,000 square feet lots, respectively, as well as public parks and recreational facilities, governmental buildings and facilities. In the R-6 District existing single-family semidetached and existing two-family dwellings are permitted.

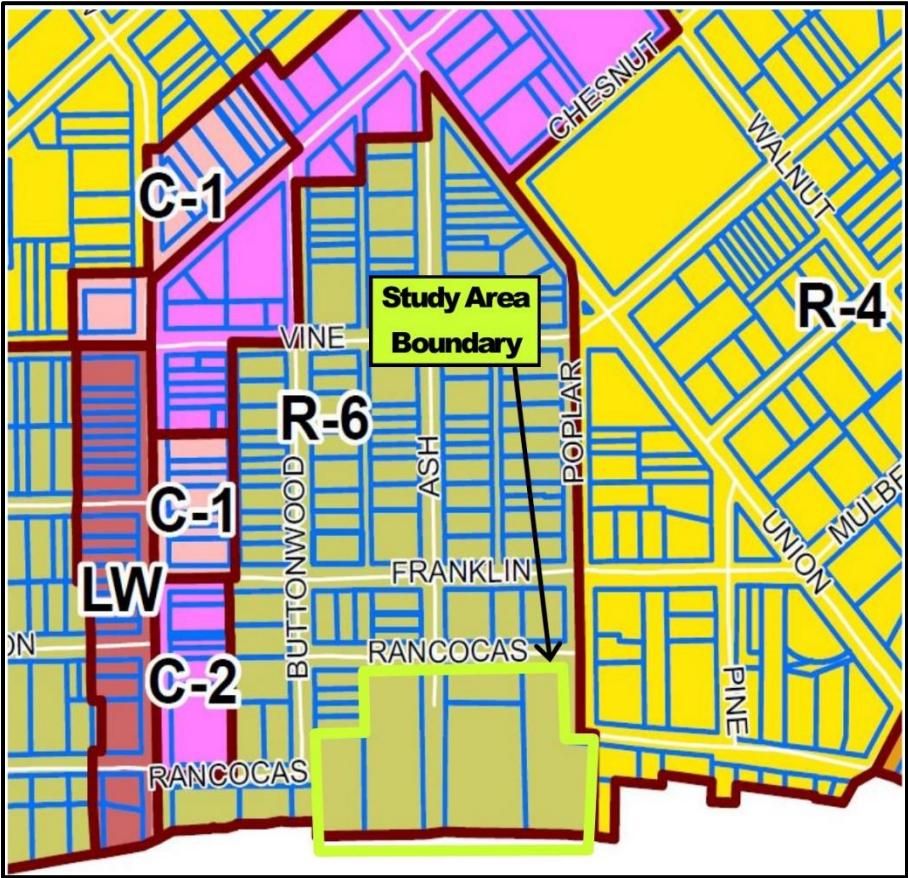
Conditionally Permitted uses in the R-6 zone district include places of worship; utility structures and facilities; quasi-public buildings and recreation areas; home occupations; public or not-for-profit schools; and marinas and marina related facilities.

In 2011, the governing body responded to the 2009 Master Plan and adopted an ordinance seeking to accommodate the specific area, which has been used for lumber processing, shipbuilding, and construction since the late 18th Century. In addition to the above, the following are conditionally permitted uses on Block 1405, Lots 1 and 6; and Block 1411, Lots 1, 1.01, and 2, general offices and office buildings; tradesman and artisan shops, offices and showrooms; manufacture, fabrication and assembly of products from previously processed and prepared materials conducted within completely enclosed buildings; research and scientific laboratories; computer software development and manufacture; printing; furniture and cabinet making; reupholstering; and media production facilities. The ordinance change has not resulted in any significant private investment or reinvestment in the buildings or sites.

The age and condition of the structures, the anticipated expense of rehabilitating the structures to make them suitable for municipal purposes makes the use of these structures by the Township unrealistic. The ease of access to the Rancocas Creek near existing residential development is a desirable amenity. The Township desires to implement an element of historic preservation in the structures that apply, and a land use that is compatible with the neighboring single-family uses; therefore, the Township is seeking to undergo the redevelopment and rehabilitation process per the LRHL.

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Zoning Map



Existing Land Use

The existing land use on the parcels includes single family residential buildings, vacant 3-story Canvas Shop Factory, and a largely abandoned boatyard with scattered 1-story office space, exterior storage, and interior storage, and manufacturing buildings. All the parcels have access to the Rancocas Creek and the tax maps illustrate that the property lines extend past the mean high-water line, into the waterway.

Environmental Constraints

Flood

The parcels are identified above on a Flood Hazard FIRMette courtesy of FEMA within special flood hazard areas, including the “regulatory floodway”, and Zone AE flood hazard region (elevation 10 feet). The AE Zone is an insurance rate zone that corresponds to the one-percent-annual-chance floodplains. The flood hazard areas of the Rancocas and Delaware Rivers are subject to periodic inundation which may result in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, all of which

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adversely affect the public health, safety and general welfare. These flood losses may be caused by the cumulative effect of obstructions in floodplains increasing flood heights and velocities and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed or otherwise protected from flood damage. For the National Flood Hazard Layer FIRMette please see Appendix D

Flood Mapping

The map below illustrates the Regulatory Floodway as the hatched area closest to the waterway; the blue is in the AE Zone – an area inundated by 1% annual chance of flooding (100 year flood) with a required residential base flood elevation set to 10'; and the tan is Zone X – an area with 0.2% annual chance of flooding (500- year flood). Source: FEMA FIRMette.



Chapter 65 entitled *Flood Damage Prevention*, is applicable to the property and requires the Study Area to follow all regulations applicable to the areas of Special Flood Hazard including:

- Certification that the floodproofing methods for any nonresidential structure meeting certain criteria in §65-8B(2).
- New construction or substantial improvement of any residential and nonresidential structure located in an A or AE Zone is required to have the lowest floor, including the

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basement, and utilities such as HVAC or sanitary facilities, elevated at or above the base flood elevation plus two feet.

- Additionally, nonresidential construction is required to be floodproofed below the base flood level plus two-feet so the structure is watertight.
- Located within areas of special flood hazard established in §65-6 are areas designated as floodways. Floodways are extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential. Encroachments, including but not limited to fill or substantial improvements, are prohibited unless an evaluation demonstrates that encroachments do not result in any increase in flood levels during the occurrence of the base flood discharge.

Soils

According to the Natural Resources Conservation Service's Web Soil Survey or WSS, the Study Area's soil is composed of 85% GabB and 15% minor components consisting of Aura, Galloway and Downer sediments. GabB is Galestown sand, with 0 to 5 percent slopes classified as a well-drained upland soil suited for agriculture and woodlands.

No Known Contamination Sites

There are no known contamination sites in the study area. Harold F. Fisher & Sons Inc., Crownflex Abrasives Inc., and P&K G-O-Metric Inc. are listed as State Facilities of Interest by the Environmental Protection Agency, and subsequently the New Jersey Department of Environmental Protection. The Environmental Protection Agency's Facility Registry System identifies facilities, sites or places that are subject to environmental regulation. The New Jersey Environmental Management System (NJEMS) Sites are regulated by NJDEP under one or more regulatory permitting or enforcement programs, or sites that are otherwise of some interest to a NJDEP program.

Harold F. Fisher & Sons Inc. holds a permit under the National Pollution Discharge Elimination System (NPDES) to discharge effluent at a specific point, issued under the NJEMS 498645. The site is also subject to a permit for the Emergency Planning and Community Right-to-Know Act (EPCRA) which requires regulated facilities to disclose specific information to the EPA, NJDEP as well as the public about the storage, use, and release of hazardous chemicals (NJEMS 35178500000). Finally, the site is also subject to a permit for X-Ray Equipment, under NJDEP these are regulated for human health and safety, no matter the use (NJEMS 549132).

P&K G-O-Metric Inc. has an NPDES Permit under NJEMS 497097, and an EPCRA under NJEMS 89215200000. Finally, Crownflex Abrasives Inc. has an EPCRA permit under NJEMS 53262400000. These facilities holding these permits house hazardous materials and chemicals requiring continual monitoring to insure they are being maintained in a way that is not harmful to the environmental and human health of the people that work with them or the surrounding residents.

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Most of the properties are located completely within the AE flood zone and subject to inundation. It seems likely based upon the historic uses of the sites and buildings that environmental contamination likely exists in the area. Heavy metals in the form of copper, lead and zinc were discharged to the sewer system from one of the sites, but that issue has been remedied. The area is not in excess of 5-acres, so the New Jersey Landscape project does not characterize if the area contains historic fill.

The New Jersey Hazardous Discharge Site Remediation Fund (HDSR) provides funding to eligible private and public entities for remediation and determination of clean-up costs. The purpose of the fund is to assist communities seeking to bring underperforming properties back to potential. Based upon the existing permits and the historic uses of the sites, it is advisable to seek funding and perform an environmental site assessment, prior to the development of a Redevelopment Plan.

Parcel Analysis Introduction

The Township is located in the Lower Delaware Watershed Region within the Rancocas watershed and the study area is located along the Rancocas Creek, less than half a mile east of the Delaware River. Hawk Island is located just to the west of the study area and directly at the confluence of the Delaware River and Rancocas Creek.

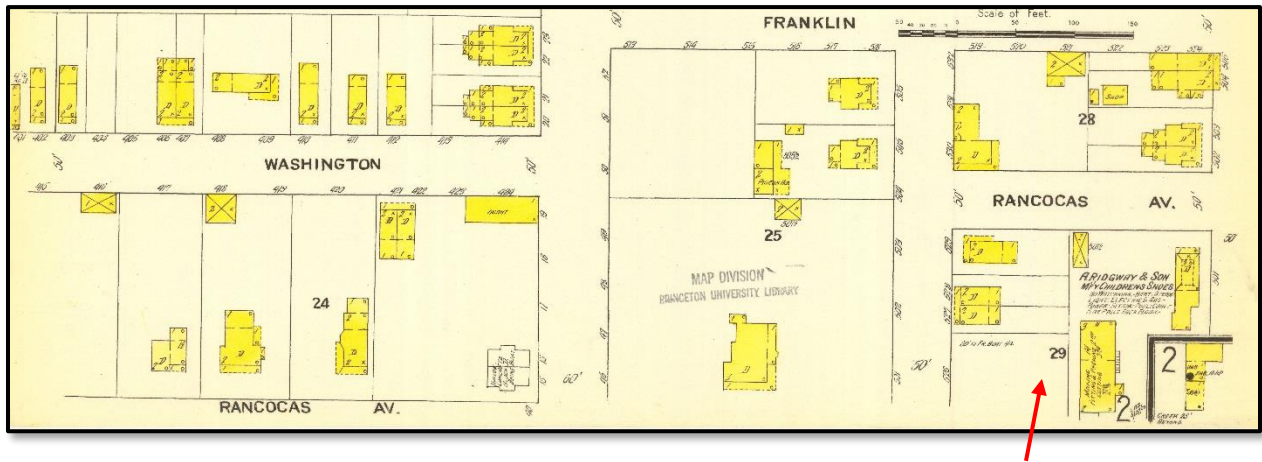
The Delanco area was formed from two separate land development ventures and officially merged to become the village of Delanco around 1852. Richard Wilmerton began developing homes on his farmland north of the Rancocas Creek and named the venture Delaranco, to call attention to its location at the confluence of the two important rivers used for commerce. A group of investors joined together to form the Delanco Land Company and began to sell housing lots as summer homes for Philadelphian industrialists around the same time. Because of the proximity to Philadelphia, water bodies and rail lines, the area was ideally situated for growth and prosperity. Trains from Camden & Amboy stopped in the area frequently before heading into Philadelphia and provided support for local agriculture, bringing goods into the city. At the same time wharfs were built on the Rancocas further opening up the area to commercial fishing and manufacturing.

Parcels' Historic Context

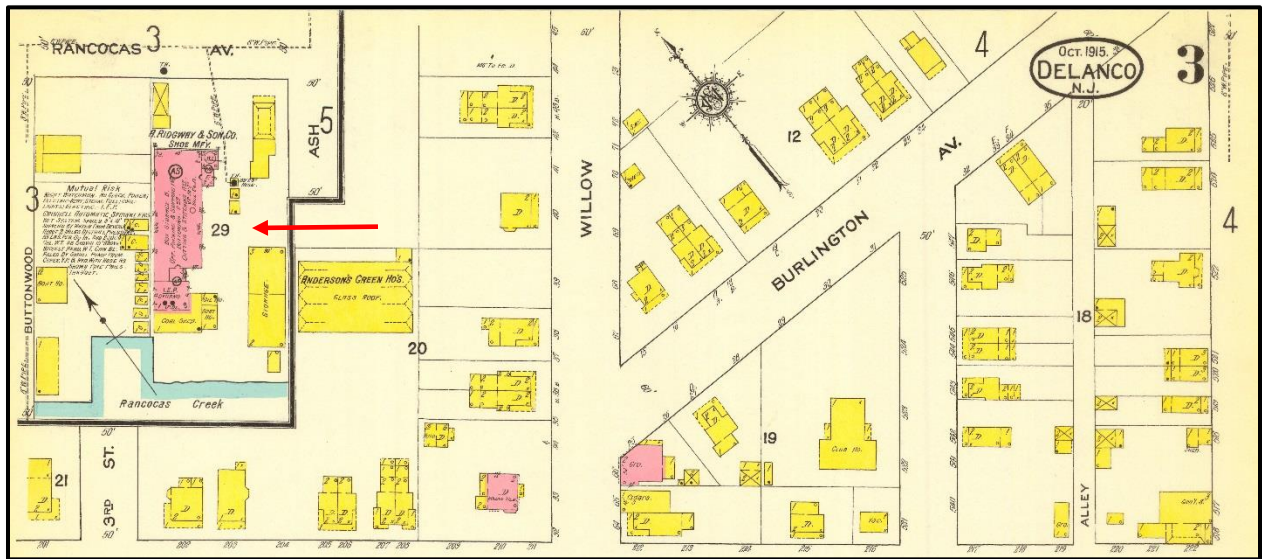
The properties outlined in this report have a long history of commercial fishing, lumber processing, construction, and ship and boatbuilding including parcels at the end of Buttonwood Street, Ash Street, and Poplar Street. The 1856 plan of lots; 1859 and 1876 street maps; and Sanborn Maps in three community surveys from 1909 to 1921 further illustrate that rich history. See Appendix C for the 1856, 1859, and 1876 maps.

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The lower right corner of this 1909 Sanborn map (sheet 2) partially illustrates a portion of Block 1405 (see #29).



The upper left corner of the following 1915 Sanborn map (sheet 3) shows a labelled inset of Block 1405 (see #29) note that the surrounding streets are not related to the inset).



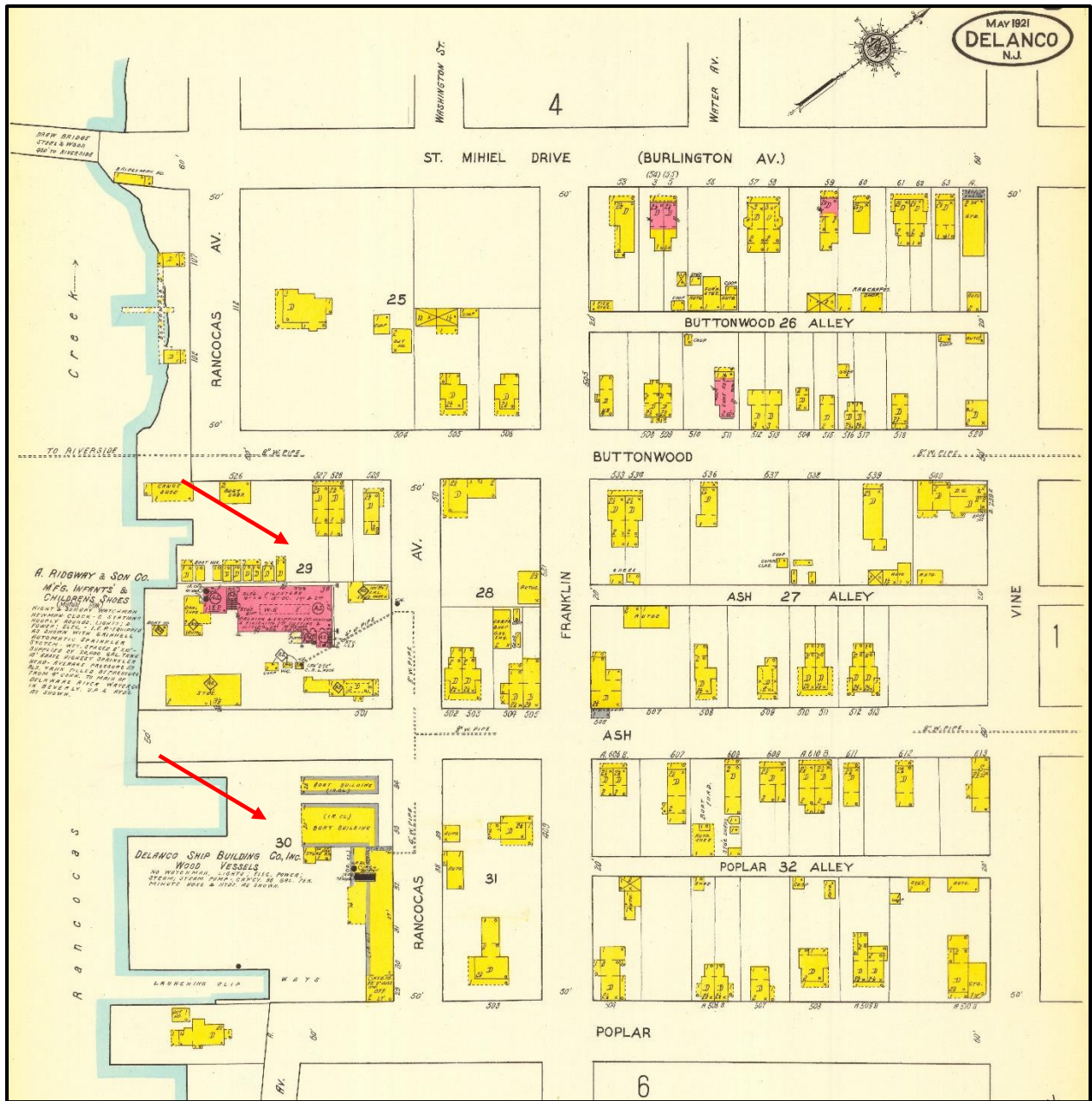
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The following two Sanborn maps from 1909 and 1915 illustrate the evolution of building development upon Block 1411 (see #30).



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Below see Sheet 5 of the 1921 Sanborn mapping which illustrates the structures located on both Blocks 1405 and 1411 (see #29 & #30).



Block 1405, Lot 1

Wilmerton's Delaranco 1856 plan of lots illustrates a Ship Yard on Block 1405, Lot 1. The same or similar usage is illustrated through 1921. Block 1405, Lot 1, as indicated by the 1921 map the lot held a number of small structures for boat and fisherman storage as well as a boat shop.

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Per “The Delanco Story” (1971), in 1854, Nathan S. Crane operated a shipyard along the Rancocas between the two bridges consistent with the 1859 mapping. The 1915 Sanborn mapping also clearly shows that boat storage, outbuildings, and fishing shacks are located on Lot 1. Finally, the 1921 Sanborn mapping illustrates a similar configuration. Today the dwelling is located directly on Buttonwood Street.

Block 1405, Lot 6

Wilmerton’s Delaranco 1856 plan of lots illustrate a dwelling on Lot 6, located very close to Washington Street, now known as Rancocas Avenue. The 1859 street mapping illustrates a shipyard on this block (with Lot 1) and no structures. At some point in the late 1800s a dwelling was built on Lot 6, and in 1881 Andress Ridgway began manufacturing shoes at his residence. In 1885 Ridgway erected a frame building to house the factory and the 1909 Sanborn mapping illustrates that there were several frame structures including the factory, dwelling and an outbuilding. In 1912, the frame building was replaced by the large three-story brick building located on the site today. The 1915 and 1921 Sanborn maps confirm the additional buildings, including the brick 3-story factory, storage buildings, dwelling, and outbuildings. The shoe business closed in the 1920’s and in 1929 the Atlantic Paper Tube Company operated on the site. In the 1960s the building was purchased through a tax sale and used for boat storage and outboard marine work. The latest use of the building is the Canvas Shop factory manufacturers of canvas boat products

Block 1411, Lot 1 & 1.01

Wilmerton’s Delaranco Lots per the 1856 plan of lots illustrate a Steam Saw Mill on what is today Block 1411, Lots 1 and 1.01 with frontage on Ash Street and Rancocas Avenue. Block 1411, as indicated by the Sanborn maps, was a single lot in 1909 and the site of a “summer cottage”.

“The Delanco Story” (1971) notes that Louis D. Steel built his first 30-foot boat at age 16 circa 1913; and that he mostly constructed pleasure craft. The history goes onto note that a group of men including Steel operated a construction company as well, cutting their own lumber and constructing bridges, wharves, and ferry docks, and many boats. By 1915, the Sanborn mapping shows five large structures labeled as boat storage, as well as a smaller shed and watchman’s building. The map labels it as the premises of L.D. Steel Boat Builder with offices, using steam power, electric lighting, and coal with fire suppression by “fire pails”. L.D. Steel is cited as the manufacturer of boats including tugboats designed by J. Murray Watts and described and detailed in a Marine Engineering Periodical. Furthermore, “The Delanco Story” (1971) goes on to state that the company-built tugboats for the United States government during World War I, beam trawlers for commercial fisherman, and pleasure craft of various types for clients. The 1921 Sanborn map illustrates that some buildings were removed and replaced with other structures but that the site was occupied by Delanco Ship Building Co. Inc., maker of wooden vessels. The sites have continued in this fashion, operated by different owners and used as a base for welders, machine shops, and later manufactured homes, a

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fleet of dump trucks, construction and reconstruction of power boats, sail boats and ships such as ferries, barges, and tugboats.

Block 1411, Lot 2

Block 1411, Lot 2 with frontage on Poplar Street and Rancocas Avenue is the area that would have been located between the Steam Saw Mill, described above and the wharf at the Rancocas at the street-end of Poplar Street. An 1859 Map illustrates this more clearly. “The Delanco Story” (1971) history depicts photos of several freighters and excursion boats docking at both the Poplar and Union Street wharves. The history states that steamboats operated between Mt. Holly and Philadelphia on the Rancocas with the earliest known being the Norristown in 1823, captained by John Gardner. Based upon the pamphlet authored by Peter Fritz entitled - Delanco’s Historic Waterfronts – boat travel of goods, materials and people ended in the 1900s.

The 1909 Sanborn mapping illustrates vacant land at the terminus of Poplar Street. By 1915 a dwelling is illustrated between the Rancocas and the street end at the intersection of Poplar Avenue and Rancocas Avenue. It would appear that because of the construction of bridges and other improvements in transportation methods at the time, that the wharf was made obsolete and deconstructed.

Parcel Analysis

Block 1405, Lot 1

Currently, Block 1405, Lot 1 contains an occupied residential dwelling and a few of small sheds in the rear yard, which are likely remnants of the fishing shacks used by fishermen. The dwelling (partially shown at lower right) and property are well-maintained, similar to the other dwellings on Buttonwood Street, as illustrated below:



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The property record card indicates the building was constructed in approximately 1900, consistent with the 1915 Sanborn mapping, which characterizes the building as a “Boat House” in that location. Based upon a review of current aerial imagery it appears that the remnant of a boat launch remains along the riverbank.

Block 1405, Lot 6

The uplands portion of the site above the mean high-water line and bulkhead is poorly maintained. The structure on Block 1405, Lot 6 has several boarded-and blocked windows. There is a lack of property maintenance, including overgrown plants, brush piles, and neglected landscaping. There are abandoned site improvements such as the boat launch, and exterior storage of materials and debris. There is barbed wire over a poorly maintained chain link fence extending along the Rancocas Avenue street frontage and surrounding the site.

On November 28th, 2018 Harold F. Fisher & Sons Inc. was issued a “Notice of Unsafe Structure”. A report by a civil engineer indicates the building is sound in structure, however, that there were several temporary support braces that should be replaced with permanent repairs. Violations found concerning the code and safety of the structure include exposed electrical boxes, lack of fire extinguishers, no emergency lighting at exits or stairways inside or outside, and fueled equipment inside building. The means of egress was found unsafe and inoperable, and a freight elevator was found inoperable.

The Township also provided Harold F. Fisher & Sons Inc. a Code Compliance Report stating several violations of Township Codes for lack of maintenance and unpermitted storage on the property.

- **Violation 135-1:** Brush, grass, weeds; other piled debris such as motors and metals.
- **Violation 2015 IPMC 302.8:** Unlicensed Motor Vehicles (Ambulance). “
- **Violation 222-8(10):** Inoperable Vehicle – truck in side yard.
- **Violation 222-8(6):** Stagnant Water located in tires, buckets or totes.
- **Violation 222-8(B):** Maintenance Standards for stairwell exit steps broken rotting wood, and no hand rail.
- **Violation 222-8.A(3):** Maintenance Standards – Hot water heater located in side yard.

Redevelopment or Rehabilitation Area Preliminary Investigation

See images below of the site and building located on Lot 6. The first image is taken from Rancocas Avenue facing southeast; and the second is taken from the Ash Street unimproved street-end along the Rancocas Creek facing west.



Redevelopment or Rehabilitation Area Preliminary Investigation

Ash Street

The Ash Street street-end is paved for approximately half the right-of-way length. The remaining portion of the street is unpaved and the location of a stormwater swale which extends the existing subsurface stormwater system to the Rancocas Creek, as pictured below.



Block 1411

The aerial image of the block illustrates large open and unpaved areas used for storage and circulation, as well as a collection of buildings, estimated to be constructed prior to 1935. The commercial and industrial uses on the site, including interior and exterior storage of goods and manufacturing, are surrounded by six feet high chain link and wooden stockade fencing, separating the site from the surrounding residential neighborhood. The uses, buildings, and structures are physical and visual barriers between the Rancocas Creek and the surrounding dwellings.

Redevelopment or Rehabilitation Area Preliminary Investigation

The following photo, taken from Ash Street and facing east, illustrates the relationship between the lots in Block 1411 which are separated by fences. Lot 1 is to the right of the image and 1.01 is to the left of the image. The blue shipping container in the background is located on Lot 2.



The following photo, taken from Rancocas Avenue and facing south (towards the Rancocas Creek), illustrates the relationship between the lots in Block 1411 which are separated by fences. Lot 1.01 is to the right of the image and Lot 2 is to the left of the image. The dwelling to the left and in the background is located on Lot 2.



Redevelopment or Rehabilitation Area Preliminary Investigation

Block 1411, Lot 1

Block 1411, Lot 1, contains a sprawling, one-story frame structure with additions and overhangs at the G-O-Metric Inc. site. The site is fenced and contains indoor and outdoor storage, offices, and a boat launch. The most recent use for the building was a manufacturer of industrial supplies. The site is largely open and unimproved with gravel and stone, open circulation, storage, and parking areas. The following photo is taken from the end of Poplar Street at its intersection with Rancocas Avenue. The dwelling located on Lot 2 is in the foreground; and the building on Lot 1, adjacent to the Rancocas Creek is visible.



The image below is taken from Rancocas Avenue facing south through Lot 1.01 and into Lot 1.



Redevelopment or Rehabilitation Area Preliminary Investigation

The images following are taken from the Ash Street street-end. The image below illustrates the existing building facing due southeast with the circulation, storage and parking area in the foreground.



The photo below illustrates the existing building facing south, with the Rancocas Railroad Bridge and Rancocas Creek to the right side.



Redevelopment or Rehabilitation Area Preliminary Investigation

Block 1411, Lot 1.01

On Block 1411, Lot 1.01, observation shows two one-story frame structures as the Crownflex Abrasives site. The site is fenced and has been used for indoor and outdoor storage, offices, and manufacturing of industrial supplies.

The following photograph illustrates the site and buildings facing due west from Rancocas Avenue.



The image below is taken facing southeast from Rancocas Avenue. The roof of one of the buildings is being repaired.



Redevelopment or Rehabilitation Area Preliminary Investigation

A view of the buildings facing northeast from the Ash Street street-end with the fence serving Lot 1 in the foreground.



Block 1411, Lot 2

The dwelling on a portion of Lot 2 pursuant to the tax assessment records appears to be in good condition and well maintained. A portion of Lot 2 fronting along Rancocas Avenue and Poplar Street is surrounded by a wooden stockade fence. Based upon aerial images and site observation the lot contains boats and boat parts, deteriorating boat ramp/launch, unidentifiable materials covered by tarps and old tires, shipping container, vehicles, and shed(s).

The photo was from the intersection of Poplar Street and Rancocas Avenue facing south of the dwelling. The stockade fence lining the street and reducing visibility into the site is to the right.

Redevelopment or Rehabilitation Area Preliminary Investigation



The following photo was taken facing southwest from the intersection of Poplar Street and Rancocas Avenue. A fence and large shed or garage are visible.



Redevelopment or Rehabilitation Area Preliminary Investigation

The following two photographs are taken from Rancocas Avenue and face southeast, illustrating covered boats, structures, and blue shipping container, on Lot 2.



Redevelopment or Rehabilitation Area Preliminary Investigation

Redevelopment or Rehabilitation Area Designation Analysis and Recommendation

The general purpose for designating an area as a Redevelopment Area or Rehabilitation Area under the LRHL is to encourage and assist responsible redevelopment of an area consistent with goals and objectives of the community, which generally includes upgraded structures and site improvements on lots with sufficient area, and the introduction of uses that are appropriate to a specific area, and in accordance with an **adopted redevelopment plan**.

Rehabilitation Recommendation

Rehabilitation, as defined in the New Jersey Zoning & Land Use Administration book by William M. Cox & Stuart R Koenig, is “... an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of the area.”

The JLUB recommends designating the entire Study Area, as an Area in Need of Rehabilitation, where short term tax abatement upon taxable improvements would be an available tool to encourage private reinvestment.

Non-condemnation Redevelopment Recommendation

The area analysis indicates that portions of the study area meet the criteria established by N.J.S.A. 40A:12A-5.a, 5.b, and 5.d for designation of a redevelopment area. It is a local objective to preserve historic features of the sites to the extent possible and to obtain public waterfront access, in some manner. It should be noted that the presence of the Rancocas Creek creates an issue with respect to location, remoteness, and lack of means of access. Markets and employees are reduced by the presence of the creek. The relatively remote location of the parcels away from collectors, arterials, and highways or rail lines results in reduced accessibility.

Block 1405, Lot 6 meets the statutory requirements to be designated as a **Non-condemnation Redevelopment Area** as outlined below (see Block 1405, Lot 6). The Joint Land Use Board suggests that the Township Committee consider the building known as the Canvas Shop as a Non-condemnation Redevelopment Area. The age of the existing building, the location, site lay-out, and condition all contribute to the site’s possible designation. The likelihood of the placement of historic fill, the flood designation AE, and the need for a Phase I Environmental Study all suggest that further evaluation of the property is warranted to determine what land uses may be appropriate. The lack of a Redevelopment partner or a clearer vision of the use of the existing building cause the Board pause, unless a suitable partner can be secured once a Redevelopment Plan can be developed, based upon a neighborhood vision and an understanding of potential environmental challenges.

Redevelopment or Rehabilitation Area Preliminary Investigation

Individual Parcel Analysis

Block 1405, Lot 6

The property meets the Rehabilitation criteria as it is currently vacant and underutilized and may be environmentally contaminated. The majority of the water and sewer infrastructure in the area is over 50 years old and subject to a continuing maintenance program.

The Canvas Shop or Harold F. Fisher and Sons building on Block 1405, Lot 6 was developed consistent with the surrounding uses historically located in the area. The manufacturing facility building had access to shipping on the Rancocas Creek and employees due to residential dwellings located nearby. Because of the building size and increasing deterioration the structure's reuse potential may be limited. Its location within a single-family residential area and limited access to major transportation corridors, present impediments to its continued use.

“a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;

The building known as the Canvas Shop on Block 1405, Lot 6 is consistent with 40A:12A-5.a., for dilapidation and obsolescence of the structure where it was inspected and found not to be code compliant and requiring maintenance. The structure was constructed in 1912 and used for manufacturing of products. The building was purchased in 1960 through a tax sale due to delinquency. There is a concern that the continued disuse of the building could be conducive to unwholesome working conditions within the building and the site.

“b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;

The Canvas Shop site (Block 1405, Lot 6) satisfies the criteria of 40A:12a-5.b., for the discontinuance of the overall capacity of said structure previously used as a larger shoe factory, cardboard manufacturer, and canvas shop. The use and building have been underutilized and are now abandoned and, the structure has fallen into a great state of disrepair which promises to accelerate to be untenable with no activity.

“d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;

Block 1405, Lot 6 meets the criteria of 40A:12A-5.d. because of the extended state of dilapidation and disrepair of the structure and the site, surrounded by chain link fence. The dilapidation and lack of maintenance has hastened the obsolescence of the structure so that it is no longer used. The impacts of the closed building are detrimental to the health, morals, and welfare of the community.

Redevelopment or Rehabilitation Area Preliminary Investigation

Block 1405, Lot 1 and Block 1411, Lot 2

The property and buildings do not meet any of the Redevelopment Area criteria, however they do meet the Rehabilitation criteria as outlined above. The dwellings are at least 50 years old; and a majority of the water and sewer infrastructure is at least 50 years old and is in need of repair or substantial maintenance, meeting the criteria to be considered an Area in Need of Rehabilitation.

Block 1411, Lot 1 & 1.01; and Block 1411, Lot 2

These properties undergo vacancy and underutilization and may be environmentally contaminated. The majority of the water and sewer infrastructure in the area is over 50 years old and subject to a continuing maintenance program. The properties meet the criteria to be considered an Area in Need of Rehabilitation.

Lot 1 in Block 1411 contains buildings and a sand and stone covered circulation and parking area. The buildings on the site were constructed after 1921 and are located partially within the floodway and fully within the AE Zone.

The buildings on Lot 1.01 in block 1411 are noted as single-story frame and single-story block structures constructed in the mid 1930's. The use within the frame building is unknown. The single-story block structure is a very long garage and has been used for fabrication, storage, or manufacturing.

Lot 1.01 in Block 1411 is approximately one quarter of an acre, (11,325 SF) and aerial imagery confirms almost completely covered with buildings, accessory structures and surrounded by asphalt. The site development, mostly covered by impervious surface, results in excessive coverage; dead end driveways result in an obsolete layout; and limited or no yard areas along the street result in negative impacts to the street, detrimental to the safety and welfare of the community.

Block 1411, Lot 2, contains a residence constructed before 1915 on a portion of the lot nearest the Rancocas Creek at the street end of Poplar Street and located within the floodway. However, the remainder of the lot along Rancocas Avenue and Poplar Street is surrounded by a stockade fence which extends along the sidewalk and encloses a storage yard. The yard contains equipment, vehicles and boats; scattered garages, sheds, trailers, and sea-boxes.

IV. Planning & Zoning Context

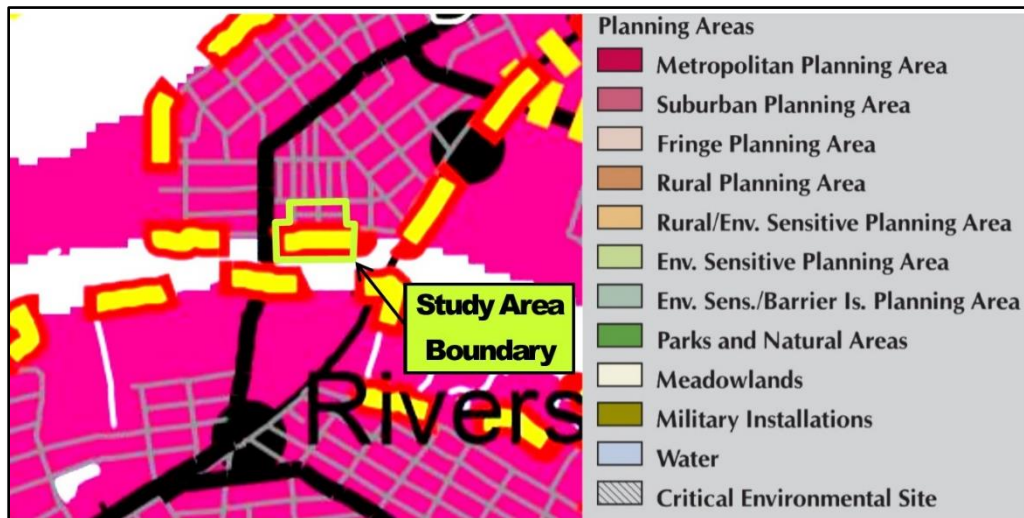
NJ State Plan and Smart Growth Planning Areas

According to the 2001 State Development and Redevelopment Plan (SDRP) the Study Area is located in the Metropolitan (PA1) Planning Area. See Map Below:

This eastern portion of the Study Area is located in the Metropolitan Planning Area (PA1). According to the SDRP, the intent of the Metropolitan Planning Area is to:

Redevelopment or Rehabilitation Area Preliminary Investigation

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns; promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.



Township Master Plan

The Township seeks to enhance the charm and architectural character of their historic bedroom community by revitalizing Ash Street Area. The Township's Master Plan expresses a desire to increase the amount of public waterfront access to the Rancocas Creek particularly for non-motorized watercraft, as well as to aggressively protect and preserve the Township's historically significant structures, and to reuse underutilized sites. The rehabilitation of the area would satisfy many Master Plan Goals and Objectives as paraphrased below:

- *Enhance and redevelop older residential areas*
- *Preserve and enhance the town's traditional residential village character.*
- *Encourage development that respects existing development intensities, densities, and patterns, and environmental constraints.*
- *Reuse underutilized sites.*
- *Capitalize on the Township's major waterfront assets, such as the Rancocas Creek, by maintaining and increasing public access to the waterfront.*
- *Acquire new open space according to the needs of residents.*
- *Protect, preserve, and conserve environmentally sensitive areas, particularly the Township's waterfront, floodplains, streams, and steeply sloped areas.*
- *Reduce flood damage, including damage to life and property.*

Redevelopment or Rehabilitation Area Preliminary Investigation

A portion of the Ash Street Area (aka Canvas Shop) was discussed in the 2009 Master Plan. The Township sought to embrace the historic uses and structures on the parcels by permitting limited industrial uses and marinas. Despite the implemented changes to the Zoning Ordinance, no significant reinvestment has occurred. The Township envisions that the waterfront offers enhanced recreation opportunities and provides an economic boost for the community, focused on recreational boating, birdwatching, fishing, natural systems, and ecotourism. This area is currently zoned as R-6 which is primarily residential in nature, with conditional use overlays to promote the existing commercial enterprises in the area. Lastly, the Township envisions enhanced public access to the Rancocas Creek by Township residents for non-motorized craft; enhancing quality of life.

The Housing Plan summarizes that the Township has satisfied its Prior Round obligation, as well as its Third-Round prospective need. The prospective need is satisfied using existing, completed affordable housing units through various special needs, family, and senior rental units; credit surpluses; and inclusionary development.

Surrounding Communities Zoning and Land Use

The nearest community is the Township of Riverside, located south of the Study Area across the Rancocas Creek. Riverside also has several sites which may be developed using the redevelopment statute directly across from the site. The location of the Ash Street Area most directly affects the properties fronting the Rancocas Creek and Riverside Township. No other surrounding communities appear to be affected by the parcels.

V. Summary & Conclusions

The Joint Land Use Board has determined that the following parcels meet the statutory criteria to be considered an **Area in Need of Rehabilitation** as identified on the Delanco Township Tax Maps:

- Block 1405, Lot 1,
- Block 1405, Lot 6,
- Block 1411, Lot 1,
- Block 1411, Lot 1.01, and
- Block 1411, Lot 2.

The Board recommends designating the entire area as an **Area in Need of Rehabilitation** to prevent further deterioration and promote the overall development of the community, not likely to be accomplished privately, and requiring responsible public intervention.

Furthermore, the Board recommends consideration of designating **Block 1405, Lot 6** as a **Non-Condensation Area in Need of Redevelopment** to accomplish conservation and rehabilitation of the existing structure or alternatively the clearing, planning, and construction of a newly imagined site to enhance the neighborhood. Redevelopment designation offers

Redevelopment or Rehabilitation Area Preliminary Investigation

tools through financial incentives such as conducting environmental site assessments, remediation fund availability, if necessary, and payment in lieu of taxes. The underutilized and abandoned site and building may be a prime candidate for the myriad of opportunities to revitalize sites and buildings through redevelopment.

The municipality could issue a request for proposals (RFP) for redevelopment plans, inviting developers to submit proposals for redevelopment of Block 1405, Lot 6 or alternatively, perform visioning of the site and building, generate a basic Redevelopment Plan, and issue RFP's with a formulated plan, likely requiring amendment.

Observation: The Joint Land Use Board recommends that the Township Committee consider the LRHL in the older portions of the community, such as the R-6 District, where the conditions satisfying a Rehabilitation Area Determination may be met, preventing further deterioration and promoting the overall development of the community through the use of short-term tax abatement on taxable improvements, as described above.

VI. Appendices

Appendix A- Resolution 2019-59

Appendix B- Map entitled "Ash Street Area"

Appendix C- Historic Mapping – 1856, 1859, and 1876

Appendix D- National Flood Hazard Layer FIRMette

Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix A- Resolution 2019-59

DELANCO TOWNSHIP

RESOLUTION 2019-59

RESOLUTION AUTHORIZING AND DIRECTING THE DELANCO TOWNSHIP PLANNING BOARD TO CAUSE A PRELIMINARY INVESTIGATION TO BE MADE PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, AS TO WHETHER CERTAIN PROPERTY KNOWN AS THE “ASH STREET PROPERTIES”, QUALIFY AS “AN AREA IN NEED OF REDEVELOPMENT OR REHABILITATION”, WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE, AND PROVIDING THAT THIS REDEVELOPMENT PROCESS SHALL BE A NON-CONDEMNATION PROCESS

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (“the Act”) allows municipalities to identify certain areas within their geographical boundaries as “Areas in Need of Redevelopment”, or “Areas in Need of Rehabilitation”, one of the purposes of which, among others, is to encourage private investment in certain properties through, e.g., the demolition, clearance, or removal of buildings, the construction and rehabilitation of existing buildings, the creation of new development, and the provision of affordable housing within municipalities, etc.; and

WHEREAS, the Act empowers municipalities to authorize and direct their Municipal Planning Boards to cause preliminary investigations to be made to determine whether areas exist within the municipality that are “in need of redevelopment” or “in need of rehabilitation”, N.J.S.A. 40A:12A-6; and

WHEREAS, the Township does not desire to pursue the potential for eminent domain under the Act and as such the Board is directed to treat this referral as non-condemnation redevelopment; and

Redevelopment or Rehabilitation Area Preliminary Investigation

WHEREAS, there is property within the Township of Delanco, referred to herein as the “Ash Street Properties”, with the following Block and Lot designations:

Block 1405, Lots 1 & 6 and

Block 1411, Lots 1, 1.01, & 2

The properties are bounded by the Rancocas Creek, fall on either side of Ash Street, and are otherwise bordered by Poplar Street, Rancocas Avenue, and Buttonwood Street. A map highlighting the bounds of the Properties is attached hereto and on file with the Township Clerk; and

WHEREAS, the Township believes that the Properties may qualify as an Area in Need of Redevelopment in accordance with the Act; and

WHEREAS, such a designation would allow the Township to consider various authorizations and incentives to redevelopers, owners and future prospective buyers of the property all to the benefit of the community; and

WHEREAS, the Township Committee has determined therefore that it is in the best interests of the Township to authorize the study of said Properties to determine if they can be considered an Area in Need of Redevelopment (Non-Condernation) and/or in Need of Rehabilitation.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that the Delanco Township Planning Board (also referred to as “Joint Land Use Board”) be and is hereby authorized and

Redevelopment or Rehabilitation Area Preliminary Investigation

directed to cause a preliminary investigation to be made pursuant to the New Jersey Redevelopment and Housing Law as to whether the Ash Street Properties referenced above, in whole or in part, constitute an Area in need of Redevelopment or Rehabilitation within the meaning and intendment of the Act;

BE IT FURTHER RESOLVED that this examination is not required to include a separate analysis of “blight” determination, as the Township does not seek to use eminent domain and this process shall be considered a non-condemnation redevelopment process; and

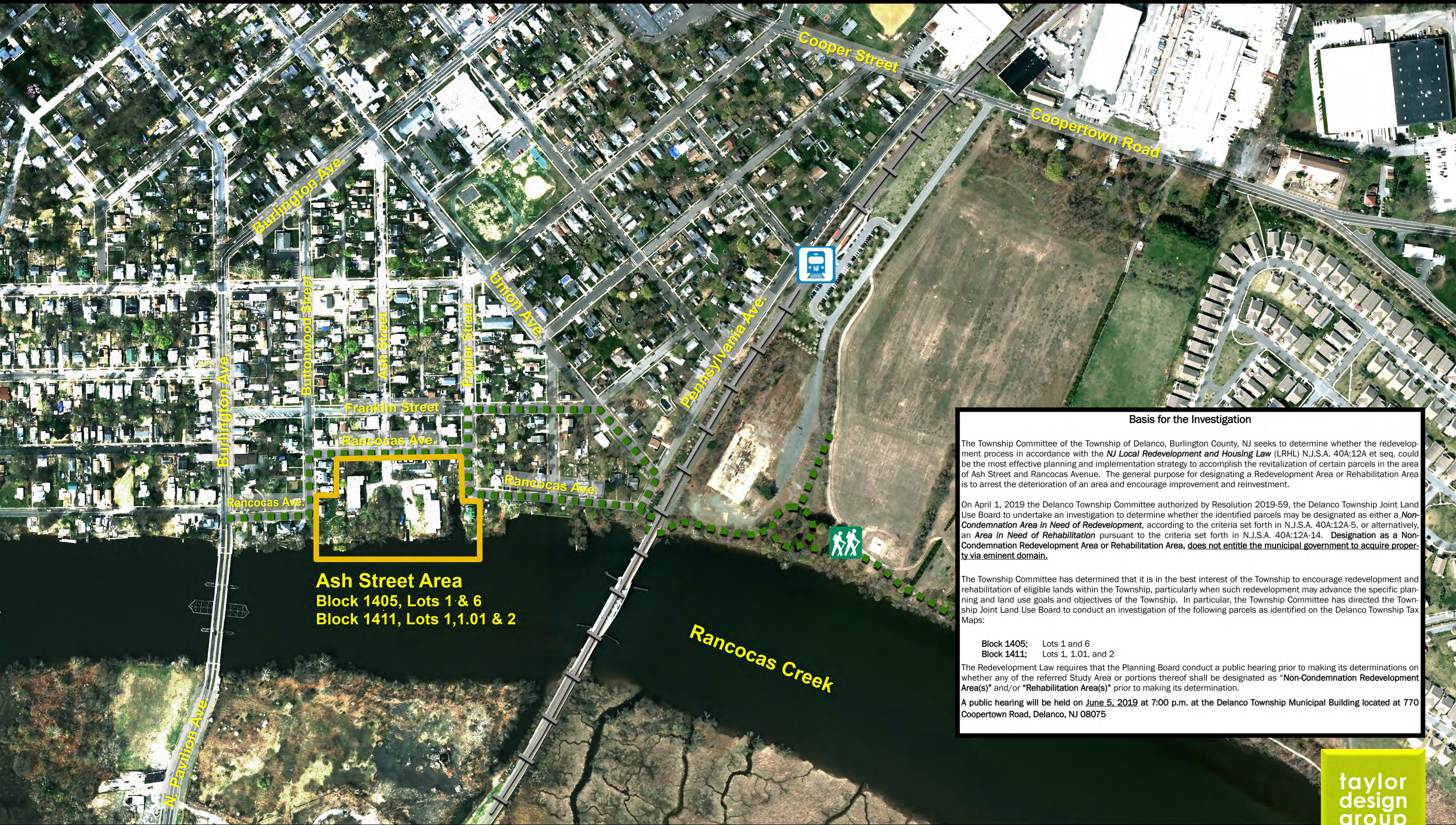
BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed with the Chairperson and Secretary of the Delanco Township Planning Board, and with the Burlington County Office of Land Use Planning within ten (10) days of adoption;

DELANCO TOWNSHIP

Certified to be a true copy of a resolution adopted by the Township Clerk of the Township of Delanco, passed by the Township Committee of the Township of Delanco on the 1st day of April, 2019.

Katherine T. Martin, RMC
Katherine T. Martin, RMC
Deputy Municipal Clerk





Ash Street Area
Block 1405, Lots 1 & 6
Block 1411, Lots 1, 1.01 & 2

Basis for the Investigation

The Township Committee of the Township of Delanco, Burlington County, NJ seeks to determine whether the redevelopment process in accordance with the *NJ Local Redevelopment and Housing Law* (LRHL) N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the area of Ash Street and Rancocas Avenue. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment.

On April 1, 2019 the Delanco Township Committee authorized by Resolution 2019-59, the Delanco Township Joint Land Use Board to undertake an investigation to determine whether the identified parcels may be designated as either a *Non-Condemnation Area in Need of Redevelopment*, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an *Area in Need of Rehabilitation* pursuant to the criteria set forth in N.J.S.A. 40A:12A-14. **Designation as a Non-Condemnation Redevelopment Area or Rehabilitation Area, does not entitle the municipal government to acquire property via eminent domain.**

The Township Committee has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township. In particular, the Township Committee has directed the Township Joint Land Use Board to conduct an investigation of the following parcels as identified on the Delanco Township Tax Maps:

- Block 1405; Lots 1 and 6
- Block 1411; Lots 1, 1.01, and 2

The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Area or portions thereof shall be designated as "Non-Condemnation Redevelopment Area(s)" and/or "Rehabilitation Area(s)" prior to making its determination.

A public hearing will be held on **June 5, 2019** at 7:00 p.m. at the Delanco Township Municipal Building located at 770 Coopertown Road, Delanco, NJ 08075

Redevelopment or Rehabilitation Area Preliminary Investigation

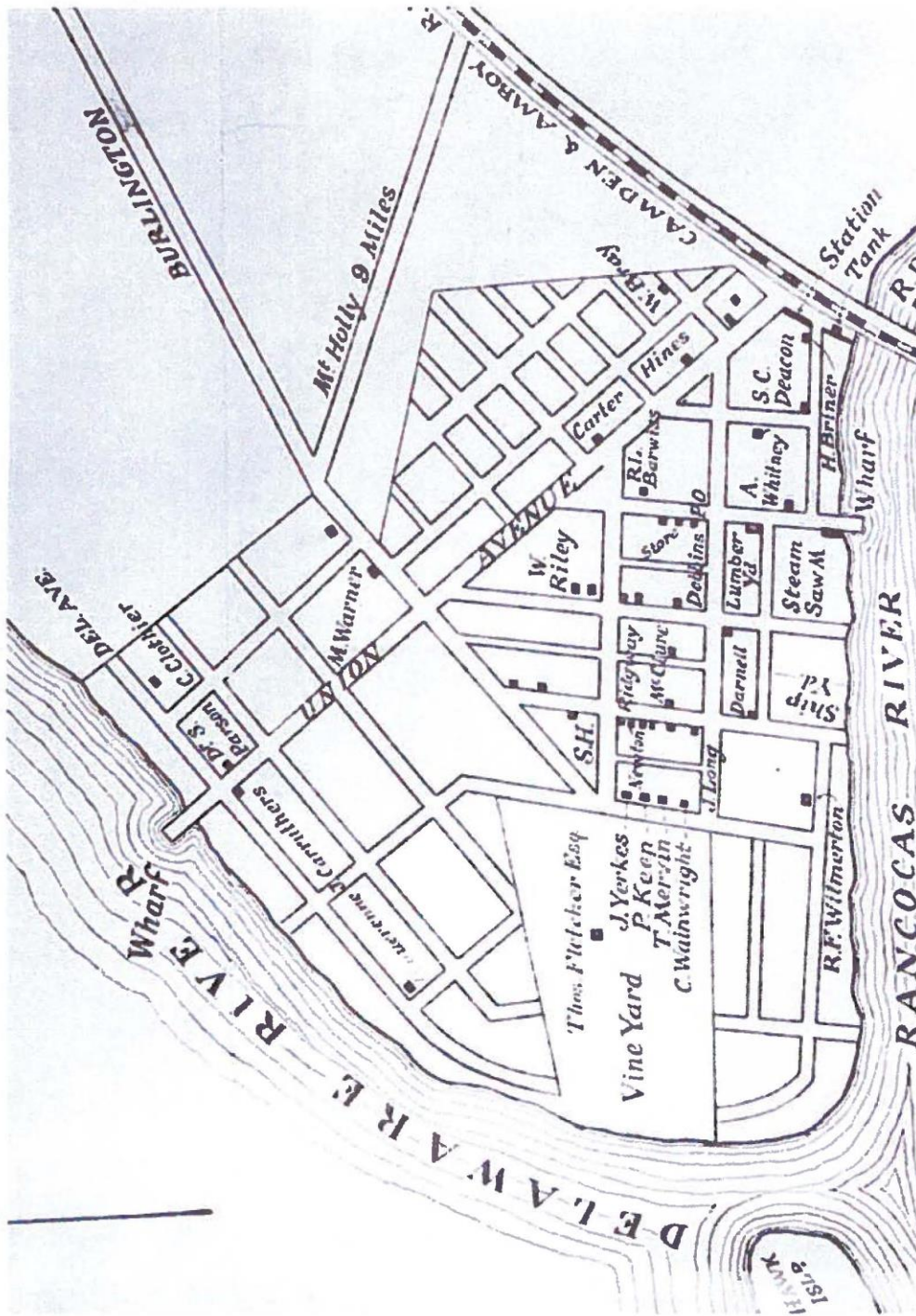
Appendix C- Historic Mapping – 1856, 1859, and 1876



the first homes were constructed. The upper part of the map shows earlier streets laid out between Burlington Avenue and the Delaware River. The first major developer in town was the Delanco Land Co. It was made up of Philadelphia investors.

THE SECOND MAJOR development in Delanco was "Wilmington's Delanco Lots" (the segment in the lower portion of the photograph), laid out in 1856 according to the date on the map. Although not visible in the reproduction shown here, the original map shows T3 black squares where

Redevelopment or Rehabilitation Area Preliminary Investigation



DELANCO LOOKED like this in 1859, the year the township was separated from Willingborough Township. This map shows blocks and some individual house sites but not lots. Note the location of the ship- yard and the sawmill on the Rancocas. The Kreiner Hotel is misspelled as Briner. Also shown is the Dob- bins Store and the vineyard where the Fletcher Man- sion stood.

DELANCO LOOKED like this in 1859, the year the township was separated from Willingborough Township. This map shows blocks and some individual house sites but not lots. Note the location of the ship- yard and the sawmill on the Rancocas. The Kreiner Hotel is misspelled as Briner. Also shown is the Dob- bins Store and the vineyard where the Fletcher Man- sion stood.

Redevelopment or Rehabilitation Area Preliminary Investigation

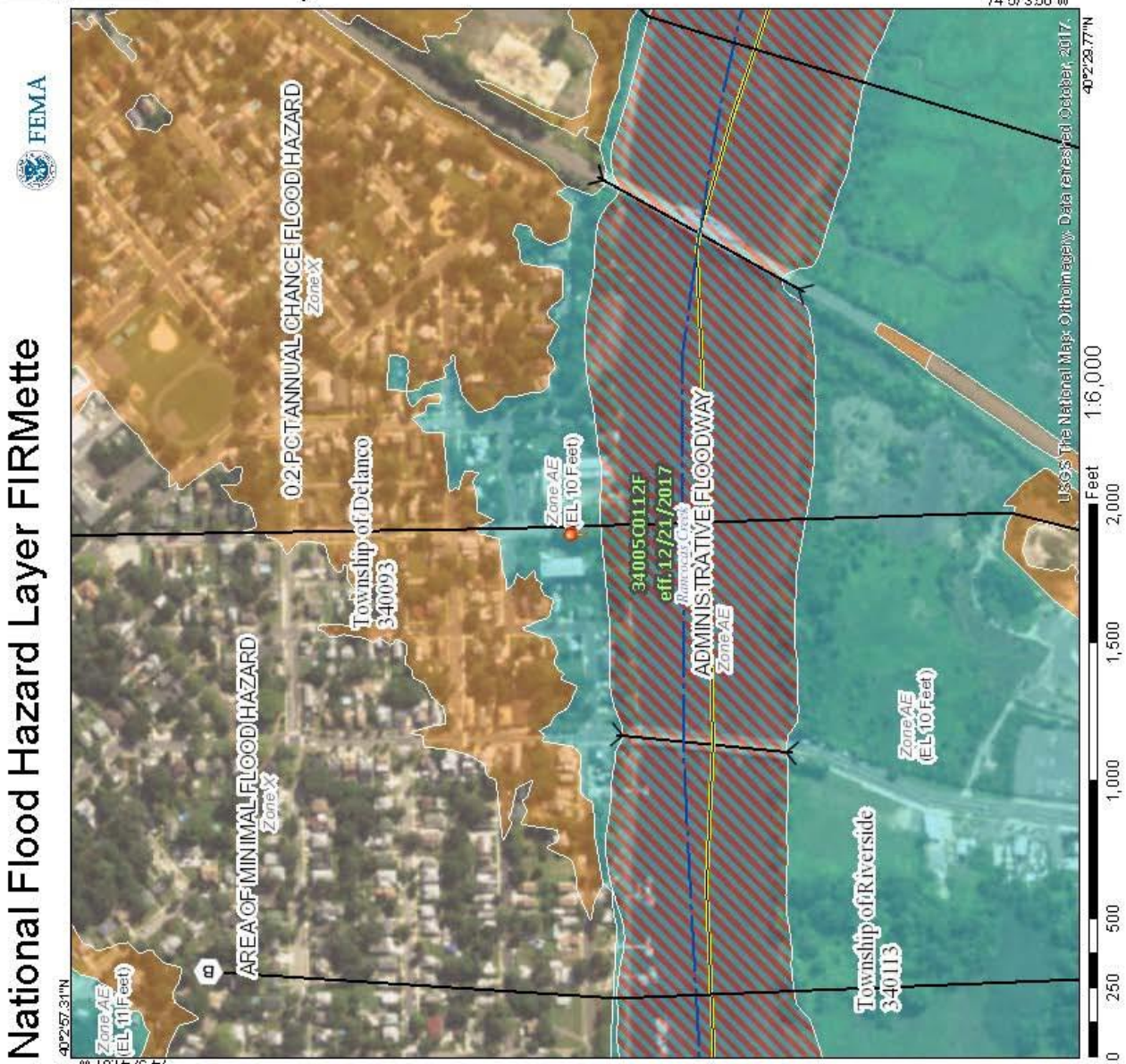
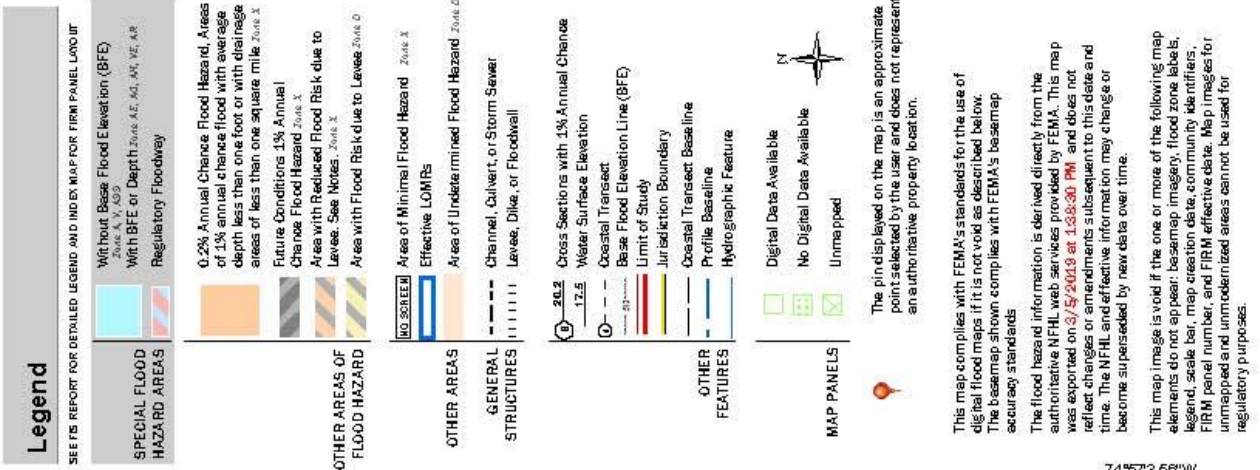


THIS MAP is dated 1876, the year of the nation's Centennial, and shows the location of the homes that were

standing in Delanco at the time. Hawk Island (not shown) is to the lower left.

Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix D- National Flood Hazard Layer FIRMette



Redevelopment or Rehabilitation Area Preliminary Investigation

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