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#29055.01

2024 MASTER PLAN  
REEXAMINATION REPORT  
FOR  
MOUNT HOLLY TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY



**Prepared For**  
Mount Holly Township  
Planning Board  
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*The plan author appropriately signed and sealed the original document in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.*

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## **INTRODUCTION**

The Planning Board (Board) adopted its last Master Plan Reexamination Report on June 18, 2007. The Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every ten (10) years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up to date as possible. Typically, a Land Use Board (Board) retains its licensed Professional Planner to prepare a Master Plan Reexamination Report, outlined at N.J.S.A. 40:550-89:

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

Master Plan Reexamination Reports must address six (6) basic elements, or “questions.” This 2024 report provides a chapter for each of them.

### **A. REVIEW OF PAST CONDITIONS**

What were the major problems and objectives relating to land development in the municipality at the time of the last Master Plan Reexamination Report?

### **B. REVIEW OF CHANGING CONDITIONS**

To what extent have those problems and objectives been reduced or increased since then?

### **C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES AND POLICIES**

To what extent have there been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives?

### **D. RECOMMENDED PLANNING AND REGULATORY CHANGES**

Are there any specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or should a new plan or regulations should be prepared?

### **E. REDEVELOPMENT RECOMMENDATIONS**

Should any adopted redevelopment plan be incorporated into the land use plan element of the municipal Master Plan, and are there any recommended changes in the local development regulations needed to implement a redevelopment plan?

## **F. ELECTRIC VEHICLE INFRASTRUCTURE**

Does the Board have any recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure?

Once the Planner completes a Master Plan Reexamination Report, the Board may publish a public notice and hold a public hearing to consider adopting it by resolution, as it would do for any other Master Plan or Plan Element amendment and with the same effect. If the Master Plan Reexamination Report concludes that no changes or amendments to the Master Plan are necessary, then the Board may also consider adopting the Master Plan Reexamination Report by resolution without public notice or public hearing. After the Board's resolution is adopted, a copy of the report and resolution should be sent to the municipal clerks of each adjoining municipality, the county planning board, the Office of Planning Advocacy in the NJ Department of State, and to any other required recipients.

Afterwards, the Township Council typically works with its Board to consider amending or revising the municipality's Land Development Ordinance, Zoning Map, and other land development regulations in accordance with the report's findings. However, the Governing Board is not required to accept the Board's recommendations.

## **A. REVIEW OF PAST CONDITIONS**

Subsection A requires the reexamination report state:

*“The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.”*

For this section of the Reexamination Report, a review was conducted of the 2000 Master Plan and the 2007 Reexamination Report.

### **1. 2000 Master Plan Update**

The 2000 Master Plan included as set of seventeen (17) General Goals and six (6) plan elements. Its seventeen (17) general goals identified the Township’s problems and objectives at that time. In addition, each plan element included related recommendations to address those issues.

#### **a. General Goals, Problems and Objectives Previously Identified**

The issues, goals, and recommendations as part of the 2000 Master Plan Element for the above-mentioned sections are as follows:

1. Improve the overall quality of life for Mount Holly residents.
2. Revitalize Mount Holly's Downtown.
3. Promote beneficial economic development in the Township.
4. Utilize the Urban Enterprise Zone for the beneficial economic development of the Township.
5. Improve the quality of Mount Holly's housing stock.
6. Upgrade the "Gardens Area."
7. Clean up the Township's contaminated sites.
8. Improve the quality of Mount Holly's recreation amenities.
9. Improve the pedestrian ways and trails in the Township.
10. Preserve Mount Holly's historic resources.
11. Provide for a unified design theme Downtown.
12. Provide gateway treatments to Mount Holly's entrances.
13. Encourage the maintenance and expansion of owner-occupied housing.
14. Increase land use compatibility.
15. Design details that shall be appropriate for the area in which they are located.
16. Improve the quality and efficiency of the delivery of public services.
17. Utilize the Local Redevelopment and Housing Law to Mount Holly's best advantage.

#### **b. Land Use Element Recommendations**

1. Residential 50-foot frontage, 5,000 square feet (R-3) – This land use category includes much of Mount Holly. The 2000 Master Plan indicated that care should be taken to ensure the preservation of both the historic integrity of the structures and the quality of the streetscape. Incompatible infill and demolition should be discouraged. New lots should meet ordinance standards.
2. Residential 60-foot frontage, 6,000 square feet (R-2) – This is the second largest land use category and the Master Plan noted that there was a mismatch between existing zoning requirements and the established pattern of lotting. Lot sizes vary widely, and many are non-conforming. New lots should meet ordinance requirements.
3. Residential 100-foot frontage, 15,000 square feet (R-1) – This is the single largest land use category. Setbacks should reflect prevailing patterns. New subdivisions should conform to ordinance standards. One problem identified is the R-1 subdivision in the northwest corner of the Township. With the development pattern, the 35-foot rear yard precludes even a modest addition, and it was recommended that the rear yard be reduced to 25 feet.

4. Residential Small Duplex Option – The Master Plan recommended that small duplex developments as a conditional use be deleted due to the lack of available vacant land.
5. Residential High-Density Apartments/Townhouses – The Gardens was discussed in this section as an issue, and it was recommended that the Local Redevelopment and Housing Law be considered as a mechanism to implement change in the Gardens Area. The Master Plan noted that acquisition, assemblage, or redevelopment should be considered to allow for a reduction in density, modernization of housing stock, and improvement to the overall area.
6. Community Shopping Center – This area was identified as fully developed and no changes were recommended.
7. Central Business District – Higher density residential development and the attraction of specialty retailers were recommended to increase vitality in the central business district which was identified as Mount Holly's core.
8. Office/Commercial – The office/commercial area is primarily located on High Street. The principal issue identified in this district was to protect it against incompatible uses and renovations that would impair the attractive character of the area. It was also recommended that Bed and Breakfast Inns be permitted as a conditional use.
9. Commercial/Retail – Three commercial/retail areas were identified outside of the central business district. These areas are situated in the B-4, OLI, and B-2 zones. It was recommended that consideration be given to creating one zone for all the properties.
10. Mill Race Village (Formerly Rancocas Mixed Use) – This area is identified as a significantly underutilized resource that has an enormous untapped potential for revitalization of Mount Holly. Several ordinance recommendations were proposed in the 2000 Master Plan to create a mixed-use zone of residences, retail, arts and craft uses, business and professional uses, guest houses/bed and breakfasts, parks, and waterfront commercial uses. Ordinance 2002-34A was adopted in October 2002 to create the mixed-use Mill Race Village Zoning District and address the recommendations of the 2000 Master Plan.
11. Industrial – Two areas were identified for industrial development. The first is primarily the closed landfill located on both sides of the railroad right-of-way in the southeast corner of the Township, south of Shreve Street and north of Route 38. The second is the industrial area identified at the western edge of the Township adjacent to Hainesport Township, north and south of Route 38. The Master Plan indicated a trend toward a more service-oriented economy that has caused a significant downturn in industrial activity. The Master Plan recommended that industrial properties, particularly those that are readily accessible and environmentally clean, might be developed with alternative beneficial users. Brownfields were mentioned with a recommendation that contaminated sites be inventoried and assessed for appropriate redevelopment potential.
12. Existing and Proposed Parks and Open Space – The Master Plan recommended that the Recreation Commission prepare an inventory of existing facilities to determine whether existing facilities properly serve the recreational needs of Township residents.
13. Medical Services – One of the objectives of the 2000 Master Plan was to accommodate the legitimate expansion of the hospital and other medical uses which logically located adjacent to the hospital. Recommendations included the establishment of a dedicated medical services zone that will vary setbacks with height and provide appropriate landscape buffering to shield nearby residences. The Master Plan recommended that large-scale users should submit campus master plans, so the community is aware of their long-term expansion plans.
14. Public/Quasi Public – The Master Plan recommended that an inventory of all municipal holdings be conducted to ascertain whether they are most valuable in municipal hands or whether some

parcels could be conveyed, developed, and placed back on the tax rolls. The idea of structured parking was presented to reduce reliance on surface parking and provide more efficient use of land.

15. Potential Areas in Need of Redevelopment – The Master Plan identified several areas potentially in need of redevelopment. These were shown in the following areas:
  - a. The Gardens Area and OLI/R-1 lands to the north
  - b. Washington and King Streets and R-3/MRV lands to the east
  - c. I/R-3 zoned lands on the western side of the Township south of the Rancocas Creek
  - d. Area on the northern side of Mill Street, east of High Street
  - e. Area on the eastern side of High Street between Union and Garden Streets

#### **c. Housing Plan Element and Demographic Conditions**

The 2000 Master Plan included a Housing Plan Element. The Housing Plan summarized the then-applicable Council on Affordable Housing (COAH) requirements and the Township's desire to utilize Regional Contribution Agreements (RCAs) to supplement housing rehabilitation. The Housing Plan indicated that Mount Holly had proceeded with a structural condition survey to be eligible for receipt of RCA funds.

The 2000 Master Plan Update provided updated demographic characteristics using US Census data statistics. As the Plan was adopted in 2000, the Decennial Census counts for that year were not yet available to be included and analyzed as part of the Master Plan. The demographic analyses that are performed use data from the 1980 and 1990 censuses, with some specific analyses utilizing 1930 Decennial Census counts. US Census estimates are also incorporated into this section, providing annual estimates throughout the 1990s leading up to 2000.

As this Master Plan Element served to provide an update to profile the current demographic picture in the Township, no recommendations resulted in this section. This element was prepared to provide context for the other Plan elements, and a similar analysis is performed in this Master Plan Reexamination Report.

#### **d. Historic [Preservation] Plan Element**

The Historic [Preservation] Plan Element indicated that Mount Holly had prepared a historic preservation ordinance in preparation of the Master Plan Update. The Historic Plan element included: powers of the historic preservation commission, purposes, definitions, and procedures. With that plan element being prepared, the Master Plan recommended the following historic preservation measures to bolster the efforts taking place at that time:

- a. *Historic District Design Manual* – The Plan Element recommended that the Township should consider the adoption of a design manual for the historic district which would include graphic and narrative guidelines to show examples of appropriate and inappropriate development more clearly and specifically. Owners of historic structures would then have a stronger sense of the design details sought by the Township.
- b. *Historic Preservation Committee* – The Plan Element recommended that a committee be formed to assure consistency of policy among the various agencies which are involved in development in the historic district. It was recommended that the committee consist of two (2) members of each board—the Planning Board, Zoning Board, Historic Commission and Township Council.

#### **e. Economic Plan Element**

The Economic Plan Element established nine (9) goals and objectives as part of the Master Plan Update. The establishment of the Township's Urban Enterprise Zone (UEZ) was the first dramatic step towards fulfilling them. The State's UEZ Program supports economic revitalization in designated urban

communities, such as Mount Holly, by encouraging businesses to develop and create private sector jobs through public and private investment. It offers participating businesses incentives, including:

- 50% reduction of the State's standard sales tax rate on certain purchases,
- Tax exemptions on certain purchases, such as on capital equipment, and on facility improvements,
- One Stop Center support in hiring, training, and retraining existing or new employees.

Those goals and objectives, as outlined in the Economic Plan Element, included:

- a. Continue to promote Mount Holly as a desirable place to live and work, utilizing the UEZ as the catalyst.
- b. Recognize that the historic character of Mount Holly's downtown is also an economic development resource. Promotion of historic tourism and specialty destination retail uses are compatible with this objective.
- c. Prepare a strategic plan for the UEZ. Most urban enterprise zones in the State are in the process of preparing strategic plans. These are action-oriented documents with detailed implementation strategies.
- d. Use the redevelopment statutes as a method for revitalizing targeted areas of the Township.
- e. Aggressively pursue grants and aid available to the Township.
- f. Provide employment appropriate to the resident work force and, in the alternative, to provide for job training programs if a "skills gap" exists between the skill level of workers and the requirements for new employers.
- g. View economic development as a regional phenomenon and cooperate with nearby municipalities for the benefit of all. For example, Mount Holly's historic downtown provides an additional amenity for Westampton's interchange hotels, and Westampton's hotels provide a source of tourists for Mount Holly's downtown.
- h. Continue to draw people into Mount Holly, the downtown events should be continued and expanded.
- i. Provide for the logical expansion of the UEZ where appropriate.

#### **f. Circulation Plan Element**

The Circulation Plan Element as part of the 2000 Master Plan Update did not include specific issues, recommendations, or goals. The Plan Element stated:

*“Given the nearly completely developed nature of Mount Holly, it is unlikely that any new significant road improvements or new rights-of-way are necessary. The completion of the Mount Holly Bypass allowed for regional north/south traffic to avoid traveling through the center of town. To the extent that arterial road improvements are required, the need will be generated because of fairly substantial development occurring in the region.”*

#### **g. Community Facilities Plan Element**

One (1) issue and one (1) recommendation were noted in the 2000 Master Plan Update pertaining to Community Facilities. The issue was identified during the 2000 master planning process and concerned the then-current quality of maintenance for existing community facilities. The Township had recently created a

Recreation Commission which would be responsible for ensuring sound and regular maintenance of community facilities.

The recommendation as part of the Community Facilities Plan Element was for the Township to prepare a detailed Parks and Recreation Plan, now otherwise known as an Open Space and Recreation Plan (OSRP). This plan was recommended to include a survey and inventory of existing facilities as well as documentation of current conditions. Other recommended elements of this plan were a recreation preference survey to be distributed to residents, as well as the adoption of a long-term Capital Improvement Plan to implement said plan.

## **2. 2007 Master Plan Reexamination Report**

The 2007 Master Plan Reexamination Report included both new goals and recommendations, as well as recommendations to continue some of the goals and recommendations from the 2000 Master Plan Update. These can be grouped into two (2) groups for the 2007 report, “continued” goals from the 2000 Master Plan Update and “new” goals as of the 2007 Master Plan Reexamination Report. These “continued,” and “new” goals are outlined below:

### **a. “Continued” Goals General Goals**

1. To improve the overall quality of life for Mount Holly residents. The goal remained to improve the quality of life for Mount Holly residents.
2. To revitalize Mount Holly's Central Business District (CBD). The 2000 goal remained to revitalize the business districts throughout the entire Township.
3. To promote beneficial economic development in the Township. The Township remained committed to beneficial economic development and has taken steps to designate the Creekside Redevelopment Area and the West Rancocas Redevelopment Area as Areas in Need of Redevelopment to provide expanded opportunities and efficient utilization of taxable properties.
4. To utilize the Urban Enterprise Zone for the beneficial economic development of the Township. This goal remained valid, and the Township has taken steps to revise the boundaries of the Urban Enterprise Zone and to review and update the Economic Goals and Objectives and the types of development to be promoted.
5. To improve the quality of Mount Holly's housing stock. The Township remained committed to improving the quality of the housing stock.
6. To improve the quality of Mount Holly's recreation amenities. The Township was committed to restoring and improving the quality of the Township's recreation amenities.
7. To improve the pedestrian ways and trails in the Township. This goal is tied to the recreation goal identified above and to improvements in the overall pedestrian circulation plan.
8. To preserve Mount Holly's historic resources. Preserving Mount Holly's historic resources remained an important goal.
9. To provide for a unified design theme Downtown. This goal remained and the Township should continue to implement measures to improve the streetscape amenities.
10. To provide gateway treatments to Mount Holly's entrances. The Township is committed to identifying and improving its gateways.

11. To encourage the maintenance and expansion of owner-occupied housing. The Township continued to be concerned about maintenance and expansion of owner-occupied housing, particularly conversion of large older homes to other uses.
12. To increase land use compatibility. The goal to increase land use compatibility remained.
13. To design details that shall be appropriate for the area in which they are located. The Township remained committed to the idea that often-trivial details such as signage and fencing can have a significant impact in a walking scale community.
14. To improve the quality and efficiency of the delivery of public services. The Township should continue to investigate all options in service delivery.
15. To utilize the Local Redevelopment and Housing Law to Mount Holly's best advantage. This goal was continued by default through the Master planning process, specifically in Subsection E below.

The two (2) general goals that were not “continued” into the 2007 Master Plan Reexamination Report were:

1. Upgrade the "Gardens Area," which was converted into implementation of the 2005 West Rancocas Redevelopment Plan; and
2. Clean up the Township's contaminated sites.

## **Planning Goals**

### **Land Use**

1. Residential Small Duplex Option. The Master Plan recommended that small duplex developments as a conditional use be deleted due to the lack of available vacant land. This remains a recommendation since it is unlikely that there is available vacant land to accommodate this option and in six years since the last Master Plan, no projects have been presented that could meet the criteria for a small duplex development.
2. Commercial/Retail. Three commercial/retail areas were identified outside of the central business district. These areas are situated in the B-4, OLI, and B-2 zones. It was recommended that consideration be given to creating one zone for all the properties. This recommendation was not adopted. As part of this Master Plan, it is recommended that the OLI District at the northern end of High Street be rezoned to B-2 to reflect existing uses more accurately.
3. Industrial. It is recommended that part of the former Mount Holly Municipal Landfill along Route 38 be rezoned from Industrial to B-2. B-2 zoning is compatible with zoning on the southern or opposite side of the road. Mount Holly's 2010 Zone Development Plan, prepared for the Urban Enterprise Zone, is in support of this recommendation.
4. Existing and Proposed Parks and Open Space. It remains a recommendation of this Master Plan that an inventory and map of existing facilities be prepared to determine whether existing facilities properly serve the recreational needs and to identify areas for connections to parks, the downtown and other destinations.
5. Medical Services. One of the objectives of the 2000 Master Plan was to accommodate the legitimate expansion of the hospital and other medical uses that are logically located adjacent to the hospital. The Master Plan recommended that large scale users should submit campus Master Plans, so the community is aware of their long-term plans for expansion. This remains a key concern to the Township as lands surrounding the hospital are acquired and no plan has been presented.
6. Public/Quasi Public. It remains a recommendation of this Master Plan that an inventory be conducted of all municipal holdings to ascertain whether certain parcels should be conveyed, developed, and/or placed back on the tax rolls.

## **Economics**

1. Several Economic Development Strategies, Goals and Objectives were identified in the 2010 Zone Development Plan 2006-2010 for Mount Holly's Urban Enterprise Zone, dated October 13, 2005. These are restated in this (2007) Master Plan.

## **Community Facilities**

1. The 2000 Master Plan indicated that most community facilities were adequate but recommended that the Township prepare a detailed survey and inventory of Parks and Recreation areas. This remains a recommendation since such an inventory was not conducted.

### **b. "New" Goals**

1. West Rancocas Redevelopment Area. Implement the 2005 West Rancocas Redevelopment Plan.
2. Mt. Holly By-Pass/Rancocas Road Area. The Mt. Holly By-Pass/Rancocas Road Area currently includes zoned industrial lands on: Block 41.04 Lots 14.03, 14.04, 14.05 and 14.06; Block 137.01 Lot 1; Block 133 Lots 2, 3, and 4; and Block 137 part of Lot 1. These parcels are currently zoned I-Limited Industrial District. In keeping with the intent of commercial uses along the By-Pass, the area was proposed to be changed to B-2 Central Business District.
3. Creekside Redevelopment Area. The Creekside Redevelopment area is identified as Block 38 Lots 1, 1.01, and 2. The area was determined to be an Area in Need of Redevelopment, and a Redevelopment Plan was prepared and adopted. Creekside Redevelopment Area is in the B-1 Central Business District and the I-Limited Industrial District. The corner of the site on Washington Street and King Street is in the B-1 District and the property to the north is Industrial. In keeping with the Master Plan's Land Use Element, Central Business District type uses were proposed for the redevelopment area.
4. High Street and Levis Drive. Block 41.06, Lots 4, 4.02 and 5 contain the existing CVS shopping plaza. The current zoning is OLI-Office and Light Industry District. Based on the commercial nature of the area, it was recommended that this district be changed to B-2-Central Business District to reflect the commercial nature of the area more accurately.
5. Undesignated Parcels. The existing Zoning Map contains several parcels north of the Rancocas Creek, east and west of King Street that are undesignated. The report recommended that these parcels be designated for the following uses.
  - a. Block 45 Lots 5.01 and 6.01, east of East of King Street and West of Park Drive. These parcels are utilized by the County and should be zoned GS-Government Services.
  - b. Block 45 Lots 1, 2, 3, 4, 5.02 and Block 40 Part of Lots 54, 55, and 56. These parcels are in retail/business use and should be zoned B-1 Central Business District.
6. Industrial Zoned Parcels in Business Area. *Block 44 Lots 1-5, 16, 17, 18, 19, 19. 01, 19. 02 and 27.* These parcels, situated east of King Street and north of Washington Street, are zoned I-Limited Industrial District. It was recommended that these parcels be zoned B-1 to be consistent with the surrounding B-1 Central Business District zone. B-1 zoning is consistent in keeping with the goal for business uses in this part of the Township.
7. Former Landfill Area Zoned Industrial. *Block 118 Lots 13. 0J, 14, 15. 04, 15. 01, part of 10, 11, 12, 13, 16, 15. 02.* These lots front on Route 38 and were proposed to be zoned B-2 for a depth of approximately 350 feet, consistent with recommendations in the Urban Enterprise Zone plans.

## **B. REVIEW OF CHANGING CONDITIONS**

Subsection B requires the reexamination report to state:

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

This section, Changing Conditions, reviews the problems or concerns, planning goals, and recommendations identified in the prior section with comments regarding whether their concerns have been reduced or increased since 2007. Further recommendations are in italics below, *thus*.

### **1. Continued Goals**

#### **General Goals**

The 2007 Master Plan Reexamination Report enumerated fifteen (15) general goals, most of which are incontrovertible goals, such as “to improve the overall quality of life for Mount Holly residents”, but some of which, such as “to utilize the Urban Enterprise Zone for the beneficial economic development of the Township” and “to utilize the Local Redevelopment and Housing Law to Mount Holly's best advantage,” are actually objectives / strategies for how to accomplish a goals.

The 2007 general goals were:

1. To improve the overall quality of life for Mount Holly residents.
2. To revitalize Mount Holly's Central Business District (CBD).
3. To promote beneficial economic development in the Township.
4. To utilize the Urban Enterprise Zone for the beneficial economic development of the Township.
5. To improve the quality of Mount Holly's housing stock.
6. To improve the quality of Mount Holly's recreation amenities.
7. To improve the pedestrian ways and trails in the Township.
8. To preserve Mount Holly's historic resources.
9. To provide for a unified design theme Downtown.
10. To provide gateway treatments to Mount Holly's entrances.
11. To encourage the maintenance and expansion of owner-occupied housing.
12. To increase land use compatibility.
13. To design details that shall be appropriate for the area in which they are located.
14. To improve the quality and efficiency of the delivery of public services.
15. To utilize the Local Redevelopment and Housing Law to Mount Holly's best advantage.

All the above general goals remain valid in 2024; however, we believe that the seventeen (17) individual general goals should be reduced to and focus on a set of five (5) core quality of life principles, or goals, flowing from the Township's Vision Statements, such as:

1. Residential neighborhoods,
2. Downtown,
3. Circulation, mobility, and public interaction,
4. Open space, parks, and recreation, and
5. Compatible commercial, industrial, and mixed-use economic development.

Each of these core principles should have a small group of series of definable objectives / strategies related to those goals to help realize them. Additional recommendations are provided in Section D.

The 2007 Master Plan Reexamination Report also continued a set of more “site specific” planning / zoning goals. Some of which have been completed in the past seventeen (17) years, but most are no longer of high

importance and should be withdrawn for future concern. Some of them will be incorporated in the current 2024 UEZ Plan development process. These planning goals included:

## **Planning Goals**

### **Land Use**

1. Residential Small Duplex Option. Although the Land Development Ordinance was not amended to include this option, it remains a viable option in future redevelopment plans.  
**Recommendation:** *Withdraw this individual goal from future master plans.*
2. Commercial/Retail. The OLI District was rezoned to B-2.  
**Recommendation:** *Withdraw this individual goal from future master plans.*
3. Industrial. The highway frontage of the old landfill was rezoned to B-2, but the remainder “undevelopable” portion remains in the I zone. Additional re-use opportunities will be explored in the UEZ planning process.  
**Recommendation:** *Withdraw this individual goal from future master plans.*
4. Existing and Proposed Parks and Open Space. This planning goal was completed as part of 2014 Master Plan Open Space and Recreation Plan Element.  
**Recommendation:** *Withdraw this individual goal from future master plans.*
5. Medical Services. Virtua Health planned to relocate its Madison Avenue campus to Westampton Township but has since committed to work with the Township to remain and reinvest at its existing location.  
**Recommendation:** *Continue to work with Virtua Health in the UEZ Plan and subsequent recommended amendments to the Master Plan’s Land Use, Circulation, and other plan elements.*
6. Public/Quasi Public. Due to limited resources, this task was not activated. This task will be part of the UEZ planning process.  
**Recommendation:** *Withdraw this individual goal from future master plans.*

### **Economics**

1. Implement 2005 Urban Enterprise Zone (UEZ) Plan. The Township continued to implement its UEZ Plan.  
**Recommendation:** *The Township is in the process of updating its UEZ Plan in 2024.*

### **Community Facilities**

1. Detailed survey and inventory of Parks and Recreation areas. – This planning goal was completed as part of 2014 Master Plan Open Space and Recreation Plan Element.  
**Recommendation:** *Updated information on current (2024) facility conditions and use trends should be provided, and the plan element should be amended, if necessary.*

## **b. New Goals**

The 2007 Master Plan Reexamination Report contained a set of six (6) more “site specific” planning / zoning goals. Many of them were recommended rezoning tasks that have been completed and others will be incorporated in the current 2024 UEZ Plan development process. These planning goals included:

1. Implement West Rancocas Redevelopment Plan. The Township continued to implement this redevelopment plan for this area, which is nearing project build-out.  
**Recommendation:** *Withdraw this individual goal from future master plans.*

2. Implement Creekside Redevelopment Plan. This project has complex building and site environmental contamination issues; however, one of the two abandoned buildings has been removed, as work continues. This task will be part of the UEZ planning process.  
*Recommendation: Withdraw this individual goal from future master plans.*
3. High Street and Levis Drive. The OLI District was rezoned to B-2.  
*Recommendation: Withdraw this individual goal from future master plans*
4. Undesignated Parcels. The Zoning Map was amended to reflect these recommendations.  
*Recommendation: Withdraw this individual goal from future master plans*
5. Industrial Zoned Parcels in Business Area. These parcels were rezoned to B-1.  
*Recommendation: Withdraw this individual goal from future master plans.*
6. Former Landfill Area Zoned Industrial. The highway frontage of the old landfill was rezoned to B-2, but the remainder “undevelopable” portion remains in the I zone. Additional re-use opportunities will be explored in the UEZ planning process.  
*Recommendation: Withdraw this individual goal from future master plans.*

## **C. REVIEW OF CHANGING ASSUMPTIONS, OBJECTIVES, & POLICIES**

Subsection C requires the reexamination report state:

*“The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural re-sources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.”*

### **1. Demographic Changes**

#### **a. Population**

In 2020, the most recent decennial census, the resident population in Mount Holly was counted to be 9,981. This illustrates an increase of 5% compared to the 2010 decennial census, which saw the lowest population count since the mid-1960s. The Delaware Valley Planning Commission (DVRPC) also prepared 2050 Municipal-Level Population Forecasts for municipalities within its area. DVRPC predicts that Mount Holly’s population may have plateaued, as the population is projected to remain between 9,600 and 9,800 people from 2030 to 2050.

<b>Population of Mount Holly Township 1940-2050 (projected)</b>			
<b>Year</b>	<b>Pop.</b>	<b>Density (pop/square mile)</b>	<b>% Change</b>
1940	6,892	2,400.79	
1950	8,206	2,858.52	19.07%
1960	13,271	4,622.88	61.72%
1970	12,713	4,428.50	-4.20%
1980	10,818	3,768.39	-14.91%
1990	10,639	3,706.04	-1.65%
2000	10,728	3,737.04	0.84%
2010	9,536	3,321.81	-11.11%
2020	9,981	3,476.83	4.67%
2030*	9,663	3,366.05	-3.19%
2040*	9,734	3,390.79	0.73%
2050*	9,743	3,393.92	0.09%

*Source(s): U.S. Census Bureau, 2020 Decennial Census Redistricting Data,  
\*DVRPC Population Projections*

Mount Holly is a diverse community with a mix of ethnicities, races, and age groups. The Township’s diversity has increased since 2010, as the percentage of residents which identify their race as “White Alone” dropped from 65.57% in 2010 to 54.68% in 2020 (see below). During that time, the population of “Black or African American alone” residents has remained the same, while the residents that identify as “Asian alone,” “Some Other Race alone” and “Two or More Races” all saw notable increases. Most notably, the percentage of residents that identify as being “Two or More Races” grew to 11.85% in 2020, while this percentage was just over 5% in 2010.

Mount Holly has a substantial foreign-language-speaking population, where languages other than English are spoken at home. In 2022, American Community Survey (ACS) 5-Year Estimates indicated that 13.4% of Mount Holly residents spoke a language other than English at home: 7.5% speaking Spanish, 2.8% speaking other Indo-European languages, 1.7% speaking Asian and Pacific Island languages, and 1.4% speaking various other languages. The Township’s diverse population is likely to continue to increase in the future due to shifts in migration nationwide, particularly among those residents with non-English-speaking backgrounds.

<b>Racial Characteristics</b>				
<b>Race</b>	<b>2010</b>	<b>%</b>	<b>2020</b>	<b>%</b>
White alone	6,253	65.57%	5,458	54.68%
Black or African American alone	2,203	23.10%	2,273	22.77%
American Indian and Alaska Native alone	35	0.37%	39	0.39%
Asian alone	140	1.47%	266	2.67%
Native Hawaiian and Other Pacific Islander alone	7	0.07%	17	0.17%
Some Other Race alone	409	4.29%	745	7.46%
Two or More Races	489	5.13%	1,183	11.85%
Total Population	9,536	100%	9,981	100%
<i>Source(s): U.S. Census Bureau, 2020 Decennial Census Redistricting Data (P1)</i>				

With the population growth that Mount Holly has experienced since 2010, the median age of the Township is estimated to have decreased by two (2) years per ACS Estimates. It should be noted that comparing the population totals in the above and below tables will result in different numbers. This is not to suggest that the data in either table is incorrect, but that the data collection methods for the ACS 5-Year Estimates (below) is a statistical approximation compared to the decennial census hard-counts (above).

Since 2010, the population’s age distribution in Mount Holly has been normal. In 2010, the only age tranches that comprised greater than 10% of the population were those that are the upper and lower bounds of the tranches, with the population under 20 years of age comprising 28% of the total population and the population over 65 years of age comprising 10.5%. 2022 estimates indicate that those in the “Under 20” tranche may have remained in the Township, as the percentages of residents ages 25 to 34 have seen sharp increases. Furthermore, the population of residents ages 35 to 54 have all seen *decreases* in their population, indicating that those in a younger age tranche may have relocated to the Township in that time. This would also correlate with the subsequent decrease in the median age of the Township. This is the opposite of the County’s overall age trends from 2010-2022, where in 2010 the median age for Burlington County Residents was 39.6 and this number is estimated to have increased in 2022 to 41.5.

<b>Age and Sex Characteristics</b>				
<b>Category</b>	<b>2010</b>	<b>%</b>	<b>2022</b>	<b>%</b>
Age				
Median Age	36.3		34.3	
Total Population (estimate)	9,831	100%	9,943	100%
Under 20 years	2,782	28.30%	2,361	23.75%
20 to 24 years	816	8.30%	644	6.48%

<b>Age and Sex Characteristics</b>				
<b>Category</b>	<b>2010</b>	<b>%</b>	<b>2022</b>	<b>%</b>
25 to 29 years	590	6.00%	1,099	11.05%
30 to 34 years	551	5.60%	1,017	10.23%
35 to 39 years	747	7.60%	674	6.78%
40 to 44 years	570	5.80%	505	5.08%
45 to 49 years	845	8.60%	645	6.49%
50 to 54 years	796	8.10%	482	4.85%
55 to 59 years	649	6.60%	768	7.72%
60 to 64 years	452	4.60%	537	5.40%
65 years and over	1,032	10.50%	1,211	12.18%
<b>Category</b>	<b>2010</b>	<b>%</b>	<b>2022</b>	<b>%</b>
<b>Sex</b>				
Male	4,724	48.05%	5,523	55.55%
Female	5,107	51.95%	4,420	44.45%
Total Population (estimate)	9,831	100%	9,943	100%
<i>Source(s): U.S. Census Bureau, 2010 &amp; 2022 American Community Survey (ACS) 5-Year Estimates (DP05)</i>				

**b. Housing Stock**

In 2010, the housing stock comprised a total of 3,922 units, with a 93.52% occupancy rate. Within this landscape, 71.16% of the occupied units were owner-occupied, with an average household size of 2.54. On the other side, renter-occupied units accounted for 28.84% with a slightly lower average household size of 2.49. Compared to 2022, a subtle shift occurred reflecting changes in housing dynamics. The total number of housing units decreased slightly to 3,919, accompanied by a drop in the overall occupancy rate to 91.76%. Notably, owner-occupied units declined to 61.68% with an increased average household size of 2.84, while renter-occupied units increased to 38.32% with a slightly smaller average household size of 2.19.

The dynamics of vacancy rates further underscore the nuanced changes in housing trends. In 2010, the vacancy rate was 6.48%, reflecting 254 vacant units. Over a decade later, in 2022, the vacancy rate increased to 8.24%, with 323 vacant units.

<b>Housing Vacancy</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Total Housing Units	3,922	100%	3,919	100%
Occupied	3,668	93.52%	3,596	91.76%
Vacant	254	6.48%	323	8.24%
Owner rate		2.4%		1.3%
Renter rate		4.4%		8.9%

<b>Occupied Units by Housing Tenure</b>						
	<b>2010</b>			<b>2022</b>		
	<b>#</b>	<b>%</b>	<b>Avg. Household Size</b>	<b>#</b>	<b>%</b>	<b>Avg. Household Size</b>
Total Occupied	3,668	100%		3,596	100%	
Owner-Occupied	2,610	71.16%	2.54	2,218	61.68%	2.84
Renter Occupied	1,058	28.84%	2.49	1,378	38.32%	2.19

*Source(s): U.S. Census Bureau, 2010 & 2022 American Community Survey (ACS) 5-Year Estimates (DP04)*

In 2010, the distribution of housing units by structure indicated a majority of 1-unit detached homes, comprising 54.03% of the total, while 1-unit attached structures accounted for 26.77%. Two-unit structures represented 3.85%, and 3- or 4-unit structures contributed 9.43%. Additionally, 2.75% of the units were in structures with 20 or more units. A noteworthy change occurred by 2022, as single-family detached structures slightly decreased to 49.27%, and 1-unit, attached structures dropped to 22.05%. Meanwhile, the percentage of units in structures with 10 units or more (including 20+ units) surged from 2.75% total in 2010 to 11.66% in 2022. These shifts suggest a trend toward preferences in higher-density housing options over the years.

In 2010, most housing units had 3 bedrooms (41.33%), followed by 2 bedrooms (19.86%). By 2022, the proportion of units with 3 bedrooms decreased slightly to 39.19%, while those with 2 bedrooms increased to 22.10%. Units with no bedrooms saw a notable rise from 1.43% to 5.31%, indicating an increase in non-traditional living spaces or studio-style apartments. A decline in units with 4 or more bedrooms was estimated, signaling potential shifts in housing demand towards smaller living arrangements. Overall, the below table indicates that the development of residential complexes, such as apartment buildings with 10+ units, has grown in popularity since 2010.

<b>Units in Structure</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Total housing units	3,922	100%	3,919	100%
1-unit, detached	2,119	54.03%	1,931	49.27%
1-unit, attached	1,050	26.77%	864	22.05%
2 units	151	3.85%	130	3.32%
3 or 4 units	370	9.43%	469	11.97%
5 to 9 units	124	3.16%	56	1.43%
10 to 19 units	0	0.00%	176	4.49%
20 or more units	108	2.75%	281	7.17%
Mobile home	0	0.00%	12	0.31%
Boat, RV, van, and other	0	0.00%	0	0.00%

<b>Number of Bedrooms</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Total housing units	3,922	100%	3,919	100%
No bedroom	56	1.43%	208	5.31%
1 bedroom	555	14.15%	651	16.61%
2 bedrooms	779	19.86%	866	22.10%
3 bedrooms	1,621	41.33%	1,536	39.19%
4 bedrooms	668	17.03%	522	13.32%
5 or more bedrooms	243	6.20%	136	3.47%
<i>Source(s): U.S. Census Bureau, 2010 &amp; 2022 American Community Survey (ACS) 5-Year Estimates (DP04)</i>				

**c. Economic & Employment Characteristics**

Many indicators shown in the table below on Employment Data show progress in Mount Holly over the past twelve (12) years and the influence education may have on the population. As shown, it was more common in 2022 for a Mount Holly resident to obtain a high school diploma or higher, with over 93% of residents achieving this education level. Among those with a high school diploma, nearly one-third of them are anticipated to progress towards obtaining a bachelor’s degree or higher, as over 30% of Mount Holly residents were estimated to have obtained that level of educational attainment in 2022. Both of those percentages are estimated to have increased since 2010, when about 87% of residents obtained a high school diploma and only 24% of residents obtained a bachelor's degree or higher at that time.

In terms of occupational fields, the most common field for Mount Holly residents in both 2010 and 2022 was Management, business, science, and arts occupations. During the 2010s, the population of residents working in that field is estimated to have increased to 39% of residents. The least common occupation field in both 2010 and 2022 was Natural resources, construction, and maintenance occupations, where under 9% of residents were estimated to have been employed in that field at those times.

<b>Education &amp; Employment Data</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Education				
Population 25 years and over	6,239	100%	6,938	100%
Less than 9th grade	225	3.60%	206	2.97%
9th to 12th grade, no diploma	593	9.50%	270	3.89%
High school graduate (includes equivalency)	2,259	36.20%	2,442	35.20%
Some college, no degree	1,154	18.50%	1,307	18.84%
Associate's degree	505	8.10%	615	8.86%
Bachelor's degree	998	16.00%	1,372	19.78%
Graduate or professional degree	505	8.10%	726	10.46%
<b>High school graduate or higher</b>	<b>5,422</b>	<b>86.90%</b>	<b>6,462</b>	<b>93.14%</b>
<b>Bachelor's degree or higher</b>	<b>1,504</b>	<b>24.10%</b>	<b>2,098</b>	<b>30.24%</b>

<b>Education &amp; Employment Data</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Occupation				
Civilian employed population 16 years and over	4,275	100%	4,536	100%
Management, business, science, and arts occupations	1,455	34.04%	1,763	38.87%
Service occupations	670	15.67%	674	14.86%
Sales and office occupations	1,289	30.15%	1,192	26.28%
Natural resources, construction, and maintenance occupations	367	8.58%	370	8.16%
Production, transportation, and material moving occupations	494	11.56%	537	11.84%
<i>Source(s): U.S. Census Bureau, 2010 &amp; 2022 American Community Survey (ACS) 5-Year Estimates (S1501 &amp; S2401)</i>				

The American Community Survey (ACS) 5-Year Estimates provide estimated employment totals by industry in addition to the occupational field as shown above. In the below table, the distribution among thirteen (13) categories of employment is profiled ranging from forestry to warehousing to arts and entertainment to public administration. This can provide a more in-depth understanding of the industries that are prevalent among Mount Holly's working population. As shown, the least common industry for Mount Holly residents in both 2010 and 2022 was agriculture, forestry, fishing and hunting, and mining, were an estimate zero residents worked in that industry. Some of the most common employment industries in 2022 were educational services, and health care and social assistance (25.08% of residents), Public administration (12.17%), and Transportation and warehousing, and utilities (9.50%).

Compared to 2010, some employment industries that have seen a significant decline in popularity among Mount Holly residents include Professional, scientific, and management, and administrative and waste management services (11.42% in 2010; 7.35% in 2022) and Retail trade (9.95% in 2010; 6.41% in 2022).

<b>Employment by Industry</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Full-time, year-round civilian employed population 16 years and over	3,004	100%	3,401	100%
Agriculture, forestry, fishing and hunting, and mining	0	0.00%	0	0.00%
Construction	99	3.30%	287	8.44%
Manufacturing	218	7.26%	275	8.09%
Wholesale trade	135	4.49%	238	7.00%
Retail trade	299	9.95%	218	6.41%
Transportation and warehousing, and utilities	192	6.39%	323	9.50%
Information	88	2.93%	110	3.23%
Finance and insurance, and real estate and rental and leasing	175	5.83%	189	5.56%
Professional, scientific, and management, and administrative and waste management services	343	11.42%	250	7.35%
Educational services, and health care and social assistance	814	27.10%	853	25.08%

<b>Employment by Industry</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Arts, entertainment, and recreation, and accommodation and food services	134	4.46%	110	3.23%
Other services, except public administration	166	5.53%	134	3.94%
Public administration	341	11.35%	414	12.17%
<i>Source(s): U.S. Census Bureau, 2010 &amp; 2022 American Community Survey (ACS) 5-Year Estimates (S2404)</i>				

In 2010, the economic profile of occupied housing units indicated a diverse distribution across income brackets. The \$50,000 to \$74,999 range comprised most of the Township's units, with 23.60% of households, followed by the \$35,000 to \$49,999 bracket at 14.00%. Conversely, the \$10,000 to \$14,999 bracket was the least common, making up only 4.80% of households. In 2022, significant shifts were estimated in income distribution. The \$100,000 to \$149,999 bracket now was the most popular, with 19.38% of households. The \$75,000 to \$99,999 bracket was slightly less than that, with 17.24% of households. Notably, the \$150,000+ bracket has seen substantial growth, soaring from 5.70% in 2010 to 18.33% in 2022.

Beyond income brackets, comparing key economic indicators between 2010 and 2022 reveals positive trends. The median household income has experienced a significant increase from \$53,841 to \$81,605, reflecting an overall enhancement in the economic well-being of the community. Additionally, the median value of owner-occupied units increased from \$207,400 to \$217,600, highlighting a rise in property values. Concurrently, the median gross rent has also seen an increase from \$1,098 to \$1,371, indicating a growth in rental costs. The poverty rate has also declined from 13.30% to 10.70%, indicating an improvement in the overall economic stability and well-being of the community.

<b>Household Economic Characteristics</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Household Income				
Occupied housing units	3,668	100%	3,596	100%
Less than \$5,000	187	5.10%	114	3.17%
\$5,000 to \$9,999	106	2.90%	60	1.67%
\$10,000 to \$14,999	176	4.80%	19	0.53%
\$15,000 to \$19,999	165	4.50%	111	3.09%
\$20,000 to \$24,999	147	4.00%	118	3.28%
\$25,000 to \$34,999	341	9.30%	290	8.06%
\$35,000 to \$49,999	514	14.00%	365	10.15%
\$50,000 to \$74,999	866	23.60%	543	15.10%
\$75,000 to \$99,999	462	12.60%	620	17.24%
\$100,000 to \$149,999	492	13.40%	697	19.38%
\$150,000 or more	209	5.70%	659	18.33%
Median Household Income	\$53,841		\$81,605	
Median Value of Owner-Occupied Units	\$207,400		\$217,600	

<b>Household Economic Characteristics</b>				
	<b>2010</b>		<b>2022</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Median Gross Rent		\$1,098		\$1,371
Poverty Rate		13.30%		10.70%
<i>Source(s): U.S. Census Bureau, 2010 &amp; 2022 American Community Survey (ACS) 5-Year Estimates (S2503, DP04, B25064, &amp; S1701)</i>				

## **2. Planning Changes**

### **a. Statewide**

The State Legislature has adopted two (2) significant Municipal Land Use Law (MLUL) amendments since the Board adopted its last master plan reexamination report:

PL 2017, c. 275 (effective January 2018) requires municipal master plan land use plan elements to include a statement of strategy concerning smart growth including: potential locations for electric vehicle charging stations; storm resiliency considerations for energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The MLUL requires the Township to incorporate these features in its next land use plan update.

PL 2021, c 6 (effective February 2021) requires municipal master plan land use plan elements to consider climate change-related risks and to plan strategies to address them. The law indicates that a land use plan element shall include a climate change-related hazard vulnerability assessment which shall include, an analysis of current and future threats, a build-out analysis, identification of critical facilities and strategies and design standards to address risks. The MLUL requires the Township to incorporate these features in its next land use plan update.

These two MLUL amendments relate to a major shift in Federal and State planning, policy, legislation, and regulations resulting from the major impacts 2012 Hurricane Sandy had on New Jersey, revision of the Federal Emergency Management Administration (FEMA) Flood Insurance Relief Maps (FIRMs), and recognition of the need to plan for future climate change. NJDEP has required municipalities to adopt local regulations regarding stormwater management and flood prevention.

The State has adopted a Water Supply Plan (2017-2022) and an Energy Master Plan (2019-2050), those plans do not require municipal coordination and implementation currently.

The State Planning Commission announced in January 2024 that it would release a new Preliminary State Plan in the spring of 2024 and anticipated that the final draft of the document would be adopted in the winter of 2024. To date, the Commission has not yet released its draft Preliminary State Plan document for cross-acceptance.

The Township's Planning Board adopted a Third Round HE/FSP on November 25, 2019, endorsed by the Township's governing body on the same date. The Court Master recommended a Third Round Judgment of Compliance and Repose ("JOR") in a Compliance Report, granted on May 23, 2019, subject to conditions. After fulfilling outstanding conditions and plan amendments in 2023, a final JOR was granted in 2023, providing immunity from Mount Laurel builder's remedy actions through July 1, 2025.

### **b. Regional**

The regional planning entity for Burlington County and the eight other counties in Greater Philadelphia is the Delaware Valley Regional Planning Commission (DVRPC). DVRPC's recently adopted *Connections 2050* plan does not propose any significant changes to the regional environmental, community development, transportation, or economic development goals in effect when the Board adopted its last master plan reexamination report in June of 2007. *Connections 2050* projects that Mount Holly Township's population will increase to 9,743 residents by 2050 and that the number of jobs in the Township will increase to 8,900

jobs. This projected increase also notes hardly any growth in the Township from 2045 to 2050, as the population of Mount Holly is only projected to increase by one (1) person.

This projection may be an indication that the regional planning agency anticipates the Township’s population to plateau at just under 10,000 people. DVRPC’s population projection correlates well with Township recent development approval and inventory of remaining developable residentially zoned land; however, the employment projections appear to be quite overestimated considering recent approvals and inventory of remaining developable commercially and industrially zoned land.

**c. Burlington County**

The Burlington County Board of Commissioners and its administrative agencies have adopted four (4) countywide plans since June of 2007 that affect the Township’s current Master Plan.

*2015 Burlington County Bicycle Master Plan*

In 2015, the Burlington County Planning Board adopted a Bicycle Master Plan to "encourage bicycling in Burlington County as a means of transportation and recreation by creating a safe, convenient, conformable and regionally connected bikeway network." The plan includes existing bicycling use patterns, crashes, and bikeways facilities, as well as bicycle facility design guidelines, implementation strategies, and potential funding sources.

In this plan, Mount Holly was highlighted for several regional projects that would contribute to the larger cyclist network in the County. The first of which would connect Maple Shade Township to Mount Holly with bikeways along County Route 537. As CR537 is one of the longest county roadways in the entire state, installation of bicycle facilities along it would facilitate more of a regional connection.

The Plan also recognized several intervention treatments on existing roadways and identified several candidates for these treatments. Some of the recommended facilities include standard bike lanes, buffered bike lanes, one- and two-way cycle tracks, bike boxes, combined turn lanes, and shared multi-use paths. Several roadways in Mount Holly were identified as candidates for these treatments. Those candidates, and the treatments they were candidates for, are listed below:

<b>Project ID</b>	<b>Treatment</b>	<b>Mount Holly Roadway(s)</b>
# 113	Standard Bike Lane	South Ave. (CR 683)
# 10, 22, 79	Bike Box	Washington St. (CR 537) @ High St. & Madison Ave. (CR 691)
# 9, 22	Through Bike Lane	Mill St. (CR 537) @ High St. (CR 691)
# 80	Shared Multi-Use Path	Mount Holly to Pemberton Rail Trail

In addition to those recommended treatments to existing roadways, the Plan also identified proposed county-network segments, which included facility type, corridor prioritization, implementation priority, and segment length. These proposed additions to the County network that also fell within Mount Holly are as follows:

<b>Project ID</b>	<b>Location</b>	<b>Type</b>	<b>Mileage</b>	<b>Corridor</b>	<b>Phase</b>
# 79	Madison Ave. (CR 691)	On-Road	0.1	Primary	Short-Term
# 23	High St. (CR 681)	On-Road	1.0	Primary	Short-Term
# 9	Mill St. (CR 537)	On-Road	0.4	Primary	Short-Term
# 114	Pine St. (CR 612)	On-Road	0.7	Secondary	Short-Term
# 227	Madison Ave. (CR 691)	On-Road	0.6	Secondary	Short-Term
# 22	High St. (CR 691)	On-Road	0.2	Primary	Short-Term
# 80	Mt. Holly Pemberton Rail Trail	Off-Road	1.0	Primary	Immediate
# 113	South Ave. (CR 683)	On-Road	0.7	Secondary	Short-Term
# 37	Mill St. (CR 537)	On-Road	0.6	Primary	Medium-Term

# 89	Mt. Holly to Medford Rail Trail	Off-Road	6.7	Primary	Medium-Term
# 78	Rancocas State Park Trail	Off-Road	5.4	Primary	Medium-Term
# 24	Burlington Mount Holly Rd.	On-Road	0.4	Primary	Long-Term
# 222	Remer St.	Off-Road	2.7	Secondary	Long-Term
# 8	Branch St. (CR 539)	On-Road	0.4	Primary	Medium-Term
# 111	Jacksonville Rd. (CR 628)	On-Road	3.6	Secondary	Long-Term
# 223	Shreeve St.	On-Road	1.1	Secondary	Long-Term
# 112	Woodland Rd. (CR 630)	On-Road	2.0	Secondary	Medium-Term
# 6	Monmouth Rd. (CR 537)	On-Road	0.5	Primary	Medium-Term
# 7	Garden St. (CR 617)	On-Road	0.2	Primary	Medium-Term

#### *2017 Burlington County Wastewater Management Plan*

The County Board of Commissioners adopted this plan in response to the State's new Water Quality Management Plan (WQMP) rules, which became effective as of November 7, 2016. The plan does not recommend any changes to the existing water treatment facilities within the Township. The report indicates that the 2014 million-Gallons-Daily (MGD) of 0.744 for the Township was less than that of the projected zoning build-out or 20-year Future (Year 2035) MDG, indicating that the wastewater treatment for Mount Holly specifically was not yet at capacity. It should also be noted that the Mount Holly MUA, which is responsible for the wastewater treatment in the Township, is also responsible for portions of, if not all, several other municipalities, including parts of Eastampton, Lumberton, Hainesport, Westampton, Moorestown, and Pemberton townships.

#### *2018 Burlington County Highway Master Plan*

The County Planning Board adopted this plan to update its previous 1989 plan for future county road right-of-way widths and facilities. The Plan identified several roadways as having a volume-to-capacity (V/C) ratio greater than 0.85. This is used as an indication that a given roadway is nearing its capacity, and that future intervention may be needed to ensure the volume of vehicles using it regularly can continue to do so. The roadways identified as having higher than a 0.85 V/C ratio include:

1. Pine Street (CR 612) – 0.94 V/C
2. Washington Street (CR 537) (*west of King St. & Madison Ave.*) – 0.90 V/C

The Highway Master Plan also indicates that these roadways V/C ratio is projected to increase by the year 2040. This could result in greater periods of congestion on these roadways than there currently are. Because of this projected increase to an already-high V/C ratio, these roadways may require one or more of the strategies outlined in the plan to increase roadway capacity.

#### *2019 Burlington County Hazard Mitigation Plan Update*

The County Office of Emergency Management prepared this plan for the County Board of Commissioners adoption to reduce future potential vulnerability to the local population and critical facilities and infrastructure from natural hazards, such as heavy rains, severe storms and winter weather, flooding, and wildfires. The Plan is structured so that each municipality within the County was examined with a plan section and analysis performed for each. The 57-page Mount Holly section identifies community policies, actions, and tools for long-term implementation to mitigate the impact natural hazards may have on Township facilities. (See **Appendix A.**)

The report also highlights which specific hazards are of concern for the Township, prioritizing the threat levels in low, medium, and high classifications. The following are the hazards and their associated threat level on Mount Holly:

Hazard Type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Rank
Coastal Erosion	RCV* Exposed to CE Hazard Area: <u>\$60,280,166</u>	Occasional	12	Low
Drought	Damage estimates not available.	Frequent	30	Medium
Earthquake	100-Year GBS**: <u>\$0</u> 500-Year GBS**: <u>\$2,101,142</u> 2,500-Year GBS: <u>\$30,582,802</u>	Occasional	28	Medium
Flood	1% Annual Chance: <u>\$124,879,749</u>	Frequent	18	<b>High</b>
Landslide	RCV* Exposed to Landslide Hazard Area: <u>\$0</u>	Rare	6	Low
Severe Storm	100-year MRP***: <u>\$2,113,887</u> 500-year MRP***: <u>\$10,559,089</u> Annualized: <u>\$120,881</u>	Frequent	48	<b>High</b>
Severe Winter Weather	1% GBS**: <u>\$21,500,689</u> 5% GBS**: <u>\$107,503,443</u>	Frequent	51	<b>High</b>
Wildfire	Estimated Value in the Extreme, Very High, and High Hazard Areas: <u>\$1,200,893</u>	Occasional	16	Medium
* Replacement Cost Values ** General Building Stock *** Mean Return Periods				

**d. Mount Holly Township**

Since the Board adopted the 2012 Master Plan Reexamination Report, the Board has adopted the following Master Plan Elements:

- 1) 2014 Open Space and Recreation Plan Element
- 2) 2023 Housing Plan Element and Fair Share Plan

It is in the process of adopting the following draft plans:

- 1) 2017 Community Forestry Plan; and
- 2) 2017 Municipal Public Access Plan.

In addition, the Township has amended the West Rancocas Redevelopment Plan several times and has adopted the smaller-scale redevelopment plans for the following properties:

- 1) 11 Paxson Street (Block 51, Lots 33 & 50): Redeveloped for a restaurant development at the corner of Mill and Paxson streets,
- 2) 203 High Street (Block 25, Lot 22): Redeveloped from a dilapidated building into a modern mixed-use office and rental apartment property,
- 3) 73 Washington Street (Block 44, Lots 12 through 17): Redeveloped the old Lakes Appliance mill building to the Turbine Lofts apartments, and
- 4) 20-22 Mill Street & 16 Church Street (Block 85, Lots 12 & 42): Redevelopment of the old Maddens Hardware property into a mixed-use commercial and residential development.

The Township filed a revised Registered Open Space Inventory (ROSI) with NJDEP in 2024. Mount Holly is currently developing its 2024 Urban Enterprise Zone (UEZ) Plan, which will recommend economic and community development policies, plans, and programs for the Township's next ten (10) years.

The Township and its Green Team have been quite active since 2012 and achieved Silver Level Certification from Sustainable Jersey implementing projects in the following categories: brownfields re-use; tree protection / community forestry; open space / public access; energy efficiency; water conservation; creative arts; and buy local campaigns.

#### **e. Adjacent Townships**

Mount Holly's adjoining municipalities include Westampton Township to the north, Eastampton Township to the east, Lumberton Township to the south, and Hainesport Township to the west. In general, the intensity of existing development in the adjoining municipalities is more intense to the south, east, and west of the Township, and decreases to the north and northeast.

##### *Westampton Township*

Westampton Township's most recent Comprehensive Master Plan Update was in 1997 and was last reexamined in 2020. Following the 2020 Reexamination Report, a Technical Appendix was adopted specifically concerning Warehousing and Distribution Centers in 2022. The 1997 Master Plan Update stated "*For the most part both residential and nonresidential districts in Mt. Holly abut similar districts in Westampton. In the few cases where dissimilar districts are contiguous, the Route 541 Bypass and Woodlane Road provide barriers separating the two Townships*".

Both the 2020 Reexamination Report and 2022 Technical Appendix did not include information as to the relationship between Westampton and Mount Holly.

##### *Eastampton Township*

Eastampton Township's 2023 Master Plan Update did not identify any conflicting land use patterns along the shared border of Eastampton and Mount Holly. However, since 2012, Eastampton Township has focused on establishing a mixed-use village center at the intersection of Monmouth Road (CR 537) and Woodland Road (CR 630), which has resulted in the construction of 380 new, market-rate, multi-family units just northeast of Mount Holly Township's border.

##### *Lumberton Township*

Lumberton's 2019 Master Plan Reexamination Report also did not identify any issues with the zoning districts along the municipal border(s). That report did also recommend that the Lumberton Township Economic Development Committee work with several surrounding agencies, one of which being Mount Holly, to assist in the preparation of an Economic Development Master Plan Element. In the past five (5) years, Lumberton's NJ Route 38 corridor, just outside of Mount Holly, has received approvals and is under construction for 92 single-family homes, 300 multi-family homes, and +100,000 SF of retail development in the Wellington Farms General Development Plan, and a total of ± 800,000 SF of warehouse development in three separate projects.

##### *Hainesport Township*

Hainesport Township's last adopted Master Plan Update was in 1996, which was reexamined in 2008, and the last Reexamination Report for the Township Master Plan was adopted in 2022. The 1996 Master Plan Update identified a then-existing zoning conflict between Hainesport and Mount Holly, specifically along Hainesport's eastern (Mount Holly's western) boundary. "*The first [point of zoning conflict] is located south of the Mount Holly bypass at the Mount Holly Township line. This area is proposed to remain medium-density residential in Hainesport and industrial in Mount Holly. Access to this area requires passage through a residential neighborhood in Hainesport.*" The 2008 Master Plan Reexamination did not expand on this identified conflict.

The 2022 Master Plan Reexamination Report indicated that there were no longer any conflicts among the zoning districts along the municipal border(s). *“Hainesport Township shares an eastern boundary with Mount Holly Township. This area of Mt. Holly is comprised of housing within the R1 Residence District, but also includes vacant wooded wetlands, which is zoned B2 Central Business District and I Limited Industrial District. The zoning designations and land use do not conflict between the two municipalities.”*

*Regional Retail: Burlington Center Mall and Moorestown Mall*

In 2021, the Burlington Center Mall, which once had ± 425,000 SF of anchor store retail and 100 additional retail, service, restaurant, and entertainment spaces 4.0 miles to the northwest of Downtown Mount Holly was demolished to be replaced with warehouses. In addition, the once bustling Moorestown Mall about 10.5 miles to the west of Downtown is transitioning away from indoor retail. When combined with consumer preferences for online shopping, the last decade has seen a tremendous sea change in the prior assumptions about regional retail opportunities. Current trends indicate that consumers are choosing unique, outdoor, pedestrian-friendly destinations for shopping, specialty services, dining, and entertainment. Downtown, mixed-use destinations are making a comeback.

**f. Conclusion**

There have been significant planning policy changes at the State level relating to climate change preparation, which has required the Township to adopt several NJDEP-mandated stormwater management and flood prevention ordinances. Burlington County has adopted several countywide plans for bicycle routes and highways that impact local roads in Mount Holly Township.

Since 2012, Mount Holly Township has focused its planning efforts on redevelopment, open space / recreation, sustainability initiatives, and compliance with its affordable housing obligations. Mount Holly has experienced significant revitalization in the southwest corner with demolition of most of the former Mount Holly Gardens community and replacement with the MI Place community in West Rancocas Redevelopment Area, as well as moderate success in its small-scale redevelopment projects. It has not kept pace with greenfields, multi-family housing and warehouse development in Eastampton and Lumberton townships.

Demolition of the Burlington Center Mall and pending closure of the Moorestown Hall provides Downtown Mount Holly unique opportunities for to recapture the consumer retail, services, dining, and special event offerings that it lost decades ago to those indoor mall venues.

**3. Municipal Regulatory Changes**

**a. Land Development-Related Ordinance Amendments**

The Township Committee has amended several chapters of the Township Code to address state and local land use and development concerns that have arisen since the Board adopted its last master plan reexamination report in June of 2007. Some of these amendments were adopted due to changes in State regulations or other regional and county-wide regulations. The following is a list of those adopted code amendments.

Ord. No.	Adoption	Chapter	Subject
2008-13	5/27/2008	Ch. 149-39	Zoning Map amendment
2008-23	9/22/2008	Ch. 149-59	Outdoor Storage of Vehicles, Trailers
2008-24	9/22/2008	Ch. 149-28	Application Fees
2008-25	9/22/2008	Redevelopment Plan	West Rancocas Redevelopment Plan, adoption
2009-09	7/13/2009	Ch. 240B	Stormwater Management revision
2009-14	9/28/2009	Ch. 149	Historic Preservation
2009-18	1/11/2010	Ch. 16	Environmental Commission repealed
2010-03	3/22/2010	Ch. 15	Environmental Advisory Committee established
2012-02	3/12/2012	Ch. 149	Historic Preservation
2013-10	9/23/2013	Ch. 149	B-1 district uses, allowing breweries
2013-12	12/9/2013	Ch. 149	I district uses, allowing Class-A alcoholic beverage manufacturing

2014-06	3/24/2014	Ch. 149	B-1 district uses, listing prohibited uses
2014-10	4/28/2014	Ch. 149	Historic Preservation
2016-3	1/25/2016	Ch. 149	B-1 district uses, allowing distilleries
2016-8	4/11/2016	Ch. 149-73	Site Plan Waivers
2016-18	6/13/2016	Ch. 149-1	Boarding/Rooming Houses
2016-26	8/8/2016	Ch. 149	Breweries and Distilleries in the MRV district
2017-23	12/11/2017	Ch. 149-140	Flood Damage Prevention revision
2019-9	11/25/2019	Ch. 143	Low-Mod Housing Liaisons and Admin. Agents
2019-10	11/25/2019	Ch. 143	Low-Mod Housing Development Fees
2019-11	11/25/2019	Ch. 149	OB district established
2020-6	2/24/2020	Ch. 149-28	Escrow Fees
2020-7	4/27/2020	Ch. 149-81 & 196	Required Fees
2020-10	7/13/2020	Ch. 149-75	Site Plan Application Requirements
2021-4	3/8/2021	Ch. 240B	Stormwater Management revisions
2021-10	7/19/2022	Ch. 149	Cannabis Establishment requirements
2022-2	3/14/2022	Ch. 149-11 & 13	Planning Board Powers, Applications
2022-6	5/23/2022	Ch. 149	AG district established
2022-7	5/23/2022	Ch. 149	Mandatory Affordable Housing Set-Asides
2022-8	5/23/2022	Ch. 149	OB district repealed
2023-3	4/3/2023	Ch. 149-110 & 111	B-1 district, allowing Tattoo parlors and Pawn Shops
2023-1	4/10/2023	Ch. 149	Affordable Housing sections revisions
2023-6	5/15/2023	Ch. 149-83.1	Electric Vehicles

**b. Redevelopment Plans**

The following is a list of Township Committee ordinances related to redevelopment plan adoptions and amendments. As indicated below, much of this activity has been related to re-tooling the West Rancocas Redevelopment Plan to address required changes from the original plan.

2012-06	3/26/2012	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2012-11	5/14/2012	Redevelopment Plan	11 Paxson Street Redevelopment Plan, adoption
2012-12	11/26/2012	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2014-09	4/28/2014	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2015-02	9/16/2015	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2016-27	9/26/2016	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2016-28	11/14/2016	Redevelopment Plan	Lakes Appliance Redevelopment Plan, adoption
2017-6	3/27/2017	Redevelopment Plan	203 High Street Redevelopment Plan, adoption
2017-12	5/8/2017	Redevelopment Plan	West Rancocas Redevelopment Plan, amendment
2017-19	9/25/2017	Redevelopment Plan	Lakes Appliance Redevelopment Plan, amendment
2023-5	5/15/2023	Redevelopment Plan	Maddens Hardware Redevelopment Plan, adoption

**c. Land Development Board Variances**

The following is an inventory of bulk and use variance approvals by zone and type. The Township Committee may wish to consider amending those items highlighted in pink, which have the highest frequency.

BULK VARIANCE TYPE	ZONING DISTRICTS														TOTAL #	TOTAL %		
	B-1	B-2	B-3	B-4	GS	I	MRV	OB	PAS	R-1	R-2	R-3	WRRP	R-2 & B-2			R-1 & R-3	I & B-2
Accessory Bldg in Front		1															1	1.1%
Accessory Bldg Size											1						1	1.1%
Accessory Height											1						1	1.1%
Accessory Bldg Setback												1					1	1.1%
Building Height		1															1	1.1%
Electrical Substation					1												1	1.1%
Excessive Bldg Cover										1							1	1.1%

BULK VARIANCE TYPE	ZONING DISTRICTS															TOTAL #	TOTAL %	
	B-1	B-2	B-3	B-4	GS	I	MRV	OB	PAS	R-1	R-2	R-3	WRRP	R-2 & B-2	R-1 & R-3			I & B-2
<b>Front Yard Setback</b>		1	1		1	1				3	2	3					12	13.2%
Impervious Cover							1						1				2	2.2%
Insufficient Buffer		1															1	1.1%
Insufficient Building Line								1									1	1.1%
Insufficient Green Space								1									1	1.1%
Insufficient Loading Spaces		1		1					1								3	3.3%
Insufficient Lot Size						1		1									2	2.2%
Insufficient Parking Spaces			3	1													4	4.4%
Lot Frontage									1	1			1				3	3.3%
> 1 Dwelling / Upper Floor	4																4	4.4%
Multiple Uses						1											1	1.1%
Office on Ground Floor	2																2	2.2%
Parking Stall Size	1	2						1									4	4.4%
Rear Yard Setback					1	2											3	3.3%
1st Floor Residence	1																1	1.1%
Retail Use in GS Zone					1												1	1.1%
Retail Use on 2nd Floor	1																1	1.1%
Side Yard Aggregate												1					1	1.1%
<b>Side Yard Setback</b>		2	1		1	1					1	1	1		1		9	9.9%
Sign Setbacks		2															2	2.2%
Sign Façade					1												1	1.1%
<b>Sign Size</b>		2		1				1		2				1			7	7.7%
Signs									1								1	1.1%
Signs - Number				1	1			1									3	3.3%
Signs - Off-Site								1									1	1.1%
Undersized Lot Area											3						3	3.3%
<b>TOTAL VARIANCES</b>	<b>9</b>	<b>13</b>	<b>5</b>	<b>4</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>7</b>	<b>9</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>82</b>	
<b>USE VARIANCE TYPES</b>	Cell Tower										1						1	1.1%
	Church / Shelter									1							1	1.1%
	Medical Office				1												1	1.1%
	Residence						1			1							2	2.2%
	Two Family										1						1	1.1%
	Public Utility									1							1	1.1%
	Church					1											1	1.1%
	Solar															1	1	1.1%
Vet. Office												1				1	1.1%	
<b>TOTAL VARIANCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	

## **D. RECOMMENDED PLANNING AND REGULATORY CHANGES**

Subsection D requires the reexamination report state:

*“The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.”*

### **1. Master Plan Element Recommendations**

#### **a. Mandatory Elements**

**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.

#### **Vision Statement**

In addition to a Statement of Goals and Objectives, municipalities In the early 20<sup>th</sup> Century began to include Vision Statements in their Master Plans to provide current and future local residents, businesses, and institutions a mental picture of how the community wanted to look, feel, and function in the near future, for example, in 20 years or by the next generation, if the community implemented the Master Plan’s recommendations. The 2000 Master Plan Update included the Township’s first vision statement for the year 2020:

It is the year 2020, and Mount Holly has witnessed a significant rebirth. The Township has reaped the benefits of actions taken over the last 20 years. Mount Holly has become a vibrant and desirable place to live, work and visit. The Township's revitalization efforts and reinvestment have paid dividends. Former underutilized properties and industrial sites have been cleaned up and redeveloped with new housing and businesses. Mount Holly has achieved the proper balance of historic preservation and economic development. The Township's schools, parks and recreation facilities have become some of the Township's most valued assets. Vacancy rates are extremely low as businesses compete for available space. Property values have escalated, and the tax rate has been stable. The Township has capitalized on spending opportunities which have paid off. Mount Holly continues to be a diverse healthy community with a rich character which cannot be duplicated in other more suburban towns.

Many parts of this 2000 Vision Statement have been fulfilled and some unfinished visions are still relevant today. The 2007 Master Plan Reexamination Report indicated that Burlington County had provided a Vision Statement for Mount Holly Township as part of the unsuccessful 2004/2005 New Jersey State Plan cross-acceptance process. However, the 2007 report did not indicate that the Mount Holly Planning Board had adopted the County’s vision as their own:

Mount Holly is planning to retain its historic role as an important regional center in Burlington County for government, education, medical, civic institutions, and non-profit services, as well as maintaining a viable downtown and its historic architectural character. Despite the competition from surrounding retail centers, Mount Holly's downtown will continue to revive thanks to public efforts in the form of urban enterprise zone and Main Street designations. These efforts have resulted in college classrooms, a Business Resource Center, private development of new office and retail uses, and an expansion of existing uses such as Haddonfield Lumber. The local hospital is destined to become an even more important regional medical center and employment center in the future. The hospital could be the catalyst for tax generating uses like ancillary medical services and doctor's offices. Mount Holly intends to make full use of its available undeveloped or underutilized land resources in the next twenty years. The landfill on Route 38, which has been closed and is in the process of reclamation, presents an opportunity due to its attractive regional location to serve as a large-scale mixed-use distribution center. Mount Holly is pursuing several redevelopment areas intending to create commercial and light industrial opportunities on the Route 541 bypass and to renovate blighted residential areas.

Again, some aspects of this 2007 vision statement are valid, but it may have relied much about potential investments of Memorial Hospital, now Virtua Health, Burlington County Community College, now Rowan College Burlington County, Haddonfield Lumber Co., which did not pan out as hoped, and landfill reclamation, which may have been an oversold opportunity. The 2007 Master Plan Reexamination Report and this vision statement were developed before the Great Recession of 2008-2009.

Five years later, the Board worked on another vision statement, which incorporated some housing and economic development opportunities from the Great Recession and emphasized that local participation and commitments were important to its actualization. However, it was not formally adopted by the Board in 2012.

***Recommendation:*** *We recommend that the Master Plan's Vision Statement be replaced with the following, which is based on that draft 2012 Master Plan Reexamination Report's statement but has been revised to reflect economic trends since 2012 including the COVID-19 Pandemic:*

*Existing Town Centers throughout the country are experiencing a renaissance. More young professionals, single householders, empty nesters, and young families are looking to invest in compact, mixed-use communities. High gas prices and a focus on "carbon footprint" reduction have motivated people to seek more efficient, sustainable lifestyles. Historic places, like Mount Holly, offer an authentic sense of place that cannot be found in new towns and developments.*

*To capitalize on this revitalization trend, Mount Holly strives to grow and sustain a thriving local economy, excellent quality of life, and a safe and secure community while remaining socially and environmentally sustainable. Mount Holly is the civic, education, recreation, and entertainment hub of the Rancocas Valley region. The Downtown and Mill Race Village districts' distinctive stores and shops and its flourishing arts, cultural, and dining scene make Mount Holly a unique destination and a great place to live. All these elements are knit together by Mount Holly's exceptional neighborhood parks and natural areas along Rancocas Creek, which is a key Downtown recreational feature. The Township-elected officials and appointed committees are committed to preserving the historic character of Mount Holly while encouraging economic growth and development.*

### Goals and Objectives Statement

The 2007 Master Plan Reexamination Report replaced the 2000 Master Plan's Goals and Objectives Statement with the following seventeen (17) individual competing goals:

1. Improve the overall quality of life for Mount Holly residents.
2. Revitalize Mount Holly's Downtown.
3. Promote beneficial economic development in the Township.
4. Utilize the Urban Enterprise Zone for the beneficial economic development of the Township.
5. Improve the quality of Mount Holly's housing stock.
6. Upgrade the "Gardens Area."
7. Clean up the Township's contaminated sites.
8. Improve the quality of Mount Holly's recreation amenities.
9. Improve the pedestrian ways and trails in the Township.
10. Preserve Mount Holly's historic resources.
11. Provide for a unified design theme Downtown.
12. Provide gateway treatments to Mount Holly's entrances.
13. Encourage the maintenance and expansion of owner-occupied housing.
14. Increase land use compatibility.
15. Design details that shall be appropriate for the area in which they are located.
16. Improve the quality and efficiency of the delivery of public services.

17. Utilize the Local Redevelopment and Housing Law to Mount Holly's best advantage.

**Recommendation:** *As indicated in the prior section, we believe that the seventeen (17) individual general goals should be reduced to and focus on a set of five (5) core quality of life principles flowing from the Township's Vision Statements, such as:*

1. Residential neighborhoods,
2. Downtown,
3. Circulation, mobility, and public interaction,
4. Open space, parks, and recreation, and
5. Compatible commercial, industrial, and mixed-use economic development.

*Considering this set of core quality of life principles, we recommend that the 2007 Master Plan Reexamination Report's Goals Statement be replaced with the following, which is based on that draft 2012 Master Plan Reexamination Report's Goals and Objectives Statement but has been revised to reflect economic trends since 2012, including the COVID-19 Pandemic:*

**Goal 1: Reinforce, protect, and reinvigorate residential neighborhoods.**

- 1.1 Mitigate conflicts and improve transitions between residential and adjacent non-residential uses.
- 1.2 Make targeted improvements to insufficient streetscapes in residential neighborhoods.
- 1.3 Promote and enforce the maintenance of residential properties throughout the Township.
- 1.4 Attract new residents and encourage residential development Township-wide.
- 1.5 Improve public safety measures to enable residents and visitors to feel safe and secure in their community.

**Goal 2: Facilitate the development of a vibrant, thriving Downtown core.**

- 2.1 Leverage Downtown's unique assets to cultivate a premier destination for the Rancocas Valley region.
- 2.2 Make targeted infrastructure investments and redevelop strategic properties to spur revitalization.
- 2.3 Encourage a mix of Downtown retail that includes both local and national shops and restaurants.
- 2.4 Support mixed-use redevelopment to attract new residents and retailers Downtown.
- 2.5 Ensure sufficient, convenient, and accessible parking is available for current and future development.
- 2.6 Improve public safety measures to enable residents, workers, shoppers, diners, and other visitors to feel welcome, safe, and secure in Mount Holly.

**Goal 3: Revitalize the public realm to underscore Mount Holly as a vibrant, walkable, mixed-use community.**

- 3.1 Ensure future investments of major employers / destinations enhance the quality of life in their neighborhoods:
  - a. Burlington County's administrative, court, and off-street parking facilities.
  - b. Virtua Health System's Madison Avenue campus and complementary businesses.
  - c. Uptown retail areas owned by Levin Management (Fairgrounds Plaza) and Interstate Commercial Realty.
  - d. Township Board of Education and Rancocas Valley Regional High School schools, grounds, and parking areas.
- 3.2 Improve pedestrian and vehicular circulation, wayfinding signage, and streetscape quality at gateways:
  - a. NJ Route 38 at the Pine Street and at the South Street intersections.
  - b. Mount Holly Bypass at the Rancocas Road and at the High Street intersections.

- c. *Washington Street at the Madison Avenue / King Street and at the High Street / White Street intersections.*
- d. *Mill Street at the Pine Street and at the Branch Street intersections.*

**Goal 4: Promote the use of parks, waterways, & pedestrian/bicycle networks.**

- 4.1 *Improve and maintain the quality and image of Mount Holly’s recreational amenities.*
- 4.2 *Improve and maintain resident and visitor access to Mount Holly’s parks to reduce perceptions of isolation.*
- 4.3 *Coordinate local and regional civic and recreational events along the creek.*
- 4.4 *Improve the Township’s pedestrian ways and trails and expand to connect with adjacent communities.*

**Goal 5: Support the growth of commercial, industrial, and health care uses, major employers, and mixed-use development, but not at the expense of local character.**

- 5.1 *Balance historic preservation with economic development and business growth.*
- 5.2 *Use the Redevelopment Law and Urban Enterprise Zone opportunities to Mount Holly’s best advantage.*
- 5.3 *Encourage the remediation and reuse of the Township’s contaminated sites, including the landfill.*
- 5.4 *Improve design standards for private property elements, such as signage and fencing visible from the street.*
- 5.5 *Encourage continued investment in the hospital and medical campus to enhance patient care in the community, to ensure coordinated access to modern medical facilities, and to support and solidify Mount Holly as a regional employment center.*

**Land Use Plan Element:** Since the Board’s Land Use Element Update in 2000, the MLUL has expanded the required information to be included when these elements are updated or amended. Comments regarding how the current element may need to be updated to comply with existing MLUL requirements are in italics [thus], below:

- a. Relationship to the Goal and Objectives Plan Element and other Master Plan Elements and the municipality’s natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands.  
***Recommendation:** The current Land Use Plan Element should be updated to include a description of the Township’s natural conditions, much of which is included in the current Open Space and Recreation Plan Element, and to correlate land use planning policies and recommendations with those of other plan elements, such as: the Housing Plan Element and Fair Share Plan, Circulation Plan, Economic Plan, Historic Preservation Plan, Public Access Plan, and a recommended Community Facilities Plan. We recommend that this be completed after adoption of the 2024 UEZ Plan.*
- b. The existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;  
***Recommendation:** We believe that the current Land Use Plan Element addresses most of these concerns; however, these land use compatibility issues may need to be reexamined and the plan updated upon completion of the 2024 UEZ Plan.*

- c. The existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L. 1983, c.260 (C.6:1-80 et al.).  
**Recommendation:** *Although there are currently no military or civilian airports in Mount Holly.*
- d. A statement of the standards of population density and development intensity recommended for the municipality.  
**Recommendation:** *We recommend that the current Land Use Plan Element should be revised to better define / describe minimum and maximum residential densities for multi-family housing and mixed-use development, this includes existing and future Downtown apartments above permitted first floor uses.*
- e. The existing and proposed location of military facilities and incorporating strategies to minimize undue encroachment upon, and conflicts with, military facilities, including but not limited to limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities.  
**Recommendation:** *Because there are no such facilities in or immediately around Mount Holly Township, we do not believe that any plan revisions are required to address this concern.*
- f. A smart growth strategy statement concerning:
1. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle (EV) charging stations.  
**Recommendation:** *We recommend that any updated Land Use Plan Element should include a smart growth statement; however, P.L. 2021, c.171 supersedes the need for the plan to future EV stations.*
  2. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure. (See Subsection g., below.)  
“Resiliency” means “the ability of people, communities, places, infrastructure, economies, and other systems to withstand, recover from extreme, damaging conditions, including weather and other natural disasters, cyber and physical attacks, and design failures.”  
**Recommendation:** *The newly required Climate Change-Related Hazard Vulnerability Assessment, subsection g.) supersedes this storm resiliency statement. (See below.)*
  3. Environmental sustainability.  
“Sustainability as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainable planning supports social, economic, and environmental sustainability and seeks to mitigate the impacts of climate change by promoting clean air and water, renewable energy, and green infrastructure. Mount Holly Township Committee adopted Resolution 2014-23 on September 8, 2014.  
**Recommendation.** *We recommend that any updated Land Use Plan Element should include a sustainability statement comparable to that adopted by the Township Committee.*
  4. The existing and proposed location of public electric vehicle charging infrastructure.  
**Recommendation:** *Mount Holly Township has amended its Land Use Ordinance to be consistent with State law and the model ordinance provisions prepared by the NJ Department of Community Affairs. No additional public infrastructure locations are recommended currently.*

- g. Climate Change-Related Hazard Vulnerability Assessment (CCRVA) which shall:
1. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise.
  2. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities related to that development.
  3. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be always maintained in an operational state.
  4. Analyze the potential impact of natural hazards on relevant components and elements of the master plan.
  5. Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards.
  6. Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or pro-proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.
  7. Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.

***Recommendation:** Although much of this information is available from NJDEP or from the 2019 Burlington County Hazard Mitigation Plan Update, we recommend that the Board prepare a CCRVA when resources become available due to the potential flood hazard impacts the roads and bridges and the developed parts of the Township along Ranco-cas Creek face, both up- and downstream of the current fall line, and the location of the Mount Holly Municipality Utility Authority's sewage treatment plant .*

As previously noted, since the Board's last master plan reexamination report, Virtua Mount Holly (Virtua) has decided to remain at and reinvest in its Madison Avenue campus. The health system's decision represents a major opportunity to modernize hospital facilities, improve patient care, and increase local employment and tax ratables through related business development in and around the campus area. In addition to enhancing patient care and patient experience, the improvement and expansion of the medical campus will have ripple effects when health care employees, patients, families, and visitors find opportunities in Mount Holly for dining, shopping, recreating, etc.

Currently, the land occupied and owned by Virtua, including the hospital, ambulatory surgery center, medical office buildings, parking areas, undeveloped lots, and the remote parking lot are located within the OB (Office Building) and R-2 (Residential) zoning districts. Small scale medical offices are permitted in the OB zone, but not in the R-2 zone. The mass and scale of the existing hospital and ancillary improvements are not consistent with existing zoning requirements, and the existing zone boundaries do not align with the extent of the existing or proposed medical campus.

The **2007 Master Plan Reexamination Report** had recommended that large scale users and facilities in the Township should submit campus master plans. Adopting a zoning map and zoning regulations that identify and acknowledge the presence of the hospital and medical campus and its potential for expansion

and evolution will enable to Township and Virtua Health to work together to ensure that the Virtua medical campus remains part of the fabric of community, responds to and helps to activate the streetscape, and continues to provide state of the art patient care to the serve the Township and the region.

We recommend that the Township Committee create a new zoning district, HL Health and Life Sciences District, to enable the Virtua medical campus to evolve to meet patient needs and to remain on the forefront of health care technology. Virtua’s preliminary campus master plan indicates that Virtua’s growth and transformation will include additional patient rooms to allow for private patient beds, larger operating rooms to accommodate technological advancements, improved parking and exterior circulation, and aesthetic improvements. The proposed HL zoning district will provide flexibility for the development of the medical campus as well as standards to ensure that the site is compatible with Mounty Holly’s planning objectives. **Appendix B** includes a copy of this proposed ordinance amendment.

***Summary Recommendation:** The Land Use Plan Element should be revised, as recommended above, to incorporate the land use-related recommendations for Virtua Mount Holly, in the soon-to-be completed 2024 UEZ Plan, and in the MLUL-required CCRVA features.*

## **b. Adopted Optional Elements**

**Housing Plan Element:** Mount Holly Township adopted a revised Housing Element and Fair Share Plan in 2023 to fulfill its Third Round Regional Affordable Housing obligations and to attain a Superior Court Judgement of Repose protecting the Township from future Builder’s Remedy litigation.

***Recommendation:** There is no need to revise this existing Master Plan component until after the release of the State’s Fourth Round Regional Affordable Housing obligations in 2025. However, the Board and Township should budget resources to comply with its Round 4 quota.*

**Circulation Plan Element:** The 2000 Master Plan Circulation Plan Element indicated the following:

*“Given the nearly completely developed nature of Mount Holly, it is unlikely that any new significant road improvements or new rights-of-way are necessary. The completion of the Mount Holly Bypass allowed for regional north/south traffic to avoid traveling through the center of town. To the extent that arterial road improvements are required, the need will be generated because of fairly substantial development occurring in the region.*

In the almost quarter century since thence, Burlington County, which has authority over most of the Township’s major thoroughfares, has made major improvements at several intersections, such as at Garden and Branch streets and at Mill and Branch streets. It has adopted a county-wide bicycle transportation master plan, which recommends new bicycle land improvements, and a highway master plan, which identifies that Pine Street and Washington Street west of King Street will reach maximum capacity by 2040.

Virtua Health has decided to remain and reinvest in Mount Holly by expanding its Madison Avenue campus, which will put additional strains on that main road that connects the Downtown with NJ Route 38. Working with Virtua, the Mount Holly MUA, and Lumberton Township may find an opportunity to relieve traffic demands and to improve local circulation by extending Ridge Avenue to Maple Avenue (CR 682), to vacate unnecessary rights-of-way east of Madison Avenue, and to continue multi-use recreational trails along or parallel to the old railroad lines west of Madison Avenue.

Burlington County has also adopted a Complete Streets policy that prioritizes pedestrian and bicycle safety in town centers, such as Mount Holly. Anticipated Downtown revitalization also will require additional

need for parking/automobile storage, which may not have been addressed in the Township's draft 2012 Downtown Parking Study.

**Recommendation:** *We recommend that the Board amend the Master Plan to include an update to the current Circulation Plan that considers these concerns, as well as others that may arise during the UEZ Plan development process.*

**Open Space and Recreation Plan Element:** Mount Holly adopted this plan element, which merged the concerns of what have otherwise been separate Conservation and Recreation Plan elements, in 2014. The Township's Environmental Advisory Committee also adopted a Community Forestry Management Plan for the period of 2017-2021 in 2017.

**Recommendations:**

1. *We believe that the basic goals and objectives of this element remain relevant in 2024. Since the Planning Board adopted this element in 2014, Mount Holly Township and the Mount Holly Board of Education have made significant improvements in their recreational facilities. We believe that the existing element should be updated to identify those successes. For this reason, we recommend that the Planning Board request the Township Parks and Recreation Department and the Board of Education to assist the Planning Board in updating this master plan element by providing a statement / report summarizing:*
  - a. *The current (2024) physical conditions status of its open space and recreational properties and improvements.*
  - b. *The degree to which the element's recommendations have been implemented or re-focused since 2014; and*
  - c. *Any additional facility improvements or other recommendations should be included in the Board's Open Space and Recreation Plan Element update considering projected demographic trends and recreational demands for the next 10 years.*
  
2. *The Board's Open Space and Recreation Plan Element update should be updated to include the Township's Community Forestry Management Plan for the period of 2017-2021 and any subsequent updates.*

**Economic Plan Element:** Mount Holly Township's 2000 Master Plan included an Economic Plan Element, which was superseded by its 2010 Urban Enterprise Zone (UEZ) Plan. The Mount Holly UEZ Corporation is in the process of completing its 2024 UEZ Plan.

**Recommendation:** *We recommend that the Board amend the Master Plan to include the forthcoming UEZ Plan as its Economic Plan, upon completion.*

**Historic Preservation Plan Element:** Mount Holly Township's 2000 Master Plan included a Historic Preservation Plan Element, which included two (2) of the three (3) required components for such elements, i.e., indication of the location and significance of historic sites and historic districts, and identification of the standards used to assess worthiness for historic site or district identification. However, it did not include the third required component, i.e., an analysis of the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

This third requirement is essential to understanding whether and how other Master Plan recommendations for such as for proposed: street intersection widenings improvements at particular gateway intersections, expansion of surface parking lots, flood hazard protection measures, community facility improvements, and land use zoning district and ordinance changes, might impact the physical and contextual integrity of the historic resources that are worthy of protection.

**Recommendation:** *Mount Holly Township Committee is in the process of amending its Master Plan and Land Use Ordinance to remove the Township's current historic preservation program, which it found too restrictive in nature and an obstacle to future redevelopment.*

**Public Access Plan Element:** Mount Holly Township worked with the Delaware Valley Regional Planning Commission (DVRPC) from 2014 to 2017 to develop a Municipal Public Access Plan for the North Branch of Rancocas Creek. The document received approval from NJDEP in 2016. Although not yet formally adopted by the Mount Holly Planning Board, the Township has been using this plan as part of strategic revitalization program for parks, open space, recreation, pedestrian circulation and neighborhood and downtown revitalization.

In 2023, the NJ Economic Development Authority (NJEDA) provided the Township a Municipal Asset Activation Grant to develop a conceptual plan for a portion of the Downtown Oxbow area, identified as Opportunity Area #5 in the 2017 Public Access Plan Element, to convert part of an underutilized parking lot behind the Municipal Building into a community green space, which would include a canoe / kayak landing, welcome / orientation space, creekside walkway and seating area. The Planning Board and Township Committee endorsed this project in 2023.

***Recommendation:** The Planning Board should adopt the 2017 Municipal Public Access Plan, as supplemented by the 2023 Conceptual Plan Report for Opportunity Area #5.*

### **c. Other Optional Elements**

We make the following comments and recommendation regarding the value of adopting other optional master plan elements:

**Community Facilities Plan Element**, which show the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations, and other related facilities, including their relation to the surrounding areas. Mount Holly Township has not provided a community facilities inventory and conditions assessment since it was recommended in the 2007 Master Plan Reexamination Report. However, we note the following changes since then:

1. Mount Holly Township has made significant improvements to its fire safety and emergency services facilities by closing the Union Fire Company property on Washington Street and by expanding and completely updating the Relief Fire Company property on Pine Street to meet modern requirements.
2. The Burlington County Library System completed its main campus on Pioneer Boulevard in Westampton Township, just 1.5 miles west of downtown Mount Holly. The old library Mount Holly Library, in the historic Langstaff Mansion on High Street, is no longer a local branch library within the County system. Mount Holly residents must travel to the main campus for modern internet capabilities, interlibrary loan and other core library programs. The Langstaff Mansion is now home to the nascent Burlington County Lyceum of History and Natural Sciences Association, which is planning to operate a general county history museum there.
3. The most significant impact on the Township's community facilities relates to the flood events of July 2004, August 2011, and June 2019, which engulfed downtown Mount Holly, particularly in the Oxbow area situated between Washington Street and Rancocas Road. Since the last event, the Township has worked on several projects to replace the North Branch dam and other flood prevention infrastructure, as well as recreational facilities at Mill Dam and Iron Works parks.
4. The c. 1935 Municipal Building and c. 1980 Police Department facility at 23 Washington Street in the Oxbow Area, however, remains in the flood hazard zone. Portions of the building are unusable during flood events, and the temporary relocation of police vehicles and other public safety services must be considered during flood warning. In addition, the current municipal building was designed before: the modern use of word processing, computers, and other improvements that have reduced the need for clerical workers; the State's Open Public Meetings Act that embraced public

attendance at civic meetings; and modern energy efficiency and accessibility requirements, which combined render this building in the flood hazard area insufficient for its required functions.

**Recommendation:** *The Township Committee should continue to work with the Mount Holly Municipal Utilities Authority (MUA), the Mount Holly Board of Education (BOE), the Burlington County Board of Commissioners, and Rowan College at Burlington County to explore opportunities and best practices for shared services facilities to utilize existing facilities outside the flood hazard zone. We also recommend that such facility planning also consider opportunities for a multi-purpose community meeting space / indoor recreational facility for Mount Holly residents.*

**Conservation Plan Element**, providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systemically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources.

**Recommendation:** *The Planning Board incorporated these concerns in its Master Plan Open Space and Recreation Element, which it adopted in 2014. (See above.)*

**Development Transfer Plan Element**, which sets forth the public purposes, the locations of sending and receiving zones and the technical details of a development transfer program based on the provisions of section 5 of P.L.2004, c.2 (C.40:55D-141).

**Recommendation:** *This Master Plan element, which is typically used to preserve farmland and open space from future development, is not necessary because the Township is fully developed with no commercial farms or large unreserved open space tracts.*

**Educational Facilities Plan Element** which incorporates the purposes and goals of the "long-range facilities plan" required to be submitted to the Commissioner of Education by a school district pursuant to section 4 of P.L.2000, c.72 (C.18A:7G-4).

**Recommendation:** *Although the municipal and regional Board of Educations' (BOE) land development policies and decisions are exempt from the Board's approval, the Board should request each BOE to forward a copy of its current Long-Range Facilities Plan and subsequent amendments to the Board secretary and to forward all future amendments and updates to the Board Secretary whenever it files such with the Commissioner of the NJ Department of Education.*

**Farmland Preservation Plan Element**, which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for pre-serving as much farmland as possible in the short term by leveraging moneys made available by P.L.1999, c.152 (C.13:8C-1 et al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.

**Recommendation:** *This Master Plan element is not necessary because there are no commercial farms in the Township.*

**Green Buildings and Environmental Sustainability Plan Element**, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

**Recommendation:** *Although a valuable education resource for municipal planning boards and the public, our experience finds that the Municipal Land Use Law, Residential Site Improvement Standards, Uniform Construction Code, and various state environmental regulations significantly limit*

*municipal enforcement of any additional “green” and “sustainable” site development and building construction requirements not already mandated by the State. We recommend revisiting this element later, in tandem with a future Land Use Plan Element, to guide maintenance, rehabilitation, and/or new construction of the future municipal facilities and infrastructure.*

**Recycling Plan Element** 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 and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

**Recommendation:** *This Master Plan element is no longer necessary because municipalities are obliged to comply with their District (County) Solid Waste Management Plan, in addition to various other related Federal and State regulations.*

**Stormwater Management Plan Element:** While not required by the Municipal Land Use Law, NJDEP requires each municipality to adopt a Stormwater Management Plan Element. NJDEP has amended its mandatory stormwater management requirements several times since the element was last revised in 2013.

**Recommendation:** *The Master Plan’s current Stormwater Management Plan Element should be reviewed, evaluated, and revised to follow current NJDEP requirements.*

**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 provision for other related utilities, and including any stormwater management plan required pursuant to the provisions of P.L.1981, c.32 (C.40:55D-93 et al.).

**Recommendation:** *Because Mount Holly is a fully developed municipality served by NJ American Water (NAW) for potable water and by the Mount Holly Municipal Utilities Authority (MHMUA) for sanitary sewer, there is no need to include this element in the Township’s Master Plan.*

**d. Recommendations Summary**

1. **Vision Statement & Goals and Objectives:** *replace existing to:*
  - a. *Reflect economic trends since 2012, including the COVID-19 Pandemic.*
2. **Land Use Plan Element:** *reexamine / revise, especially after completion of the 2024 Urban Enterprise Zone (UEZ) Plan to:*
  - a. *Include a description of the Township’s natural conditions that significantly affect land use planning.*
  - b. *Correlate land use planning and recommendations with those of other plan elements.*
  - c. *Ensure land use compatibility within existing zoning districts and among zoning district boundaries.*
  - d. *Amend the Land Use Ordinance and Zoning Map to create a new zoning district to permit the existing hospital and related medical facilities and to enable the campus to be expanded and improved to enable enhanced patient care, modernization of facilities, and aesthetic improvement.*
  - e. *Better define residential densities for multi-family housing and mixed-use development.*
  - f. *Include smart growth and sustainability statements.*
  - g. *Include a Climate Change-Related Hazard Vulnerability Assessment (CCRVA).*

3. **Housing Plan Element:** budget resources to:
  - a. *Comply with the State's 4th Round Regional Affordable Housing obligations to be released in late 2025.*
4. **Circulation Plan Element:** reexamine / revise to address:
  - a. *Burlington County Bicycle Transportation Plan.*
  - b. *Burlington County Highway Master Plan.*
  - c. *Planned expansion of Virtua Health's Madison Avenue campus.*
  - d. *Downtown parking area needs and opportunities.*
  - e. *Other concerns identified in the 2024 UEZ Plan.*
5. **Open Space and Recreation Plan Element:** revise to include information from:
  - a. *Township Parks and Recreation Department and Township Board to Education to summarize:*
    - 1) *Current (2024) physical conditions status of its open space and recreational properties and improvements.*
    - 2) *The degree to which the element's recommendations have been implemented or re-focused since 2014.*
    - 3) *Any additional facility improvements or other recommendations considering projected demographic trends and recreational demands for the next 10 years.*
  - b. *Township's Community Forestry Management Plan.*
6. **Economic Plan Element:** revise to:
  - a. *Replace with Urban Enterprise Zone (UEZ) Plan upon completion*
7. **Historic Preservation Plan Element:** revise to:
  - a. *Delete it from the Township Master Plan, as well as its implementing regulations in the Land Use Ordinance.*
8. **Public Access Plan Element**
  - a. *Adopt the 2017 Municipal Public Access Plan, as supplemented by the 2023 Conceptual Plan Report for Opportunity Area #5.*
9. **Community Facilities Plan Element:** encourage Township to:
  - a. *Continue to explore with local, county, and state-level government and educational agencies opportunities and best practices for shared services facilities to utilize existing facilities outside the flood hazard zone.*
10. **Educational Facilities Plan Element:** request Township and Regional Boards of Education to:
  - a. *Forward a copy of its current Long-Range Facilities Plan and subsequent amendments.*
11. **Stormwater Management Plan Element:** request Township Engineer to:
  - a. *Review, evaluate, and revise plan to comply with current NJDEP requirements.*

## 2. Development Regulation Recommendations

Our analysis of bulk variance applications from the time of the 2012 Master Plan Reexamination Report identified some common bulk variance application that may indicate that the current development regulations did not adequately suit the development regularly seen in Mount Holly for the past decade. Since 2013, the most frequently requested bulk variances were:

Front yard setbacks in the B-2, B-3, GS, I, R-1, R-2, and R-3 Zones.  
Side yard setbacks in the B-2, B-3, GS, I, R-1, R-2, and R-3 Zones.  
Maximum signage area throughout the Township.

***Recommendation:** The Township Committee should implement the recommendation to create a new HL Health and Life Sciences District to enable the Virtua medical campus to evolve to meet patient needs and to remain on the forefront of health care technology by amending Chapter 149 Land Development Ordinance and the Zoning Map. (See pages 31 and 32 and **Appendix B.**)*

## **E. REDEVELOPMENT RECOMMENDATIONS**

Subsection E requires the reexamination report state:

*"The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."*

The NJ Local Redevelopment and Housing Law provides local government several tools to remedy potential blight conditions on privately developed commercial and industrial properties, as well as underutilized public properties. If the Committee determines whether any properties may meet the statutory condition for designation, it can then consider working on redevelopment plans to remove potential and actual blight conditions and return the properties to a more productive use. Since the 2007 Master Plan Reexamination Report, Mount Holly has utilized the LRHL (Local Redevelopment & Housing Law) to encourage rehabilitation and redevelopment in selected areas of the Township.

### **1. Rehabilitation Areas**

By Resolution 2012-73, the Township Committee designated the entire municipality as area in need of rehabilitation to facilitate rehabilitation of public and private residential and non-residential properties, including the repair, improvement, and new construction or expansion of existing buildings, through a designated redeveloper or by assistance to existing property owners voluntarily. Properties in Rehabilitation Areas are immune from condemnation through eminent domain, qualify for financial assistance for:

1. Improvements to existing housing,
2. Construction of new housing,
3. Conversion of non-residential buildings, including hotels and motels, to multiple dwellings, and
4. Improvement or expansion of commercial or industrial structures.

Mount Holly Township has encouraged rehabilitation projects across the Township on a case-by-case basis, as property owners and prospective investors approach the Township. Financial assistance involves Short-Term (up to Five Years) Property Tax Exemptions and Abatements in the form of property tax:

1. Exemptions may be granted from the property taxes on all or a portion of the added assessed value that is generated by any improvement, conversion, alteration, or new construction.
  - a. Multi-family housing: all or a portion of the increased assessed value generated by any improvements, or alterations for conversions.
  - b. Other housing: either the first \$5,000, \$15,000 or \$25,000 of the increased assessed value
  - c. Commercial and industrial uses: all or a portion of the increased assessed value generated by any improvements.
2. Abatements are a reduction in property taxes granted to residential and multi-family uses for the portion of the assessed property value prior to the above rehabilitation activities. For residential uses, abatements cannot be more than 30% of the annual exemption amount; for multi-family uses no more than 30% of the cost of any improvements, or alterations for conversions.

***Recommendation:*** *We note that the proposed UEZ Plan outline includes a section for encouraging housing rehabilitation through targeted programs, such as matching grant programs for construction or rehabilitation, for which these financial incentives may be helpful.*

## 2. **Redevelopment Areas**

Mount Holly Township may grant Long-Term Tax Exemptions and Payments in Lieu of Taxes (PILOT) financial assistance to qualified “Urban Renewal Entities” approved by the NJ Department of Community Affairs for: redevelopment projects; projects for the relocation of residents displaced by redevelopment; and low-and moderate-income housing projects. These benefits:

1. May be provided for a period up to 30 years from the completion of the projects, or not more than 35 years from the execution of the financial agreement between the Township and the Urban Renewal Entity, and
2. Apply only to the value of new improvements constructed as part of a Redevelopment Project, and not for previously constructed buildings or improvements or the value of the land.

Mount Holly Township has designated several large multi-property areas, and several individual parcels are redevelopment areas. These are:

1. 137-141 High Street (Block 53, Lots 44 & 45) was redeveloped into a mixed-use office and residential property through a 2002 redevelopment plan.  
*Recommendation: None.*
2. West Rancocas Redevelopment Area, which includes properties along Parkers Mill Boulevard, Wallace Road, North and South Martin Avenue, Joseph Place, Saul Place, Bishop Lane, Kirby Court, and parts of Levis Drive and Grant Street. This area, which has been completely redeveloped, is covered by a 2005 redevelopment plan that supersedes the existing Land Development ordinance.  
*Recommendation: The redevelopment plan should be incorporated into the Land Development Ordinance as its own zoning district.*
3. 11 Paxson Street (Block 51, Lots 33 & 50) was redeveloped for a restaurant development at the corner of Mill and Paxson streets through a 2012 redevelopment plan in the designated rehabilitation area.  
*Recommendation: None.*
4. 203 High Street (Block 25, Lot 22) was redeveloped from a dilapidated building into a modern mixed-use office and rental apartment property through a 2016 redevelopment plan.  
*Recommendation: None.*
5. Downtown Redevelopment Area, which includes several properties in the Downtown areas in 13 city blocks from Rancocas Road to Washington Street from High Street to just east of Madison Avenue and adjacent parcels. To date, the Township Committee has only adopted one (1) redevelopment plan for this area to supersede the existing Land Development Ordinance. This was in 2017 for Block 44, Lots 12 through 17, which resulted in the conversion of the old Lakes Appliance mill building to the Turbine Lofts apartments at 73 Washington Street.  
*Recommendation: None.*
5. Maddens Hardware: 20-22 Mill Street & 16 Church Street (Block 85, Lots 12 & 42) is the target of a 2023 redevelopment plan to convert these underutilized properties into a mixed-use commercial and residential development.  
*Recommendation: None.*

## **F. ELECTRIC VEHICLE INFRASTRUCTURE**

Subsection F requires the reexamination report state:

*“The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.”*

This master plan reexamination report provision predates the PL 2021 c.171, the State’s electric vehicle supply equipment and make-ready parking spaces act, which mandates municipalities and their approval boards to require such public electric vehicle infrastructure for most types of public and private-sector development requiring a preliminary major site plan.

Mount Holly Township has amended its Land Use Ordinance to be consistent with State law and the model ordinance provisions prepared by the NJ Department of Community Affairs. No additional public infrastructure locations are recommended currently.

**Appendix A**  
2019 Burlington County Hazard Mitigation Plan Update



## 9.24 Township of Mount Holly

This section presents the jurisdictional annex for the Township of Mount Holly.

### 9.24.1 Hazard Mitigation Plan Point of Contact

The following individuals have been identified as the hazard mitigation plan’s primary and alternate points of contact.

Primary Point of Contact	Alternate Point of Contact
Joshua Brown, Township Manager 23 Washington Street, Mount Holly, NJ 08060 609.845.1163 jbrown@twp.mountholly.nj.us	Ryan Donnelly, OEM Coordinator 23 Washington Street, Mount Holly, NJ 08060 609.820.8849 rdonnelly@mounthollyfire.org

### 9.24.2 Municipal Profile

The Township of Mount Holly is governed under the Township form of government. Under this form, Mount Holly is governed by five Council members, each of whom is elected for a four-year staggered term. At the beginning of each year, the Council members elect one of their members to serve as Mayor and one as Deputy Mayor for that year.

This five-member Council is empowered to enact local ordinances, to levy municipal taxes and conduct the affairs of this community. The Township Council conducts all of its business during monthly meetings open to the public.<sup>1</sup>

The Township of Mount Holly is centrally located in the northern portion of Burlington County. The Township is bordered by Lumberton to the south, Hainesport to the west, Westampton to the north, and Eastampton to the east. Clermont is the only unincorporated community in Mount Holly. According to the 2010 Census, the community's population was 9,536.

### Growth/Development Trends

The Township of Mount Holly did not note any recent residential/commercial development since 2013 or any major residential or commercial development, or major infrastructure development planned for the next five years in the municipality.

**Table 9.24-1. Growth and Development**

Property or Development Name	Type (e.g. Res., Comm.)	# of Units / Structures	Location (address and/or block/lot)	Known Hazard Zone(s)	Description/Status of Development
<b>Recent Development from 2013 to present</b>					
<b>None identified.</b>					
<b>Known or Anticipated Development in the Next Five (5) Years</b>					
<b>None identified.</b>					

*\* Only location-specific hazard zones or vulnerabilities identified.*

<sup>1</sup> <http://www.twp.mountholly.nj.us/content/386/557/default.aspx>



### 9.24.3 Natural Hazard Event History Specific to the Municipality

Burlington County has a history of natural and non-natural hazard events as detailed in Volume I, Section 5.0 of this plan. A summary of historical events is provided in each of the hazard profiles and includes a chronology of events that have affected the County and its municipalities. For the purpose of this plan update, events that have occurred in the County from 2013 to present were summarized to indicate the range and impact of hazard events in the community. Information regarding specific damages is included, if available, based on reference material or local sources. This information is presented in the table below. For details of these and additional events, refer to Volume I, Section 5.0 of this plan.

**Table 9.24-2. Hazard Event History**

Dates of Event	Event Type (Disaster Declaration if applicable)	Burlington County Designated?	Summary of Damages/Losses
April 30-May 1, 2014	Heavy Rain and Flooding		Downed trees and wires, power outages, road closures
June 23, 2015	Severe Storm (DR-4231)	Yes	Downed trees and wires, power outages, road closures
January 22-24, 2016	Severe Winter Storm (DR-4264)	Yes	Downed trees and wires, power outages, road closures

Notes:

- EM Emergency Declaration (FEMA)
- FEMA Federal Emergency Management Agency
- DR Major Disaster Declaration (FEMA)
- N/A Not applicable

### 9.24.4 Hazard Vulnerabilities and Ranking

The hazard profiles in Section 5.0 of this plan have detailed information regarding each plan participant’s vulnerability to the identified hazards. The following summarizes the hazard vulnerabilities and their ranking in the Township of Mount Holly. For additional vulnerability information relevant to this jurisdiction, refer to Section 5.0.

#### Hazard Risk/Vulnerability Risk Ranking

The table below summarizes the hazard risk/vulnerability rankings of potential hazards for the Township of Mount Holly. During the review of the hazard/vulnerability risk ranking, the Township indicated the following:

- Flood was changed from a low hazard to a medium hazard.
- Wildfire was changed from a low hazard to a medium hazard.

**Table 9.24-3. Hazard Risk/Vulnerability Risk Ranking**

Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard <sup>a, c</sup>	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking <sup>b</sup>
Coastal Erosion	RCV Exposed to CE Hazard Area: \$60,280,166	Occasional	12	Low
Drought	Damage estimate not available.	Frequent	30	Medium
Earthquake	100-Year GBS: \$0 500-Year GBS: \$2,101,142	Occasional	28	Medium





Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard <sup>a, c</sup>	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking <sup>b</sup>
	2,500-Year GBS: \$30,582,802			
Flood*	1% Annual Chance: \$124,879,749	Frequent	18	High
Landslide	RCV Exposed to Landslide Hazard Area \$0	Rare	6	Low
Severe Storm	100-year MRP: \$2,113,887 500-year MRP: \$10,559,089 Annualized: \$120,881	Frequent	48	High
Severe Winter Weather	1% GBS: \$21,500,689 5% GBS: \$107,503,443	Frequent	51	High
Wildfire*	Estimated Value in the Extreme, Very High, and High Hazard Areas: \$1,200,893	Occasional	16	Medium

Notes:

- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
  - b. The valuation of general building stock and loss estimates was based on custom inventory for the municipality.  
High = Total hazard priority risk ranking score of 31 and above  
Medium = Total hazard priority risk ranking of 20-30+  
Low = Total hazard risk ranking below 20
  - c. Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the value of contents.
  - d. Loss estimates for the flood and earthquake hazards represent both structure and contents.
  - e. The HAZUS-MH earthquake model results are reported by Census Tract.
- \* The Township of Mount Holly changed the risk ranking for flood from low to high and wildfire from low to medium.

### National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the Township of Mount Holly.

Table 9.24-4. NFIP Summary

Municipality	# Policies (1)	# Claims (Losses) (1)	Total Loss Payments (2)	# Rep. Loss Prop. (1)	# Severe Rep. Loss Prop. (1)	# Policies in 100-year Boundary (3)
Township of Mount Holly	75	108	\$1,470,161.61	6	0	2

Source: FEMA Region 2 2017, 2018

- (1) Repetitive loss and severe repetitive loss statistics provided by FEMA Region 2 and are current as of 10/31/2017. Policy and claims statistics current as of 9/30/2018  
Please note the total number of repetitive loss properties does not include the severe repetitive loss properties. The number of claims represents claims closed by 9/30/2018.
- (2) Total building and content losses from the claims file provided by FEMA Region 2.
- (3) The policies inside and outside of the flood zones are based on the addresses geocoded from the FEMA Region 2 policy file – 10/31/2017.

Notes: FEMA noted that where there is more than one entry for a property, there may be more than one policy in force or more than one GIS possibility.  
A zero percentage denotes less than 1/100th percentage and not zero damages or vulnerability as may be the case.

### Critical Facilities

The table below presents Hazards United States (HAZUS) – Multi-Hazards (MH) estimates of the damage and loss of use to critical facilities in the community as a result of a 1-percent annual chance flood event.





**Table 9.24-5. Potential Flood Losses to Critical Facilities**

Name	Type	Exposure		Potential Loss from 1% Flood Event	
		1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage
408 - Dreker Property - Shed/Pole Barn	County Building	X	X	0	0
492 - Communications Equipment - Mount Holly	County Building	X	X	0	0
521 - Dept Of Public Works Warehouse/Garage/Offices	County Building		X	-	-
Mount Holly Fire Dept	Fire		X	-	-
Mount Holly Municipal Utility Authority	Wastewater Treatment		X	-	-
Mount Holly Township Municipal Building	Municipal Hall	X	X	4.5	27
Mount Holly Twp. Police Dept	Police	X	X	9.7	18.8
Relief Fire Engine Co #1	Fire		X	-	-
Rowan College	School		X	-	-
Station 501	EOC		X	-	-
Stockton's Dry Cleaning	Chemical		X	-	-

Source: FEMA 2017, Burlington County

Note: - = Damages not calculated by HAZUS-MH v4.0

### Other Vulnerabilities Identified

The municipality has identified the following vulnerabilities within their community:

- All Sources of flooding - flooding is primarily due to continental and ocean bred storms resulting in both riverine and tidal flooding. Mount Holly is affected by tidal surge of the Delaware River. Tidal backwater from the Delaware River affects inland locations in Mount Holly.
- Rancocas Creek North Branch - flooding is made more severe due to undersized culverts connecting the dredged stream to the former stream under the railroad embankment and from Buttonwood Run due to increasing development upstream in the Township of Eastampton.

### 9.24.5 Capability Assessment

This section identifies the following capabilities of the local jurisdiction:

- Planning and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification
- National Flood Insurance Program
- Integration of mitigation planning into existing and future planning mechanisms

### Planning and Regulatory Capability





The table below summarizes the regulatory tools that are available to the Township of Mount Holly.

**Table 9.24-7. Planning and Regulatory Tools**

Tool / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.)
<b>Planning Capability</b>				
Master Plan	Yes	Local	JLUB	
Capital Improvements Plan	No			
Floodplain Management / Basin Plan	5/11/87	Local	Construction Official	Twp. Code Chp. 149
Stormwater Management Plan	9/26/05	Local	Twp. Officials	Twp. Code Chp. 240B
Open Space Plan	No		Twp. Code Chapter 149	Construction Official
Stream Corridor Management Plan	6/22/92	Local	Twp. Code Chapter 149	Construction Official
Watershed Management or Protection Plan	6/22/92	Local	Twp. Code Chapter 149	Construction Official
Economic Development Plan	No			Economic Development Director
Comprehensive Emergency Management Plan	5/09	Local		OEM
Emergency Operation Plan	No			
Post-Disaster Recovery Plan	5/09	Local		OEM
Transportation Plan	No			
Strategic Recovery Planning Report	No			
Other Plans:				
<b>Regulatory Capability</b>				
Building Code	Yes	State & Local	Construction Official	Twp. Code Chp. 96 & NJAC 5:23
Zoning Ordinance	6/22/92	Local	Zoning Officer	Twp. Code Chp. 149
Subdivision Ordinance	6/22/92	Local	Zoning Officer	Twp. Code Chp. 149
NFIP Flood Damage Prevention Ordinance	5/11/87	Federal, State, Local	Construction Official	Twp. Code Chp. 149
NFIP: Cumulative Substantial Damages	No			
NFIP: Freeboard	Yes	State, Local		
Growth Management Ordinances	11/14/05	Local	Joint Land Use Board	Twp. Code Chp. 149
Site Plan Review Requirements	Yes	Local	Twp. Code Chapter 149	JLUB/ Construction Official
Stormwater Management Ordinance	9/26/05	Local	Twp. Officials	Twp. Code Chp. 240B
Municipal Separate Storm Sewer System (MS4)	No			
Natural Hazard Ordinance	No			



Tool / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.)
Post-Disaster Recovery Ordinance	No			
Real Estate Disclosure Requirement	Yes	State		
Other (Special Purpose Ordinances [i.e., sensitive areas, steep slope])				

### Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to the Township of Mount Holly.

**Table 9.24-8. Administrative and Technical Capabilities**

Resources	Is this in place? (Yes or No)	Department/ Agency/Position
<b>Administrative Capability</b>		
Planning Board	Y	Planning Board
Mitigation Planning Committee	N	
Environmental Board/Commission	Y	Environmental Advisory Committee
Open Space Board/Committee	Y	Environmental Advisory Committee
Economic Development Commission/Committee	Y	Board of Directors
Maintenance programs to reduce risk	N	
Mutual aid agreements	Y	
<b>Technical/Staffing Capability</b>		
Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Alaimo Associates
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Construction Official
Planners or engineers with an understanding of natural hazards	Y	Environmental Resolutions
NFIP Floodplain Administrator (FPA)	Y	Construction Official
Surveyor(s)	Y	KS Engineers
Personnel skilled or trained in GIS and/or Hazards United States (HAZUS) – Multi-Hazards (MH) applications	Y	Alaimo/ERI Associates
Scientist familiar with natural hazards	N	
Emergency Manager	Y	Mt. Holly OEM
Grant writer(s)	Y	Finance Dept./ Twp. Managers Assistant
Staff with expertise or training in benefit/cost analysis	N	
Professionals trained in conducting damage assessments	N	

### Fiscal Capability

The table below summarizes financial resources available to the Township of Mount Holly.





**Table 9.24-9. Fiscal Capabilities**

Financial Resources	Accessible or Eligible to Use (Yes/No)
Community development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	No
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state Funding Programs	Yes
Open Space Acquisition funding programs	No
Other	

**Community Classifications**

The table below summarizes classifications for community program available to the Township of Mount Holly.

**Table 9.24-10. Community Classifications**

Program	Do you have this? (Yes/No)	Classification (if applicable)	Date Classified (if applicable)
Community Rating System (CRS)	No	N/A	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	No		
Public Protection (ISO Fire Protection Classes 1 to 10)	No		
Storm Ready Certification	No	N/A	N/A
Firewise Communities classification	No	N/A	N/A
Natural disaster/safety programs in/for schools	No		
Organizations with mitigation focus (advocacy group, non-government)	No		
Public education program/outreach (through website, social media)	No		
Public-private partnership initiatives addressing disaster-related issues	No		

Note:

- N/A Not applicable
- NP Not participating
- Unavailable

The classifications listed above relate to the community’s ability to provide effective services to lessen its vulnerability to the hazards identified. These classifications can be viewed as a gauge of the community’s capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class 1 being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the





subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO’s Public Protection website at <https://www.isomitigation.com/ppc/>
- The National Weather Service Storm Ready website at <http://www.stormready.noaa.gov/index.html>
- The National Firewise Communities website at <http://firewise.org/>

### Self-Assessment of Capability

The table below provides an approximate measure of the Township of Mount Holly’s capability to work in a hazard-mitigation capacity and/or effectively implement hazard mitigation strategies to reduce hazard vulnerabilities.

**Table 9.24-11. Self-Assessment Capability for the Municipality**

Area	Degree of Hazard Mitigation Capability		
	Limited (If limited, what are your obstacles?)*	Moderate	High
Planning and regulatory capability		X	
Administrative and technical capability		X	
Fiscal capability		X	
Community political capability		X	
Community resiliency capability		X	
Capability to integrate mitigation into municipal processes and activities		X	

### National Flood Insurance Program

#### NFIP Floodplain Administrator (FPA)

Tom Casey, Construction Official

#### Flood Vulnerability Summary

At this time, the municipality does not maintain a list or inventory of properties that have been flood damaged, and does not have a record of the number of homes that may have been damaged during Hurricane Sandy or other storm events. The municipality does not make sustainable damage estimates and does not have a count for a given storm event. Funding sources for potential mitigated properties can include local budget or grant funding with aid from the property owner.

#### Resources

The FPA is the sole person assuming the responsibilities of floodplain administration for the Township. NFIP administration services and functions provided by the FPA include, permit review, inspections, and education and outreach. The Township provides education and outreach to the community regarding the flood hazard; information and links to flood maps and insurance information is available on the website. The FPA is adequately supported and trained to fulfill the responsibilities as the FPA, but would consider attending continuing education and/or certification training on floodplain management if it were offered in the County.





### Compliance History

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The Township is currently in good standing with the NFIP; however, the date of the most recent compliance audit is unknown.

### Regulatory

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The Township's floodplain management regulations/ordinances meet the FEMA and State minimum requirements. The planning board and zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions. The Township has considered joining the Community Rating System (CRS) and would attend a CRS seminar if offered locally.

### Integration of Hazard Mitigation into Existing and Future Planning Mechanisms

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For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, each community was surveyed to obtain a better understanding of their community's progress in plan integration. A summary is provided below. In addition, the community identified specific integration activities that will be incorporated into municipal procedures.

### Regulatory and Enforcement (Ordinances)

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**NJDEP Municipal Stormwater Regulation Program:** New Jersey Department of Environmental Protection issued the statewide municipal stormwater permits that became effective January 1, 2018 and authorizes stormwater discharges from municipal separate storm sewer systems (MS4s) to the waters of the state. Municipalities that have been issued a Notice of Authorization (NOA) to discharge under the Tier A (urban and coastal municipalities) or Tier B (more rural municipalities) master general permit must develop and implement a stormwater program. The first New Jersey Pollutant Discharge Elimination System (NJPDES) permit authorizing discharges from MS4 municipalities became effective in 2004 (subsequently renewed in 2009 and now in 2018), so most municipalities have developed stormwater programs; however, the 2018 permit requires the municipalities to maintain a stormwater management plan and enforce stormwater ordinances to address development and redevelopment consistent with the Stormwater Management rules at N.J.A.C 7:8, as well as implementation of additional requirements. For more information on the municipal stormwater regulation program, see [www.nj.gov/dep/dwq/msrp\\_home.htm](http://www.nj.gov/dep/dwq/msrp_home.htm). Mount Holly is a Tier A municipality.

**Stormwater Management:** Chapter 240B of the municipal code discusses stormwater management. The policy of this chapter is: Flood control, groundwater recharge, and pollutant reduction through nonstructural or low-impact techniques shall be explored before relying on structural BMPs. Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans. Nonstructural strategies include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. Source control plans should be developed based upon physical site conditions and the origin, nature, and the anticipated quantity or amount of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge. It is the purpose of this chapter to establish minimum stormwater management requirements and controls for "major development."

**Flood Damage Prevention:** Flood damage prevention is covered as Article XXVII under Part 3 Zoning of Chapter 149: Land Use in the municipal code. The purpose of article is to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- Protect human life and health.



- Minimize expenditure of public money for costly flood control projects.
- Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
- Minimize prolonged business interruptions.
- Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard.
- Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas.
- Ensure that potential buyers are notified that property is in an area of special flood hazard.
- Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

### **Operational and Administration**

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The Township of Mount Holly has the following boards and commissions:

- Environmental Advisory Committee
- Historic Preservation Commission
- Information Technology Commission
- Planning Board
- Recreation Advisory Committee
- Zoning Board of Adjustment

**Sustainable Jersey:** The Township of Mount Holly is silver certified in the Sustainable Jersey program. Sustainable Jersey certification is a prestigious designation for municipal governments in New Jersey. Municipalities that achieve the certification are considered by their peers, by state government and by the experts and civic organizations in New Jersey, to be among the leading municipalities. All actions taken by municipalities to score points toward certification must be accompanied by documentary evidence and is reviewed. The certification is free and completely voluntary.

### **Funding**

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The Township has access to Capital Improvements project funding and is eligible to apply for Community Development Block Grants, FEMA Pre-Disaster Mitigation or Flood Mitigation Assistance grant funding, or other state/federal grants to fund mitigation projects.

### **Education and Outreach**

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The Township of Mount Holly has a webpage where one can access information about the community, government and services, Township projects, economic development, public safety, forms and documents, police department, parks and recreation, and see news and events. On the Public Safety page citizens are encouraged to sign up for CODE RED and nixle to receive emergency notifications. The Mount Holly Fire Department page has featured news which includes information like fireplace safety, avoiding the deep freeze, and the dangers of carbon monoxide (CO).

### **9.24.6 Mitigation Strategy and Prioritization**

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This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and prioritization.



### **Past Mitigation Initiative Status**

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The following table indicates progress on the community’s mitigation strategy identified in the 2013 Plan. Actions that are carried forward as part of this plan update are included in the following subsection in its own table with prioritization. Previous actions that are now on-going programs and capabilities are indicated as such in the following table and may also be found under ‘Capability Assessment’ presented previously in this annex.



Table 9.24-12. Status of Previous Mitigation Actions

Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
HP-1	<p>Conduct and facilitate community and public education and outreach for residents and business to include, but not be limited to, the following to promote and affect natural hazard risk reduction: Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepages referencing the HMP web pages.</p> <ul style="list-style-type: none"> <li>Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties and instructing them on how they can learn more and implement mitigation.</li> </ul> <p>Use newsletters to better educate the public on flood insurance, the availability of mitigation grant funding and personal natural hazard risk reduction measures</p>	Municipality with support from Planning Partners, County Planning, NJOEM, FEMA	No Progress	Action was not implement	<ol style="list-style-type: none"> <li>1. Include in 2019 HMP</li> <li>2. Pursue and complete action</li> </ol>
HP-2	Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas, specifically, Section	Municipality with support from County, NJOEM and FEMA	In Progress	Working to update code to include restrictions to control and mitigate future development in hazard areas	<ol style="list-style-type: none"> <li>1. Include in 2019 HMP</li> <li>2. Complete code update</li> </ol>



Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
	149 of the Mount Holly Township Code				
HP-3	Obtain and install backup power sources in critical facilities	Municipality with support from County, NJOEM, and FEMA	No Progress	Budget Constraints	1. Include in 2019 HMP 2. Secure funding
HP-4	Create/enhance/maintain mutual aid agreements with neighboring communities for continuity of operations	Municipality with support from County, NJOEM, FEMA, and surrounding counties	Complete	Complete	1. Discontinue 2. Ongoing capability
HP-5	Work with regional agencies (i.e. County and NJOEM) to help develop damage assessment capabilities at the local level to include training and certification programs(e.g. code officials, floodplain managers, engineers)	Municipality with support from County, NJOEM, and FEMA	Complete	Complete	1. Discontinue 2. Ongoing capability; continue to work with regional agencies to help develop damage assessment capabilities
HP-6	Continue to support the implementation, monitoring, maintenance, and updating of this plan as defined in Section 7.0.	Municipality with support from Planning Partners, County Planning, NJOEM, and FEMA	Complete	Complete	1. Discontinue 2. Participating in plan update
HP-7	Maintain compliance with and good standing in the NFIP including adoption and enforcement of floodplain management requirements (e.g. regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain	Municipality (via municipal engineer/NFIP Floodplain Administrator) with support from NJOEM, FEMA	Complete	Township has maintained good-standing in the NFIP	1. Discontinue 2. Ongoing capability



Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
	identification and mapping, and flood insurance outreach to the community. Further, continue to meet and/or exceed the minimum NFIP standards and criteria through the following NFIP-related continued compliance actions.				
HP-8	Promote the participation of Floodplain Administrators within the planning process and other activities.	Municipality with support from County, NJOEM, FEMA	Complete	FPA incorporated into the planning process and related activities	1. Discontinue 2. Ongoing capability
HP-9	Implement, review, and enforce municipal policies and programs to prevent trees from threatening lives and impacting power availability/interruption.	Municipal Code Enforcement	Complete	Complete	1. Discontinue 2. Ongoing capability
HP-10	Evaluate benefits of participating in CRS program	Township Committee, Planning			
HP-11	Conduct and facilitate community and public outreach for residents and businesses to promote natural hazard risk reduction to include: <ul style="list-style-type: none"> <li>Disaster Preparedness</li> <li>Hazard Mitigation</li> </ul>	Municipality with support from Planning Partners, County Planning, NJOEM, FEMA	Complete	Complete	1. Discontinue 2. Ongoing capability
HP-12	Improve municipal communications systems to include information sharing with county and surrounding municipalities.	Municipality with support from County, NJOEM, FEMA	Complete	Burlington County is in the process of updating our county radios to 700mhz system.; Funding is through Burlington County.	1. Discontinue 2. County leading effort
HP -13	Enhance resilience to severe storms by joining the NOAA "Storm Ready" program.	Municipality with support from County,	In Progress	Budget constraints	1. Include in 2018 HMP 2. Determine benefit of joining the program



Action Number	2013 Mitigation Action	Responsible Party	Status (In progress, No progress, Complete)	Describe Status 1. Please describe what was accomplished and indicate % complete. 2. If there was no progress, indicate what obstacles/delays encountered? 3. If there was progress, how is/was the action being funded (e.g., FEMA HMGP grant, local budget)?	Next Steps 1. Project to be included in 2019 HMP or Discontinue 2. If including action in the 2019 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
		NJOEM, FEMA			
HP -14	Provide public education and outreach on proper installation and/or use of backup power.	Municipal Clerk	In Progress	Budget constraints	1. Include in 2019 HMP 2. Seek funding
HP -15	Address dangerous trees, threatening people and property through proactive tree-trimming (vegetation management) programs in conjunction with property owners and utility companies	Municipal DPW	Complete	Complete	3. Discontinue Ongoing capability
HP-16	Support the mitigation of vulnerable structures via retrofit (e.g. Elevation, flood-proofing) <b>or relocation</b> to protect structures from future damage with repetitive loss and severe repetitive loss properties as a priority when applicable. Phase 1: Identify appropriate candidates based on cost-effectiveness and repetitive loss. Phase 2: Work with the property owners to implement selected action based on available funding from the State and FEMA and local match availability.	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from County Planning, NJOEM, FEMA	In progress	Identifying best practices	1. Include in 2019 HMP 2. Allocate further resources to determining the best course of action



### **Completed Mitigation Initiatives not Identified in the Previous Mitigation Strategy**

The Township of Mount Holly has identified the following mitigation projects/activities that have also been completed but were not identified in the previous mitigation strategy in the 2013 Plan:

- None identified by the municipality.

### **Proposed Hazard Mitigation Initiatives for the Plan Update**

The municipality participated in a mitigation action workshop in March 2019 and was provided the following FEMA publications to use as a resource as part of their comprehensive review of all possible activities and mitigation measures to address their hazards: FEMA 551 ‘Selecting Appropriate Mitigation Measures for Floodprone Structures’ (March 2007) and FEMA ‘Mitigation Ideas – A Resource for Reducing Risk to Natural Hazards’ (January 2013).

Table 9.24-13 summarizes the comprehensive-range of specific mitigation initiatives the Township of Mount Holly would like to pursue in the future to reduce the effects of hazards. Some of these initiatives may be previous actions carried forward for this plan update. These initiatives are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Both the four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table below to further demonstrate the wide-range of activities and mitigation measures selected.

As discussed in Section 6, 14 evaluation/prioritization criteria are used to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the 14 evaluation criteria to assist with prioritizing your actions as ‘High’, ‘Medium’, or ‘Low.’ The table below summarizes the evaluation of each mitigation initiative, listed by Action Number.

Table 9.24-14 provides a summary of the prioritization of all proposed mitigation initiatives for the Plan update.



Table 9.24-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
HP-1 (Former HP-1)	<p>Conduct and facilitate community and public education and outreach for residents and business to include, but not be limited to, the following to promote and affect natural hazard risk reduction:</p> <p>Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepages referencing the HMP web pages.</p> <ul style="list-style-type: none"> <li>Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties and instructing them on how they can learn more and implement mitigation.</li> </ul> <p>Use newsletters to better educate the public on flood insurance, the availability of mitigation grant funding and personal natural hazard risk reduction measures</p>	No	All Hazards	1, 2, 5	Municipality with support from Planning Partners, County Planning, NJOEM, FEMA	Medium	Medium	Municipal Budget, HMA programs with local or county match	Short Term	High	EAP	PI
HP-2 (Former HP-2)	Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas, specifically, Section 149 of the Mount Holly Township Code	No	All Hazards	1, 2	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short	Medium	LPR	PR
HP-3 (Former HP-3)	Obtain and install backup power sources in critical facilities	Yes	All Hazards	1, 2, 6	Municipality with support from County, NJOEM, and FEMA	Medium	Medium	Municipal Budget	Short	Medium	SIP	ES





Table 9.24-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
HP-4 (Former HP -13)	Enhance resilience to severe storms by joining the NOAA “Storm Ready” program.	No	Severe Storm	All	Municipality with support from County, NJOEM, FEMA	Medium	Low	Municipal Budget	Short	Medium	LPR	PI
HP-5 (Former HP -14)	Provide public education and outreach on proper installation and/or use of backup power.	No	Severe Storm	1, 2, 5	Municipal Clerk	Medium	Low	Municipal Budget	Short	High	EAP	PI
HP-6 (Former HP-16)	Support the mitigation of vulnerable structures via retrofit (e.g. Elevation, flood-proofing) <b>or relocation</b> to protect structures from future damage with repetitive loss and severe repetitive loss properties as a priority when applicable. Phase 1: Identify appropriate candidates based on cost-effectiveness and repetitive loss. Phase 2: Work with the property owners to implement selected action based on available funding from the State and FEMA and local match availability.	No	Flood, Severe Storm	1, 2	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from County Planning, NJOEM, FEMA	High	High	Municipal budget, Grant funding	Short	High	SIP	PP
HP-7	Coordinate with the facility managers at County Buildings in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP



Table 9.24-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
HP-8	<p>Coordinate with the facility managers at Fire Departments in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-9	<p>Coordinate with the facility managers at Mount Holly Municipal Utility Authority in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-10	<p>Coordinate with the facility managers at Mount Holly Township Municipal Building in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP





Table 9.24-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
	action based on available funding and local match ability.											
HP-11	<p>Coordinate with the facility managers at Mount Holly Township Police Department in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-12	<p>Coordinate with the facility managers at Relief Fire Engine Co #1 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-13	<p>Coordinate with the facility managers at Rowan College in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP





Table 9.24-13. Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
	Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.											
HP-14	<p>Coordinate with the facility managers at Station 501 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option</p> <p>Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-15	<p>Coordinate with the facility managers at Stockton’s Dry Cleaning in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option</p> <p>Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	Yes	Flood, Severe Storm	1, 2, 6	Municipality with support from County	High	High	HMA Grants, Municipal Budget	Short Term DOF	Medium	SIP	SP, PP
HP-16	<p>During future updates of the Master Plan, Floodplain Management Plan, the Emergency Operation Plan, or other plans, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these hazard mitigation principles and plan recommendations to update local</p>	No	All Hazards	All	Municipality	High	Low	Municipal Budget	Short Term, Depending on update schedule	High	LPR	PR, PI





**Table 9.24-13. Proposed Hazard Mitigation Initiatives**

Initiative	Mitigation Initiative	Critical Facility (Yes / No)	Hazard(s) Mitigated	Goals and Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	CRS Category
	building and zoning codes to create a more resilient community.											
HP-17	<p>The Township will promote and support non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, specifically those that have been identified as Repetitive Loss (RL) and Severe Repetitive Loss (SRL). At risk areas include:</p> <ul style="list-style-type: none"> <li>• Kates tract</li> <li>• Cherry Street</li> <li>• Washington Street</li> </ul> <p>Alternatives would include acquisition/relocation or elevation depending on feasibility, and the completion of initiative is dependent on funding, benefits versus cost, and willing participation of property owners.</p>	No	Flood	1, 2	Municipality with support from County	High	High	Grant funding; Municipal budget	Short	High	SIP	PP

**Notes:**

Not all acronyms and abbreviations defined below are included in the table.

\*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (N/A) is inserted if this does not apply.

Acronyms and Abbreviations:

CAV Community Assistance Visit  
 CRS Community Rating System  
 DPW Department of Public Works  
 FEMA Federal Emergency Management Agency  
 FPA Floodplain Administrator  
 HMA Hazard Mitigation Assistance  
 N/A Not applicable  
 NFIP National Flood Insurance Program  
 OEM Office of Emergency Management

Potential FEMA HMA Funding Sources:

FMA Flood Mitigation Assistance Grant Program  
 HMGP Hazard Mitigation Grant Program  
 PDM Pre-Disaster Mitigation Grant Program  
 RFC Repetitive Flood Claims Grant Program (discontinued in 2015)  
 SRL Severe Repetitive Loss Grant Program (discontinued in 2015)

Timeline:

Short 1 to 5 years  
 Long Term 5 years or greater  
 OG On-going program  
 DOF Depending on funding





Costs:

Where actual project costs have been reasonably estimated:

- Low < \$10,000
- Medium \$10,000 to \$100,000
- High > \$100,000

Where actual project costs cannot reasonably be established at this time:

- Low Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.
- Medium Could budget for under existing work plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
- High Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Mitigation Category:

- Local Plans and Regulations (LPR) – These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.
- Structure and Infrastructure Project (SIP) - These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.
- Natural Systems Protection (NSP) – These are actions that minimize damage and losses, and also preserve or restore the functions of natural systems.
- Education and Awareness Programs (EAP) – These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

CRS Category:

- Preventative Measures (PR) - Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- Property Protection (PP) - These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- Public Information (PI) - Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
- Natural Resource Protection (NR) - Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- Structural Flood Control Projects (SP) - Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.
- Emergency Services (ES) - Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

- Low= < \$10,000
- Medium \$10,000 to \$100,000
- High > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

- Low Long-term benefits of the project are difficult to quantify in the short term.
- Medium Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
- High Project will have an immediate impact on the reduction of risk exposure to life and property.



Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
HP-1 (Former HP-1)	<p>Conduct and facilitate community and public education and outreach for residents and business to include, but not be limited to, the following to promote and affect natural hazard risk reduction:</p> <ul style="list-style-type: none"> <li>Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepages referencing the HMP web pages.</li> <li>Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties and instructing them on how they can learn more and implement mitigation.</li> </ul>	1	1	1	1	1	1	0	-1	0	1	1	1	1	0	9	High



Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
	Use newsletters to better educate the public on flood insurance, the availability of mitigation grant funding and personal natural hazard risk reduction measures																
HP-2 (Former HP-2)	Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas, specifically, Section 149 of the Mount Holly Township Code	1	1	1	1	1	1	0	0	0	1	1	1	1	0	10	Medium
HP-3 (Former HP-3)	Obtain and install backup power sources in critical facilities	1	1	1	1	1	1	0	-1	0	1	1	1	1	0	9	Medium
HP-4 (Former HP-13)	Enhance resilience to severe storms by joining the NOAA "Storm Ready" program.	1	0	0	1	1	1	0	0	1	1	1	0	1	0	8	Medium
HP-5 (Former HP-14)	Provide public education and outreach on proper installation and/or use of backup power.	1	1	1	1	1	0	0	0	1	1	1	0	1	0	9	High
HP-6 (Former HP-16)	Support the mitigation of vulnerable structures via retrofit (e.g. Elevation, flood-proofing) or relocation to protect structures from future damage with repetitive loss and severe repetitive loss properties as a priority when applicable. Phase 1: Identify appropriate candidates based on cost-effectiveness and repetitive loss. Phase 2: Work with the property owners to implement selected action based on	1	1	1	1	1	1	0	0	1	1	1	0	1	0	10	High





Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
	available funding from the State and FEMA and local match availability.																
HP-7	Coordinate with the facility managers at County Buildings in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-8	Coordinate with the facility managers at Fire Departments in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-9	Coordinate with the facility managers at Mount Holly Municipal Utility Authority in the Township to support the mitigation of vulnerable	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium





Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
	structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.																
HP-10	Coordinate with the facility managers at Mount Holly Township Municipal Building in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-11	Coordinate with the facility managers at Mount Holly Township Police Department in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium



Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
	Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.																
HP-12	Coordinate with the facility managers at Relief Fire Engine Co #1 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-13	Coordinate with the facility managers at Rowan College in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage. Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium



Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
HP-14	<p>Coordinate with the facility managers at Station 501 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-15	<p>Coordinate with the facility managers at Stockton’s Dry Cleaning in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.</p> <p>Phase 1: Identify most cost-effective mitigation option Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.</p>	0	1	1	1	1	1	-1	0	1	1	0	0	1	0	7	Medium
HP-16	<p>During future updates of the Master Plan, Floodplain Management Plan, the Emergency Operation Plan, or other plans, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these</p>	1	1	1	1	1	1	1	0	0	1	1	0	1	0	10	High



Table 9.24-14. Summary of Prioritization of Actions

Mitigation Action/Project Number	Mitigation Action/Initiative	Life Safety	Property Protection	Cost-Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community	Total	High / Medium / Low
	hazard mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community.																
HP-17	<p>The Township will promote and support non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, specifically those that have been identified as Repetitive Loss (RL) and Severe Repetitive Loss (SRL). At risk areas include:</p> <ul style="list-style-type: none"> <li>• Kates tract</li> <li>• Cherry Street</li> <li>• Washington Street</li> </ul> <p>Alternatives would include acquisition/relocation or elevation depending on feasibility, and the completion of initiative is dependent on funding, benefits versus cost, and willing participation of property owners.</p>	1	1	0	1	1	1	-1	0	0	1	0	1	1	0	8	High

Note: Refer to Section 6, which conveys guidance on prioritizing mitigation actions.



### **9.24.7 Future Needs To Better Understand Risk/Vulnerability**

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None at this time.

### **9.24.8 Hazard Area Extent and Location**

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Hazard area extent and location maps have been generated for the Township of Mount Holly that illustrate the probable areas impacted within the municipality. These maps are based on the best available data at the time of the preparation of this plan, and are considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Township of Mount Holly has significant exposure. These maps are illustrated in the hazard profiles within Section 5.4, Volume I of this Plan.

### **9.24.9 Additional Comments**

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None at this time.



Figure 9.24-1. Township of Mount Holly Hazard Area Extent and Location Map 1

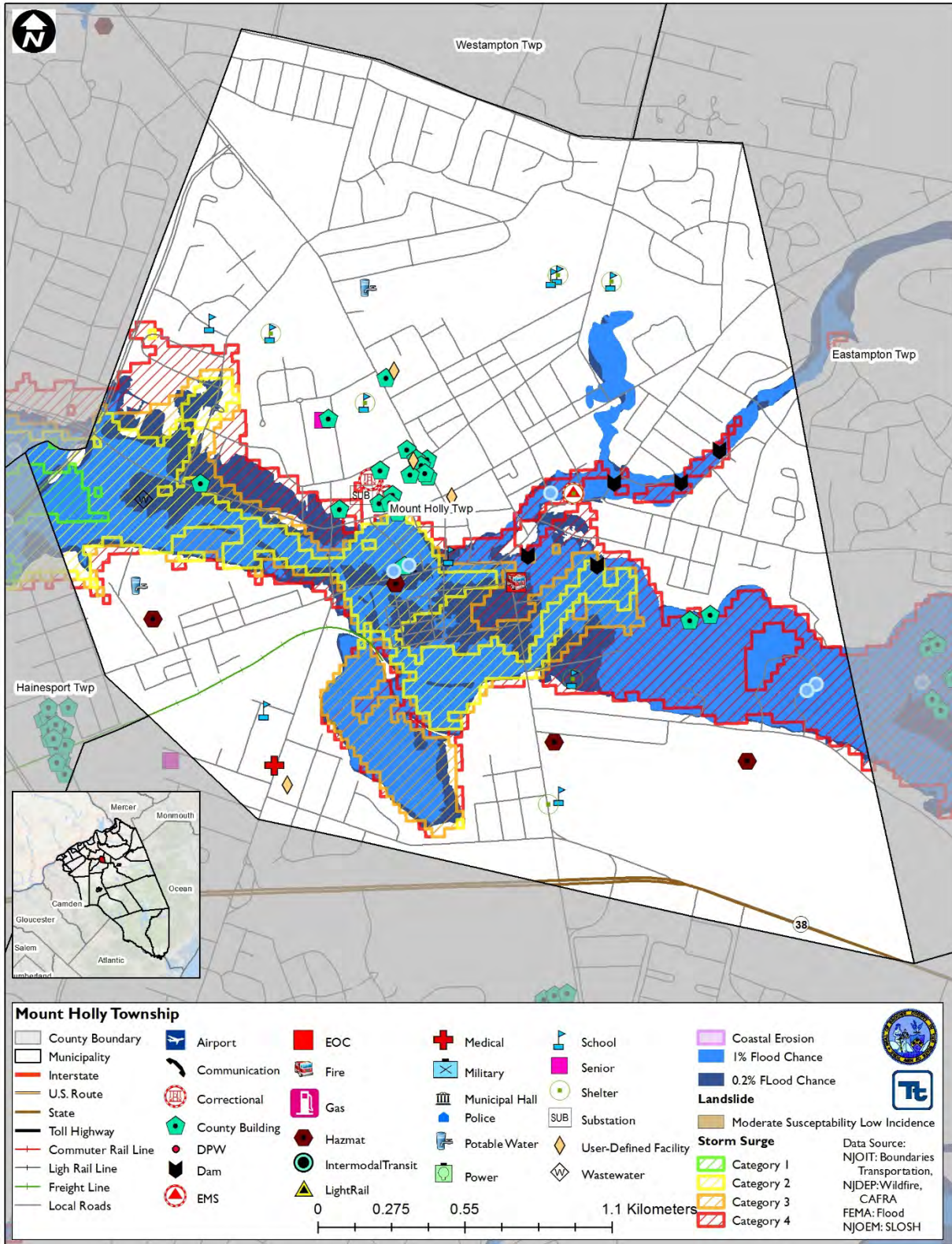
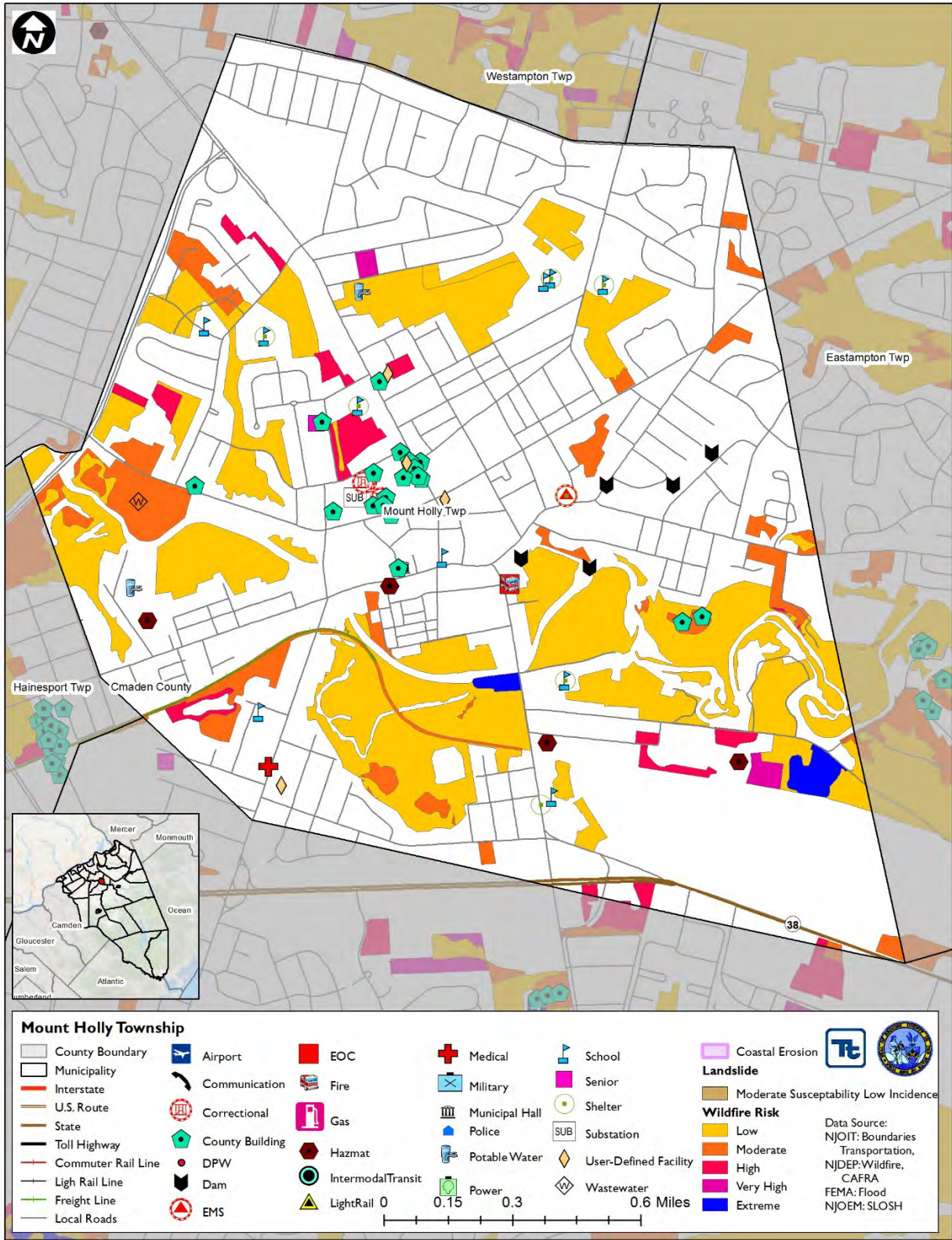




Figure 9.24-2. Township of Mount Holly Hazard Area Extent and Location Map 2





**Action Number:**

HP-3 (Former HP-3)

**Mitigation Action Name:**

Obtain and install backup power sources in critical facilities

Assessing the Risk	
<b>Hazard(s) addressed:</b>	All Hazards
<b>Specific problem being mitigated:</b>	Backup power to essential facilities is critical during an emergency event
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Solar panels: weather dependent and costly. Mobile generator: may lack sufficient power supply or run time.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Installation of generators and backup power required to ensure the building's ability to remain functional during an event.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	Medium
<b>Estimated Cost</b>	Medium
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County, NJOEM, and FEMA
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	Municipal Budget
<b>Timeline for Completion</b>	Short
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 1/31/18 Status: Budget constraints



**Action Number:**

HP-3 (Former HP-3)

**Mitigation Action Name:**

Obtain and install backup power sources in critical facilities

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Provide emergency services to community during a power outage
Property Protection	1	Allow buildings to remain functional during power outages
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	0	Municipal budget to complete project
Environmental	-1	
Social	0	
Administrative	1	
Multi-Hazard	1	All hazards
Timeline	1	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	9	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-6 (Former HP-16)

**Mitigation Action Name:**

Support the mitigation of vulnerable structures via retrofit (e.g. Elevation, flood-proofing) or relocation to protect structures from future damage with repetitive loss and severe repetitive loss properties as a priority when applicable.  
 Phase 1: Identify appropriate candidates based on cost-effectiveness and repetitive loss.  
 Phase 2: Work with the property owners to implement selected action based on available funding from the State and FEMA and local match availability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Repetitively flooded properties place an undue stress on the property owner and Township and efforts should be made to mitigate them.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Work with owners to explore mitigation opportunities for repetitively flooded properties, and if appropriate and feasible, carry out acquisition, relocation, elevation and floodproofing measures to protect these properties.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2
<b>Critical Facility (Y/N)</b>	No
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	High
Plan for Implementation	
<b>Responsible Organization</b>	Municipality (via Municipal Engineer/NFIP Floodplain Administrator) with support from County Planning, NJOEM, FEMA
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	Municipal budget, Grant funding
<b>Timeline for Completion</b>	Short
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**

HP-6 (Former HP-16)

**Mitigation Action Name:**

Support the mitigation of vulnerable structures via retrofit (e.g. Elevation, flood-proofing) or relocation to protect structures from future damage with repetitive loss and severe repetitive loss properties as a priority when applicable.  
 Phase 1: Identify appropriate candidates based on cost-effectiveness and repetitive loss.  
 Phase 2: Work with the property owners to implement selected action based on available funding from the State and FEMA and local match availability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	0	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	1	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	10	
<b>Priority (H/M/L)</b>	High	



**Action Number:**

HP-7

**Mitigation Action Name:**

Coordinate with the facility managers at County Buildings in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-7

Coordinate with the facility managers at County Buildings in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-8

**Mitigation Action Name:**

Coordinate with the facility managers at Fire Departments in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-8

Coordinate with the facility managers at Fire Departments in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-9

**Mitigation Action Name:**

Coordinate with the facility managers at Mount Holly Municipal Utility Authority in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-9

Coordinate with the facility managers at Mount Holly Municipal Utility Authority in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-10

**Mitigation Action Name:**

Coordinate with the facility managers at Mount Holly Township Municipal Building in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-10

Coordinate with the facility managers at Mount Holly Township Municipal Building in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-11

**Mitigation Action Name:**

Coordinate with the facility managers at Mount Holly Township Police Department in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-11

Coordinate with the facility managers at Mount Holly Township Police Department in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-12

**Mitigation Action Name:**

Coordinate with the facility managers at Relief Fire Engine Co #1 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-12

Coordinate with the facility managers at Relief Fire Engine Co #1 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-13

**Mitigation Action Name:**

Coordinate with the facility managers at Rowan College in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-13

Coordinate with the facility managers at Rowan College in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-14

**Mitigation Action Name:**

Coordinate with the facility managers at Station 501 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-14

Coordinate with the facility managers at Station 501 in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-15

**Mitigation Action Name:**

Coordinate with the facility managers at Stockton’s Dry Cleaning in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood, Severe Storm
<b>Specific problem being mitigated:</b>	Critical facilities located in the floodplain are not only susceptible to flood damage but also create unnecessary complications for the municipality during an emergency event and post-disaster recovery.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Floodproof existing structures – May not necessarily reduce risk. Construct floodwalls to stop flood issues. – Will most likely interrupt natural floodplain function.
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Mitigation of critical facilities.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2, 6
<b>Critical Facility (Y/N)</b>	Yes
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	Medium
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	HMA Grants, Municipal Budget
<b>Timeline for Completion</b>	Short Term, DOF
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-15

Coordinate with the facility managers at Stockton’s Dry Cleaning in the Township to support the mitigation of vulnerable structures via retrofit (e.g. elevation, flood-proofing) or relocation to protect structures from future damage.  
 Phase 1: Identify most cost-effective mitigation option  
 Phase 2: Work with facility manager to implement selected action based on available funding and local match ability.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Educate facility owner and provide options on how to protect structure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	7	
<b>Priority (H/M/L)</b>	Medium	



**Action Number:**

HP-17

**Mitigation Action Name:**

The Township will promote and support non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, specifically those that have been identified as Repetitive Loss (RL) and Severe Repetitive Loss (SRL). At risk areas include:

- Kates tract
- Cherry Street
- Washington Street

Alternatives would include acquisition/relocation or elevation depending on feasibility, and the completion of initiative is dependent on funding, benefits versus cost, and willing participation of property owners.

Assessing the Risk	
<b>Hazard(s) addressed:</b>	Flood
<b>Specific problem being mitigated:</b>	Repetitively flooded properties place an undue stress on the property owner and Township and efforts should be made to mitigate them.
Evaluation of Potential Actions/Projects	
<b>Actions/Projects Considered (name of project and reason for not selecting):</b>	No Action - current problem continues Construct flood walls/barriers around vulnerable areas – costly and can divert floodwaters to other areas Deployable flood barriers for vulnerable areas – Requires a great deal of work to implement prior to each event
Action/Project Intended for Implementation	
<b>Description of Selected Action/Project</b>	Work with owners to explore mitigation opportunities for repetitively flooded properties, and if appropriate and feasible, carry out acquisition, relocation, elevation and floodproofing measures to protect these properties.
<b>Mitigation Action Type</b>	SIP
<b>Goals Met</b>	1, 2
<b>Critical Facility (Y/N)</b>	No
<b>Benefits (losses avoided)</b>	High
<b>Estimated Cost</b>	High
<b>Priority*</b>	High
Plan for Implementation	
<b>Responsible Organization</b>	Municipality with support from County
<b>Local Planning Mechanism</b>	Hazard mitigation, emergency management
<b>Potential Funding Sources</b>	Grant funding; Municipal budget
<b>Timeline for Completion</b>	Short
Reporting on Progress	
<b>Date of Status Report/ Report of Progress</b>	Date: 5/31/18 Status: New Action



**Action Number:**  
**Mitigation Action Name:**

HP-17

The Township will promote and support non-structural flood hazard mitigation alternatives for at risk properties within the floodplain, specifically those that have been identified as Repetitive Loss (RL) and Severe Repetitive Loss (SRL). At risk areas include:

- Kates tract
- Cherry Street
- Washington Street

Alternatives would include acquisition/relocation or elevation depending on feasibility, and the completion of initiative is dependent on funding, benefits versus cost, and willing participation of property owners.

Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protect residents from flood damage by providing them information on how to reduce or eliminate flood damage
Property Protection	1	Reduce or eliminate damage to homes by elevating or acquiring homes
Cost-Effectiveness	0	
Technical	1	
Political	1	
Legal	1	
Fiscal	-1	Staff time to conduct outreach; need funding to complete mitigation projects
Environmental	0	
Social	0	
Administrative	1	Township has administrative capabilities to complete
Multi-Hazard	0	Flood
Timeline	1	
Agency Champion	1	
Other Community Objectives	0	
<b>Total</b>	<b>8</b>	
<b>Priority (H/M/L)</b>	<b>High</b>	

**Appendix B**  
Recommended new HL Health and Life Sciences District

**APPENDIX B**  
**Mount Holly Township Master Plan Reexamination Report**  
**Recommended new HL Health and Life Sciences District**

**149-### HL Health and Life Sciences Zoning District**

**149-###A Purpose:**

The purpose of the HL Health and Life Sciences District is to support the advancement of a secondary employment center along a section of Madison Avenue, between the Downtown Business District and NJ Route 38 from the former Camden and Burlington County Railroad to Jefferson Avenue, that is now focused on ambulatory medical services by expanding opportunities for a variety of other medical services, life sciences education and research, and professional, technical, and administrative / business support service uses, while retaining Mount Holly's small-town, pedestrian-oriented, neighborhood environment and adequately buffering adjacent residential areas.

**149-###.B Permitted principal uses, such as:**

1. Hospitals and medical centers
2. Nursing (convalescent) and residential care (assisted living) facilities
3. Outpatient care and vocational rehabilitation services
4. Medical and diagnostic laboratories,
5. Licensed adult day care and childcare services,
6. Professional, technical, and administrative / business support service uses, such as:
  - a. Accounting, Tax Preparation, Bookkeeping, and Payroll Services
  - b. Advertising, Public Relations, and Related Services
  - c. Architectural, Engineering, and Related Services
  - d. Computer Systems Design and Related Services
  - e. Legal Services
  - f. Management, Scientific, and Technical Consulting Services
  - g. Marketing Research and Public Opinion Polling
  - h. Physicians, Dentists and Other Licensed Health Practitioners
  - i. Scientific Research and Development Services & Laboratories
  - j. Specialized Design Services
  - k. Translation and Interpretation Services
  - l. Veterinary Services
7. Health and life science-related educational facilities
8. Government uses and facilities, including parks, and recreational areas
9. Health and fitness facilities
10. Licensed childcare and senior daycare facilities
11. Mixtures of one or more of the above uses within one or more buildings per tax parcel
12. Single-family detached dwellings existing as of July 1, 2024,

**149-###.C Permitted accessory uses**

1. Compressed and liquid gas storage
2. Decks, patios, fences, and walls
3. Drainage, flood control, and stormwater management facilities
4. Emergency generators and pumping equipment
5. Employee and visitor cafeterias
6. Employee childcare and concierge services
7. Employee indoor and outdoor athletic / recreational facilities
8. Flagpoles, mailboxes, and monuments
9. Garden structures, gazebos, greenhouse buildings, fountains, ponds, benches, sculpture, etc.
10. Heating, ventilation, air-conditioning, and refrigeration equipment (HVAC/R)
11. Lighting and telecommunications fixtures and equipment
12. Maintenance, security, storage, and utility buildings
13. Off-street parking and loading areas
14. Public or semi-public parks, gardens, and seating areas

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15. Renewable energy facilities, such as ground-mounted solar and photovoltaic arrays and roof-mounted wind, solar, and photovoltaic structures
16. Retail sales customarily associated with one or more principally permitted uses
17. Signs
18. Trash enclosures and pads for refuse and recyclable containers
19. Utility infrastructure to service individual customers
20. Valet and/or shuttle services to accommodate off-site parking associated with one or more principally permitted uses
21. Wildlife hobby structures, such as shelters, feeding, and watering equipment

149-###.D Conditional uses (conditions to be provided)

1. Heliports
2. Parking structures
3. Telecommunication antennae on buildings and parking structures

149-###.E Height, Bulk, and Coverage Requirements

<b>Lots</b>	<b>HL</b>
Min. Lot Area (sqft)	40,000
Min. Lot Width (ft)	250
Min. Street Frontage (ft)	250
Min. Lot Depth (ft)	120
<b>Principal Building</b>	<b>HL</b>
Min. Front Yard Setback <sup>1</sup> (ft)	25
Min. Side Yard Setback (ft)	20
Min. Rear Yard Setback (ft)	25
Max. Height <sup>2</sup> (ft)	96
Max. Height (floors)	8
<sup>1</sup> Additional 20' setback required after 4 <sup>th</sup> floor.	
<sup>2</sup> See 149-135.9.E(1).	
<b>Accessory Structure</b>	<b>HL</b>
Min. Front Yard Setback (ft)	25
Min. Side Yard Setback (ft)	10
Min. Rear Yard Setback (ft)	10
Max. Height (ft)	18
Max. Height (floors)	1
<b>Coverage<sup>3</sup></b>	<b>HL</b>
Min. Open Space (%)	20
Max. Building Surfaces (%)	35
Total Impervious Surfaces (%)	80
<sup>3</sup> Coverage based on Applicant's total acreage in the HL zone, including vacated streets.	

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149-###.F Other Requirements

1. No parking, loading, or unloading shall be within the required front yard.
2. Any parking or loading areas visible from Madison, South or Ridge avenues shall be screened from view with appropriate landscaping techniques.

149-###.G HL Zoning District Boundaries

1. Existing OBI Zone parcels on Blocks 69, 97, 98, 99, 100, 101, and 102.1
2. Block 69, Lot 2 – from I Zone
3. Block 98, Lots 7 through 26 and 28 through 30 – from R-2 Zone
4. Block 101, Lots 20 through 27 – from R-2 Zone
5. Block 102.02, Lots 85 and 86 – from R-2 Zone