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**2024 MASTER PLAN HISTORIC PRESERVATION ELEMENT
RIVERSIDE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



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*The original document was appropriately signed and sealed in accordance with
Chapter 41 of Title 13 of the State Board of Professional Planners.*



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INTRODUCTION

Historic preservation is the practice of protecting and conserving buildings, structures, objects, sites, landscapes, districts, or other historic (and prehistoric) resources of historic significance. It concerns the appropriate “treatment” of a cultural resource’s materials, features, finishes, spaces, and spatial relationships that give a property its historic character. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* recognize four historic preservation treatments:

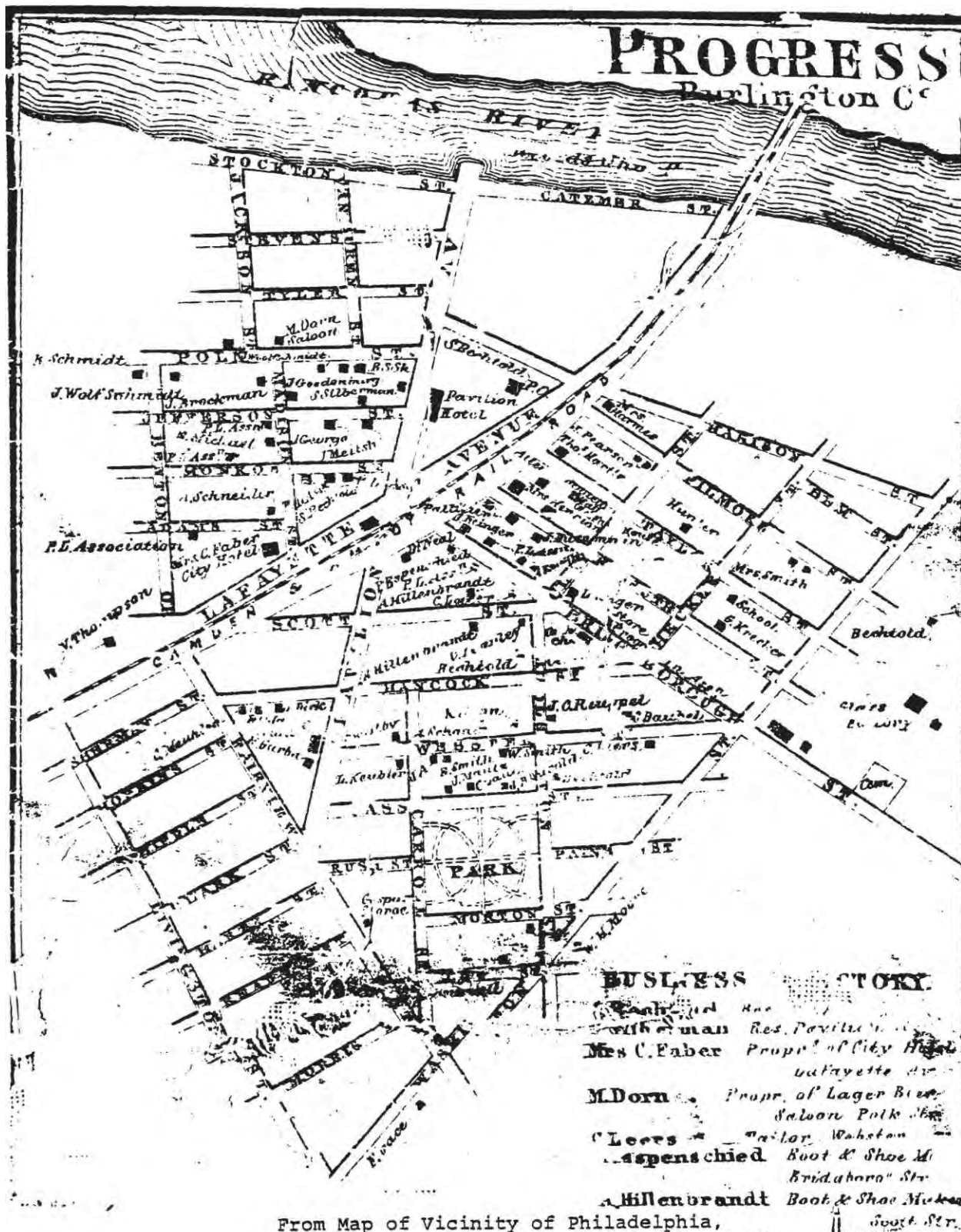
- **Preservation** means the recognition that a resource reflects [a range of time] ..., through successive occupancies, and the respectful changes and alterations of all historic fabric through conservation, maintenance, and repair. In other words, preservation means maintenance.
- **Rehabilitation** means the retention and repair of historic materials with allowance for replacement of deteriorated materials that are beyond normal repair.
- **Restoration** means the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction** means the re-creation of a non-surviving site, landscape, building, structure, or object(s) in all new materials.

Historic preservation is an important public policy issue for several reasons. Historic structures and archaeological properties are physical links to the past that symbolize our local and national cultural heritage. As such, they are a source of civic pride and patriotism that inspire a sense of personal, local and national identity. Many of them have intrinsic architectural or artistic value, which add to the aesthetic and civic beauty of neighborhoods, downtowns, and rural areas. Their presence provides opportunities for civic education about important people, places, and events that have shaped the community’s physical, social and economic culture. The continued use and adaptive re-use of these resources advances Riverside Township’s housing, recreational, energy conservation, and economic development policy objectives by rehabilitating older housing stock, furthering neighborhood stability, encouraging heritage tourism, fostering traditional building trades, lowering carbon footprints, fostering urban and rural community revitalization, and reducing sprawl.

New Jersey’s land use regulations allow private property owners to make permanent and irreversible alterations to these cultural resources and to move or demolish them as they wish, unless a municipality adopts and implements a pro-active historic preservation policy agenda. This historic preservation element for Riverside Township’s master plan is a significant step in that pro-active agenda.

The Municipal Land Use Law establishes the required and optional elements of a municipal master plan. One of these optional elements is a historic preservation plan element (N.J.A.C. 40:55d-2b.10), which should:

- Indicate the location and significance of historic sites and historic districts;
- Identify the standards used to assess worthiness for historic site or district identification; and
- Analyze the impact of each component and element of the master plan on the preservation of historic sites and districts.



From Map of Vicinity of Philadelphia,
published by Stone & Pomeroy, Philadelphia
1860

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FEDERAL & STATE PROGRAMS

The public protection and preservation of historic places and buildings is as old as civilization itself. Successful private historic preservation initiatives in the United States date back to 1816 with a local effort to preserve the Pennsylvania State House (Independence Hall) in Philadelphia from demolition after the state capital finally moved to Harrisburg in 1812. The next major private preservation success was saving George and Martha Washington's Mount Vernon estate in 1853. Various states and the federal government began protecting Civil War battlefield sites in the 1870s. In 1889, the Association for the Preservation of Virginia Antiquities established itself as the first statewide preservation group. The Society for the Preservation of New England Antiquities, now Historic New England, followed in 1910.

After granting special protection status to Yellowstone National Park in 1872, Congress began a program of protecting other significant natural places as national monuments. The 1906 American Antiquities Act began the federal government's general protection program of cultural and natural resources on federally owned properties. Ten years later, Congress created the National Park Service in the Department of Interior, which remains the country's chief federal preservation agency for natural and cultural/historic resources. In 1935, Congress enacted the Historic Sites, Buildings and Antiquities Act, which stated that *"it is a national policy to preserve for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States."* This Great Depression-era legislation, which created the National Historic Landmarks program, was the beginning of the federal government's expansion into cultural / historic and archaeological resource preservation, which was then primarily focused on natural resource protection.

Charleston, South Carolina was the first city to establish a local historic district with a local board of architectural review to protect private properties from alteration and demolition in 1931 with New Orleans following in 1936. The United States concentrated its energies on economic development and national defense production during the 1930s and 1940s, which motivated the demolition of many public and privately held properties of statewide and local significance not protected by the federal government or private historic preservation groups. Demolition of cultural / historic resources, either for suburban sprawl or urban renewal, accelerated after the war, which eventually led Congress to charter the private, non-profit National Trust for Historic Preservation (National Trust). The organization's mission was to acquire and administer historic sites, encourage public participation in their preservation, and report to Congress on their activities.

In 1966, with President Johnson's support, the National Trust published *With Heritage So Rich*, which documented how much of the country's cultural / historic resources had been lost since World War II and recommended expansion of the federal government's role for historic preservation. By the end of the year, Congress passed the National Historic Preservation Act of 1966, which established a National Register of Historic Places (National Register) to include districts, sites, structures, buildings, and objects of local, state, and national significance.

The National Register is the official list of historic places that the federal government considers worthy of preservation from "undertakings," i.e., federally sponsored, funded, assisted, or permitted projects, which might "adversely affect" the "integrity of those places." National Register-listed properties include individual buildings, structures, districts, sites, and objects, such as ships and trains. Listing also makes commercial and other "income-producing" properties eligible for federal investment tax credits. National Register listing does not place restrictions on private property owners, such as painting one's house, building an addition, or demolishing a property.

The New Jersey Legislature enacted the New Jersey Register of Historic Places Act of 1970 following the National Register program model. In fact, the State and National Registers use the same eligibility criteria,

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nomination forms, and review process. Inclusion on the State Register protects from public actions by state, county, or local government entity undertakings. Properties listed in the New Jersey Register may be eligible for funding from the NJEDA (New Jersey Economic Development Authority) Historic Property Reinvestment Program. New Jersey strengthened these protections in 2004 with the Publicly Owned Archaeological Findings and Archaeological Sites Act, which makes it illegal to destroy, disturb, remove, sell, or receive archaeological artifacts from public property.

Neither the State or National Registers protect cultural / historic resources on privately held properties from alteration, demolition, or relocation by their owners, unless they are using government funds or seeking permit approvals. The primary ways to do this is through municipal historic preservation programs and historic preservation easements.

SIGNIFICANCE

The first step in historic preservation planning is to determine, as objectively as possible, which properties are worth preserving. A frequent belief is that all “old” buildings are “historic” and that we should preserve them. However, just because something is “old” does not necessarily mean that it is “historic.” Because these terms mean different things to different people, it is important to have standardized guidelines to identify which properties are “significant” enough to preserve. The National Historic Preservation Act of 1966 established the guidelines that the National Park Service uses to determine whether a property is “significant” enough to list in the National Register of Historic Places.

The New Jersey Historic Preservation Office (HPO) reviews nominations to the New Jersey Register and National Register simultaneously and uses a 3-part test to determine whether a property is worthy of listing: age, significance, and integrity. They use a 50-year age threshold as the first step to evaluate whether something is “historic,” but it can make exceptions to this requirement when properties have achieved exceptional significance in less than 50 years. The next step is to make the following determinations:

- a. Why a property, or the people or events associated with it, is significant; the locations where that significance occurs or applies; and
- b. When the property achieved significance.

Listed properties do not have to be “nationally” significant; state and/or locally significant properties are also eligible for listing. The National Park Service provides the following guidelines for evaluating significance: (*36 CFR 60*)

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in our past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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- d. That have yielded or may be likely to yield, information important in history or prehistory (which tend to be primarily archaeological sites).

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures relocated from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties may qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
3. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
4. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
5. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
6. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
7. A property achieving significance within the past 50 years if it is of exceptional importance.

INTEGRITY

(Most of the material in this section is lifted from the *2024 NPS Best Practices Review: Assessing Integrity, Not Condition* and *2022 NPS Best Practices Review: Evaluating Non-Historic Exteriors*. (See weblink in Appendix A.)

Seven (7) Aspects of Integrity

Integrity is the ability of a property to convey its significance, i.e., the lens through which historic properties are assessed. The seven (7) aspects of integrity are:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in capturing the sense of historic events and persons (Criteria A and B).
2. **Setting** is the physical environment of a historic property. Although location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in

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which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

3. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities such as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, material choices, and ornamentation.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration, to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of specific types of materials and technologies. For example, local materials are often the focus of regional building traditions and thereby help define a sense of time and place.
5. **Workmanship** is the physical evidence of the crafts of a particular culture, people, or significant individuals at a time in the past. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, district, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative techniques.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. **Association** is the direct link between an important historic event, pattern of events, or person with a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

A property does not need to present all seven (7) aspects. Determining which of these aspects are most important to a particular property relies on understanding its significance during a particular period. A property's significance is the key to unlocking just which aspects of integrity are most important for that property. Assessing integrity may require making a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Assigning values of "high" or "low" or "sufficient" is not necessary; it is not necessary to assess integrity on a sliding scale, as historic properties either retain integrity (that is, convey their significance) or they do not.

Retaining Integrity

To retain historic integrity, a property will always possess several, and usually most, of the aspects. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following explains how the seven (7) aspects of integrity combine to produce integrity.

All properties change over time, and it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both why a

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property is significant (expressed through criteria and areas of significance) and when it was significant (expressed through its period(s) of significance).

Each type of property depends on certain aspects of integrity more than others to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features. A best practice is to include in Section 7 of the Registration Form a description, either in narrative form or with bullet points, that clearly addresses the seven (7) aspects of integrity and relates them to the property's essential physical features. If a property is lacking in an aspect of integrity, e.g., if some substantial amounts of original materials are gone, it should be identified and its impact on the place's integrity explained.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. To qualify for inclusion in the National Register, a property must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, be it local, state, or national. But it must also present the characteristics that make it a good representative of properties associated with that aspect of the past; that is, it must have historic integrity of location, setting, design, materials, workmanship, location, and/or feeling.

If the historic exterior building material is covered by non-historic material, such as modern siding, the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is obscured by a non-historic false front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district because it does not add to the district's sense of time and place. If the false front or curtain wall is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PURPOSES

In 2020, PlaceEconomics (www.placeeconomics.com), a 30-year-old private firm that specializes in analyzing comprehensive economic impacts of historic preservation, published *Twenty-Four Reasons Historic Preservation is Good for Your Community*. (See weblink in Appendix A.) Their document identified 24 quantifiable positive reasons for promoting historic preservation based on their recent analyses in almost a dozen communities and from several other published studies across the country. The following is a summary of their motives for incorporating historic preservation in local housing, community, and economic development plans:

1. *Jobs*: Rehabilitation creates and maintains jobs in the local construction trades.
2. *Downtown Revitalization*: Nationally and regionally, shoppers are switching their habits from indoor shopping malls to human-scale, pedestrian-oriented, downtown main streets.
3. *Heritage Tourism*: When most folks go away on vacation, they flock to distant interesting historical places. When folks enjoy a staycation, they also flock to local interesting historical sites and districts.
4. *Property Values*: Overwhelming evidence from multiple economic studies indicates that local historic districts have a greater rate of real estate appreciation than other properties in the same community.

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5. *Foreclosure Patterns*: Even in real estate market downturns, properties in historic districts generally have a higher demand than others in the same community. This means that owners have less difficulty in selling their properties and avoiding bankruptcy.
6. *Strength in Up and Down Markets*: The report indicated that, “As general pattern, homes in historic districts do better when the market is moving up, fall later and less steeply when markets decline, and begin their value recovery sooner than other neighborhoods.”
7. *Small Business*: Small businesses can succeed better in historic buildings, which often have lower rents due to their unique floorplans and building ages.
8. *Startups and Young Businesses*: Many entrepreneurs seek locations and buildings with history and character, which adds an imprimatur of quality to their fledgling enterprises.
9. *Jobs in Knowledge and Creative Class Sectors*: For many of the reasons stated above, young, well-educated, creative and talented workers, e.g., in professional/scientific/technical services and in art/entertainment/recreation, gravitate to historic places.
10. *Millennials and Housing*: A recent survey by the National Trust for Historic Preservation found that 44% of millennials, i.e., people born between 1981 and 1996, wanted to live in “historic, character rich neighborhoods.”
11. *Walkability / Bikeability*: The Urban Land Institute, a global non-profit research and education organization promoting healthy and sustainable real estate development reports that “50% of U.S. residents say that walkability is a top priority or a high priority when considering where to live.” Most historic districts were built for pedestrians, not automobiles.
12. *Density at a Human Scale*: Historic districts built for pedestrians, not automobiles, tend to have higher residential densities in well-designed, older buildings than those erected with modern technologies at larger scales.
13. *Environmental Responsibility*: If the basic tenant of environmental sustainability is to reduce, reuse, and recycle, it then follows that the reuse and recycling of historic buildings and places through preservation and rehabilitation is environmental sustainability for the built environment.
14. *Smart Growth*: All of the principles of Smart Growth, particularly “strengthen and direct development towards existing communities,” embody the same principles of historic preservation.
15. *Neighborhood Level Diversity*: Historic districts, depending how their boundaries are drawn, and how their rehabilitation projects are managed, offer opportunities for people to meet and mix with others that they might not ordinarily encounter, thus, building stronger communities.
16. *Housing Affordability*: With the caveats stated above, maintaining older housing in place for existing residents.
17. *First Place of Return*: In many cities and towns across America, including Riverside Township, historic districts tend to be the places where growth and reinvestment occur.
18. *Attractors of Growth*: Related to the above factors, successful housing, community, and economic development projects in historic districts tend to build on prior successes.

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19. *Allows Cities to Evolve:* By allowing creative and compatible infill development, as well as the reuse and re-purposing of historic buildings and places, historic preservation promotes evolution and renewal not clearance and removal.
20. *Tax Generation:* As indicated above, historic preservation brings added value to vacant and underutilized properties through rehabilitation, code upgrades, and new construction. This tends to increase real estate property values and property taxes, from which most local governments and school boards derive their primary source of income. While increased tax rates are a boon for commercial development, real estate tax increases for residents of historic houses may not be that politically desirable.
21. *Preservation as Catalyst:* Data indicates that the reuse and rehabilitation of historic building sparks reinvestment and redevelopment within and around historic districts.
22. *Home to Social and Cultural Institutions:* Many historic districts, especially in larger neighborhoods and downtown areas, contain historic buildings occupied by educational, religious, civic, and social organizations vital to their communities. Historic preservation investments in these places furthers their missions and builds stronger communities.
23. *Neighborhood Stability and Engagement:* Historic buildings and districts tend to have residents, businesses, and institutions that have remained in the community for decades.
24. *Housing Vacancy:* Historic districts tend to have lower vacancy rates than other parts of a community due to many of the reasons identified above.

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HISTORY

Riverside Township is a roughly 1.48-square mile triangular area of land enveloped by Delran Township on two sides and by Delanco Township on the northern side of the Rancocas Creek. The Legislature incorporated Riverside Township from Delran Township in 1895. The new Township encompassed the left bank of Rancocas Creek at its mouth, extending upstream to Swedes Run. Originally, the southern boundary of Riverside Township extended eastward to Cinnaminson Township. In 1901, the Legislature returned this roughly 1.3-square mile portion of Riverside Township, which now includes Delran's Riverside Park, Cambridge, and Cambridge Park neighborhoods, to Delran Township.

Although the Camden and Amboy Railroad opened south of Bordentown in 1834, the area within present Riverside Township remained an agricultural area until after 1852 when Samuel Bechtel, Jr. surveyed his farm on a Pinelands outcropping, a sandy hill of scrub oaks and pines, into street and building lots. (Woodward, 308) Bechtold's dream was to create a summertime steamboat resort community on Rancocas Creek for Philadelphians, similar to those other developers had recently erected in Beverly, Delanco, and Riverton on the Delaware River. He named his new town "Progress."

The Panic of 1857 had a major impact on real estate development in the northern states, as did the subsequent Civil War. After the war, Bechtold's resort town could no longer compete for summer tourists after railroad lines connected Philadelphia to Atlantic City in 1854 and to Cape May in 1866. Like other communities along the old Camden and Amboy Railroad, Progress, which changed its name to Riverside in 1867, expanded its industrial base with an immigrant work force, many of which came from the German states in Europe. German American institutions dominated the Township's cultural and social life but reduced their influence after the First and Second World Wars.

Riverside's initial industries included glass works, which folded within three years, pottery works, a vegetable and fruit canning factory, a shoe factory, and a hosiery mill. By 1883, Riverside contained a railroad station, a post office, a public elementary school, three churches, a drugstore, a harness shop, a pottery, a cannery, two hosiery mills, four general stores, and seven taverns and saloons. (Woodward, 308-309) Riverside's three major industries: the William F. Taubel Hosiery Company, a natural fiber textile mill; the Philadelphia (Keystone) Watch Case Company, which produced pocket watches and some jewelry items; and the Riverside Metal Company, which produced metals for the watch case factory, expanded for the next several decades, as did the downtown's Scott Street mixed-use district and the residential neighborhoods around these and other smaller factories.

The Township struggled through the Great Depression as one after another industry downsized or closed. Some factories converted to making other products for the Second World War but ceased soon afterward. Post-war residential development continued to fill out the rest of Riverside Township and spilled out into Delran Township and adjacent areas as the region's economy adjusted with the Baby Boom of the 1940s, 1950s, and 1960s. Downtown Scott Street maintained a strong position into the 1980s despite competition from the Willingboro Plaza (completed in 1967) until the opening of the Burlington Center Mall in 1982. Downtown survived by demolishing some of its older buildings for automobile parking lots, drive-thru service lanes, one-story, single-use commercial structures, and substantial storefront remodeling. Proliferation of personal automobiles, particularly after passenger railroad service along the old Camden and Amboy Railroad line ended in 1963, and expansive auto-friendly commercial development along the Route 130 Corridor, gave Scott Street's business patrons other shopping, services, and dining.

Riverside's three (3) major factory sites remained vacant for decades. A massive fire consumed the Riverside Metal Company in 1992 leaving substantial ruins and a massive hazardous waste site until its clearance in 2008. Another major employer, the nearby Zurbrugg Memorial Hospital, closed in 1995 and remained

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vacant until demolished in 2010 leaving another massive hazardous waste site. After passenger railroad service reopened in 2004, redevelopers began to relook at converting the former Taubel's Mill factory buildings into residential apartments; however, the redeveloper eventually tore these down in 2006. The last site remained vacant until another redeveloper started construction of a 190 residential unit community in three, mid-rise, mill-style buildings in 2021. The redeveloper for the former Riverside Metal Company property received approvals to construct 170 residential apartments in ten, mid-rise building in 2019 and has begun construction after environmental remediation of the property. Redevelopment of the watch case factory and hospital sites has been difficult despite the incentives provided in the 2004 redevelopment plans for those properties.

INVENTORY

The purpose of a historic resource inventory is to indicate the location and significance of historic sites and historic districts, in other words, "what do you have?" The following is a list of historic properties and historic districts that the state and federal governments have placed in their respective historic registers of historic places in Riverside Township, as well as properties deemed eligible for listing by the New Jersey Historic Preservation Office (HPO).

National and New Jersey Register of Historic Places

1. *Philadelphia [Keystone] Watch Case Company Building*, Pavilion and Lafayette avenues: Block 602, Lot 2: State Register : 4/15/1977 (ID#865); National Register: 1/31/1978 (NR Reference #: 78001747)

New Jersey Historic Preservation Office National Register Eligibility Opinions

The HPO issues these opinions in response to a federal undertaking that may have an adverse effect on historic properties not listed in the National Register of Historic Places. However, such HPO opinions do not provide any protection to historic resources for state, county, or municipal undertakings.

1. *Camden and Amboy Railroad Main Line Historic District*, Camden and Amboy Railroad right-of-way: Block 602, Lot 4, Block 901, Lot 1, Block 1001, Lot 1, Block 1101, Lot 1, and Block 1201, Lot 1: SHPO Opinion: 3/23/2016 (ID#2970)
2. *Haines Brothers / H.N. Pancoast Steam Flour Mill*, 38 West Scott Street: Block 904, Lot 2: SHPO Opinion: 11/7/1997 (ID#3005)
3. *Rancocas Creek Swing Span Railroad Bridge*, Camden & Amboy Railroad over Rancocas Creek: Block 101, Lot 1: SHPO Opinion: 10/8/1997 (ID#2983)
4. *Riverside Historic District*, Roughly bound by Pavilion Avenue, Lafayette Street, Scott Street, New Jersey Avenue, Delaware Avenue, Fairview Street and Bridgeboro Street. HPO files do not include reconnaissance-level (informal) or intensive-level (detailed former) architectural surveys for the properties within the identified district: SHPO Opinion: 4/27/2023 (ID#3006)
5. *Riverside Railroad Station*, Pavilion Avenue: Block 901, Lot 3: SHPO Opinion: 11/7/1997 (ID#3008)

New Jersey Historic Preservation Office New Jersey Register Eligibility Opinions

The HPO issues these opinions to applicants seeking funding and other financial incentives from the U.S. Internal Revenue Service, the New Jersey Historic Trust, the NJEDA, and several municipal and county preservation programs. These opinions apply to properties that may be individually eligible for listing in the New Jersey Register of Historic Places or to properties that 'contribute' to a potential historic

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district representing a historically significant period or architectural type. The HPO has issued an affirmative “certificate of eligibility” (COE) opinion for the following property in the potential Riverside Historic District:

1. *Haines Brothers / H. N. Pancoast Steam Flour Mill*
38 West Scott Street: Block 904, Lot 2: COE: 2/11/2020 (ID#3005)

County Inventory

In 1977 Burlington County completed a comprehensive, but not intensive, historic property survey, which included the following Riverside Township properties not mentioned above:

1. *Mansard-style houses*, 300, 302-304, and 306-308 Pavilion Avenue: Block 705, Lots 20 - 24
2. *Victorian-style Commercial Structures*, 5, 9 (demolished), 11, 15, 17-21 Lafayette Street: Block 803, Lots 8.01, 13, 15, and 16
3. *Railroad Station*, 3 Franklin Street: Block 901, Lot 3
4. *Town Hall*, 1 W. Scott Street: Block 902, Lot 1
5. *Mansard-style House*, 44 Zurbrugg Way: Block 903, Lot 8
6. *Riverside Fire Co. #1 (formerly)*, 39 Scott Street: Block 903, Lot 11
7. *Riverside Trust Company*, 2 E. Scott Street: Block 905, Lot 1
8. *Victorian-style Houses*, 134, 200, and 204 Heulings Avenue: Block 1101, Lot 6 and Block 1102, Lots 1 and 2
9. *Victorian-style House*, 220 New Jersey Avenue: Block 1203, Lot 1
10. *Mansard-style House*, 206 S. Pavilion Street: Block 1301, Lot 8
11. *Zion Lutheran Church*, 240 S. Pavilion Avenue: Block 1302, Lot 4
12. *William and Hester Taubel House*, 306 Bridgeboro Street: Block 1402, Lot 7
13. *Early 20th Century House*, 428 S. Fairview Street: Block 1802, Lot 10.01
14. *Riverside First Methodist Church*, 218 E. Washington Street: Block 1901, Lot 15
15. *Mansard-style House*, 10 E. Washington Street: Block 2102, Lot 2
16. *Early 19th Century Farmhouse*, 601 S. Chester Avenue: Block 2301, Lot 28
17. *Bramall House*, 625 Chester Avenue: Block 2307, Lot 14
18. *Mansard -style House*, 303-305 Kossuth Street: Block 3109, Lot 16
19. *Mansard-style House*, 118 Zurbrugg Way: Block 3207, Lot 3
20. *Kenny's Florist*, Hancock Street near Bridgeboro Street (demolished)
21. *Mansard-style House*, Pavilion Avenue between Hancock and Scott Streets (demolished)
22. *Victorian Gothic-style House*, Bridgeboro and Clay Streets (demolished)

Project Reviews

State and federal historic preservation regulations require developers and government agencies to perform project reviews to development whether their government sponsored, funded, or permitted activities might affect historic and archaeological resources, and, if so, to evaluate whether it might have an “adverse” effect and how that would be mitigated. HPO’s library contains three (3) such project reviews.

1. *Southern New Jersey Light Rail Transit System: Historic Architectural Resources Background Study Part II (DMJM and BA&H, Newark, NJ: 1997)* This 1997 reconnaissance-level study for the development of NJ Transit’s RiverLine is the general basis for HPO’s Riverside Historic District. It contains photographs of several key buildings that are now (as of 2024) either demolished or have lost their integrity.
2. *Phase IA Archaeological Assessment and Historic Architectural Survey, Proposed Riverside Substation Demolition for PSE&G (E2 Project Management, LLC, Rockaway, NJ: 2014)* This 2014 intensive-level study reviewed 81 properties in the Township’s Swampoodle and Reeder Tract and

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included architectural survey forms with photographs for each. The report did not identify any additional significant architectural or archaeological resources from the 1997 report.

3. *Rancocas Creek Greenway Trail: Amico Island Park To Pennington Park - Delran, Riverside, and Delanco Townships* (RGA, Inc., Cranbury, NJ: 2018). This reconnaissance-level study reviewed properties along the Rancocas Creek and Delaware River for a proposed Burlington County greenway trail. It did not identify any additional significant architectural or archaeological resources from the 1997 report.

Demolished Properties

Based on the 1977 Burlington County Historic Resources Survey (see below), the HPO issued opinions in 1997 that the following properties were individually eligible for listing in the National Register of Historic Places, but since then their owners have demolished them:

1. *Riverside Metal Co.* (NJEMS Site ID: 416719), 1 Pavilion Avenue: Block 602, Lots 2.01 - 2.02
2. *Pavilion Hotel* (NJEMS Site ID: 99301641), 400 Pavilion Avenue: Block 602, Lot 3
3. *William F. Taubel Knitting Mill* (NJEMS Site ID: 99301641), 210 New Jersey Avenue: Block 1201, Lot 1 and Block 904, Lot 1
4. *Bramall House* (NJEMS Site ID: 99301639), 800 Bridgeboro Street: Block 2603, Lots 8 - 8.07
5. *Ashway Hosiery Mill* (NJEMS Site ID: 21189546), 205 Kossuth Street Block 3206, Lot 1

Additional Properties

The Riverside Historical Society identified the following properties as potentially eligible for historic register listing, local protection, or both:

1. *First Zion Lutheran Church*, 207-209 Madison St: Block 804, Lots 3 & 19
2. *Carroll Street School*, 240 Carroll St: Block 1305, Lot 7
3. *Yearly Home*, 33 Webster St: Block 1306, Lot 20
4. *Henry C. Stellweg Funeral Home*, 29 Webster St: Block 1306, Lot 21
5. *Park Hotel*, 213 Middleton St: Block 1402, Lot 1.01
6. *Jacob Mayer Store*, 201 Middleton St: Block 1402, Lot 3
7. *Bishop's Dairies*, 221 Middleton St: Block 1403, Lot 1
8. *United Methodist Church*, 140 Spring Garden St: Block 1404, Lot 11
9. *Spring Garden Park*, Spring Garden, Middleton, Morton, and Carroll streets: Block 1501
10. *Weeks Hospital*, 7 E. Washington St: Block 1503, Lot 19
11. *Henry Nathan Killian's Grocery Store*, 206 E. Washington St: Block 1901, Lot 11
12. *Hertzog's Bicycles*, 540 Bridgeboro St: Block 1901, Lot 37
13. *Peachland Farm, Paul S. Ruff & Son Farmhouse*, 800 Fairview St: Block 2401, Lot 5
14. *Progress Street School*, 208 Progress Street: Block 2504, Lot 2
15. *Progress / Riverside Cemetery*, 501 Bridgeboro St: Block 3001, Lot 1
16. *Samuel and Catherine Bechtold House (relocated)*, 410 Filmore St: Block 3103, Lot 2
17. *J. S. Wurzel's Foreign and Domestic Groceries*, 400 Taylor St: Block 3104, Lot 1
18. *East End Hotel*, 430 Taylor St: Block 3104, Lot 6
19. *Maennerchor*, 310 Filmore St: Block 3108, Lot 3
20. *Goennewich Bottling Works*, 313 Taylor St: Block 3108, Lot 16

Riverside's 2007 Downtown Strategic Plan included a "cultural resources trail," which the Riverside Historic Society provided.

1. Located just off the bridge is the site of Mitch's Wharf.
2. Down Pavilion Avenue is the location of the former Round House, an oyster bar.

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3. Next to the Round House is the location of the former Car Barn, which was the home of the trolley trains used in town.
4. The Pavilion Hotel was located on the Golden Triangle, which was built in 1852 and served as a centerpiece of the Township.
5. The Philadelphia Watchcase Building is also located on the Golden Triangle.
6. On Monroe Street is the first lot purchased from Samuel Bechtold in 1851.
7. The former Central Hotel stood on the corner of Lafayette Street and Franklin Street.
8. The former Faber's Hotel stood on the corner of Madison and Lafayette Streets and was constructed in approximately 1840.
9. Ziegler's Printing factory once stood near the intersection of Lafayette and Fairview Streets, and was the location where boxes were made for Taubel's stockings.
10. The former Taubel's Mill was located on the corner of Fairview Street and New Jersey Avenue.
11. An American Legion Hall and Moose Hall were located where the firehouse now stands.
12. John Zurbrugg's feed store and barn were located on Scott Street in the current location of Pine's Drug Store and the Golden River Restaurant.
13. The former bank building near the corner of Scott and Bridgeboro Streets is the site of the former firehouse from the 1890s.
14. Victor's Market is the location on Bridgeboro Street Ben Faunce made Take-a-Boost.
15. The NJ Transit parking lot on Harrison Street is the former location of the early hosiery mills and factories.
16. The cemetery on Bridgeboro Street contains graves of Henry Garbe and other early citizens, however the graves of Sam Bechtold and William F. Taube! Were relocated out of town by their families.
17. St. Peter's Cemetery contains the grave of Pierre Leon, Civil War Medal of Honor recipient.
18. The hospital founded by Emma Weeks, the first female doctor in New Jersey, was located on the northeast corner of Fairview and Washington.
19. AA Field is located at Fifth and Washington Streets.
20. Carroll Street School was built in 1914 and was commended for its unique design.

CHANGE

The greatest threat to a historic property's physical or architectural integrity happens when a private property owner or a public agency decides that the property no longer serves a useful purpose and that another use or structure should take its place. A more common threat is the removal of a building's distinctive architectural features or the incompatible alteration of a property to make it appear more contemporary. A property's ability to survive by adapting to or resisting these threats or changes tends to make it more "significant" or "historic" among newer properties or older ones with compromised architectural integrity. These threats usually stem from property abandonment, changes in business or family fortunes, testamentary issues, fires, and natural disasters, as well as changes in social, economic, or technological conditions.

Maintenance

A silent threat is the neglect of required maintenance of historic properties. Avoiding a property's maintenance and repair starts a passive deterioration process. This eventually leads to a reduction of that property's physical integrity, its intrinsic cultural value, and its real estate economic value. It also increases future repair and replacement costs that will affect its future viability. When property owners ignore or neglect the deterioration of individual homes, it threatens the quality of life of adjacent properties decline and neighborhood stability. Riverside Township has adopted the following code chapters to ensure adequate building maintenance to protect the public health, safety, and welfare:

- 166: Certificates of Occupancy,
- 244: Housing Code,

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- 328 Vacant and Abandoned Property, and
- 337 Rental Properties.

Some new residential and commercial property owners may not be aware of the tasks involved in maintaining an older or historic property in good condition. Others may not know that their property is “historic” or understand which parts are “character-defining” architectural features that should be preserved. Local historic preservation education programs, such as “how-to” workshops and preservation flyers, also may address these knowledge-based issues. Many municipalities have a reference section in their libraries dedicated to historic preservation books and literature.

Other property owners may not have the time or ability to do the required upkeep, if they could afford it, e.g., single-parent household, senior citizens. The financial ability issue is most important. Although housing affordability, including maintenance, is primarily a municipal Master Plan Housing Element issue, it is also a historic preservation concern. Historic preservation requires rehabilitation, such as roofing, gutters, and painting maintenance to protect properties from weather damage, as well as upkeep of characteristic architectural features, such as windows, doors, siding, porches, and trim. Owner-occupant residents on limited or fixed incomes, such as senior citizens or low- and moderate-income households may lack available funds for such items. This leads to deferred maintenance until significant building deterioration occurs. Landlords, which may be off-site corporations or small-scale, individual absentee investors, may do the same.

The Historic Preservation Commission and other interested parties should continue its vigilance on property maintenance and inform the appropriate local officials when they have a concern. Although it may seem well intentioned, no member should approach property owners about maintenance and preservation issues; members should be cautious about the fine line between neighborhood courtesy and vigilantism.

Progress

Although there is little remaining developable land in the Township, changes periodically do occur that will affect the Township’s existing historic and architectural fabric. These changes include:

- Destruction by fire, flood and other natural causes, neglected maintenance, accident, etc.;
- Redevelopment of “underutilized” properties due to real estate market and other conditions, which could be an adaptive re-use, such as the Keystone Watch Case Factory to proposed residential apartments, or demolition of the St. Peter’s Church property for supportive multi-family housing;
- Changes in use or ownership, such as converting a single-family house to a ground floor business and residential apartment, a bank to a restaurant, or from one restaurant type to another; and
- Physical expansion of a building to reflect the growth of a business or household.

The Township’s Land Development Ordinance (LDO) prescribes permitted land and building uses, as well as minimum or maximum building heights, setbacks, lot coverage, etc., depending upon which zoning district the property or structure is located. The same ordinance controls changes related to the redevelopment or the physical expansion of structures, changes in use or ownership, and even building and business signage. It also specifies what rebuilding, replacement, and redevelopment options a property owner has when fire or other factors partially destroy or completely destroy a structure.

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Civic Infrastructure: Landscaping and Streetscaping

Historic landscape and streetscape resources, such as sidewalks, curbing, carriage stones, streetlights, signs, fences, statues, and monuments, are intrinsic to the character of historic districts and of the experiences that residents and visitors as they walk or ride through the district. Some of these resources are on private property, but many are on public properties, on public streets or in other public rights-of-way. These resources appear as backgrounds in family photos, at civic, religious or fraternal events, and in advertising materials. Historic landscape resources, such as trees, shrubs, and groundcover, are living things: they grow, mature, expire, and, hopefully, future generations replace them. streetscape features, especially when exposed to the elements and automobile traffic, deteriorate over time, as well.

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POLICIES

Municipalities often use Historic Preservation Plan element recommendations to educate owners and tenants of the residential, commercial, industrial, and institutional uses of the properties about local history and historic places and to encourage them to preserve these legacies for future generations. They do this by implementing the policies and projects identified in the Plan's implementation agenda. Municipalities also use historic preservation elements to advise residents on the potential historic resource impacts of existing and future government sponsored programs, such as road and infrastructure projects, housing improvement programs, and community and economic development projects. This may also include the review of construction and development permits that affect the exterior appearance of buildings and properties within identified historic preservation overlay zones. This section identifies Riverside Township's historic preservation goals and objectives, as provided in Ordinance 2021-2, and recommends a series of education, encouragement, and regulations programs to preserve (maintain) and protect historic sites in the Township.

Goals

Riverside's 2022 *Master Plan Reexamination Report*, which the Joint Use Planning Board adopted at a formal public hearing, thus amending the Board's prior Master Plan, adopted a new Vision Statement:

"The Township of Riverside strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress will rely upon a balance of preservation and revitalization as residents, businesses, and organizations make Riverside their home."

It also indicated, on page 23 that the report was consistent with the 2001 New Jersey State Development and Redevelopment Plan (State Plan) because it recommended "policies and design strategies that protect the character of the Township's historic neighborhoods." This is based on one of the report's goals from its Strengths / Weaknesses / Opportunities / Strengths (SWOT) Analysis, which stated the Township's historic preservation goal on page 33:

"Preserve the existing character of the Township while promoting creative design and development techniques."

Objectives

When the Township Committee adopted Ordinance 2021-2 establishing a historic preservation review advisory committee for the Joint Land Use Planning Board, it indicated that Riverside Township's historic preservation purposes, or objectives, were to:

- a. Establish a "Historic District" within the Township that designates buildings, structures, and sites of historic significance for preservation and protection from demolition and/or significant modification(s) except in accordance with the standards established by this ordinance;
- b. Encourage the continued use of historic buildings, structures and sites, including their renovation and restoration, to facilitate their appropriate use or reuse;
- c. Encourage the proper maintenance of those buildings, structures and sites, and their appropriate alterations when made in conjunction with the construction permitting process;
- d. Enhance the visual and aesthetic character of the Township;

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- e. Promote appreciation of historic sites for the education, pleasure and welfare of the residents of the Township and its visitors;
- f. Encourage private reinvestment;
- g. Promote the preservation of historic buildings, structures and sites outside of the historic district and encourage voluntary compliance;
- h. Foster civic pride and promote historic preservation and restoration through advisory, educational and informational functions;
- i. Develop materials that will aid township residents in their pursuit of maintaining the historic and aesthetic details of buildings, structures and sites; and
- j. Carry out such other advisory, educational and informational functions as will promote historic preservation within the municipality.

When the Township Committee adopted Ordinance 2021-2, it included “Exhibit A,” which was a street map highlighting street frontages, or block faces, indicating which properties comprised the local “historic area,” a basis for a recommended historic preservation district. These streets included:

- Pavilion Avenue from Rancocas Creek to S. Fairview Street, with frontage on Blocks 601, 602, 703, 705, 1301, 1302, 1303, 1304, and 1305;
- Scott Street from Franklin Street to Bridgeboro Street, with frontage on Blocks 902, 903, 904, and 905;
- Bridgeboro Street from Zurbrugg Way to E. Washington Street, with frontage on Blocks 903, 1401, 1402, 3207, 3208, and 3110;
- Franklin Street / Zurbrugg Way from S. Fairview Street to Harrison Street, with frontage on 602, 901, 902, 903, 904, 3201, 3204, 3205, and 3207; and
- Lafayette Street from N. Fairview Street to Pavilion Avenue, with frontage on 801, 803, and 901.

Based on that mapping, the Ordinance 2021-2’s Riverside Historic Preservation District includes 171 properties, as identified in the spreadsheet in Appendix C, along with a brief property type description and zoning district designation:

PROGRAMS

Riverside Township has a wealth of history that is locally and regionally recognized and cherished. The Township’s historic preservation goals and planning objectives commit the Township to preserving its history, as well as to protecting its historic properties. The Township recognizes that it should encourage protection of identified historical and architecturally significant public and private properties. The following is a discussion of a variety of historic preservation public policy issues that may face Riverside Township and some suggested strategies to consider.

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Education

Because local residents and local businesses own most of Riverside Township's historic properties, the Township's historic preservation efforts will require their active support. The most common and least intrusive way to protect historic properties is to educate people about their properties' significance and to advise them on how to take care of them appropriately and on their own, without government assistance or regulation. Preservation education programs enable the general public and individual property owners to become proud stewards of their historic properties and lays the foundation for several of the historic preservation objectives, such as:

- Develop materials that will aid township residents in their pursuit of maintaining the historic and aesthetic details of buildings, structures and sites;
- Carry out such other advisory, educational and informational functions as will promote historic preservation within the municipality.
- Foster civic pride and promote historic preservation and restoration through advisory, educational and informational functions;

A "how-to" manual with Riverside-specific design guidelines is a necessary education tool to help property owners with preservation maintenance and with architecturally compatible building additions and alterations. The HPC should prepare a companion manual to illustrate preservation "dos and don'ts" in the local historic districts. Downtown merchants would also benefit from guidance about appropriate signage in their district. Until it has the resources to publish a manual with Riverside-specific examples, the HPC could provide copies, in paper or electronic, on-line format, of similar manuals from the National Park Service or other communities. Providing information about the State's Rehabilitation Subcode of the Uniform Construction Code (UCC) to property owners and contractors would also promote best practices for rehabilitation of existing buildings. (See a weblink to the State's Rehabilitation Subcode in Appendix A.)

The Township, with the assistance of state and national historic preservation "partners," should design historic preservation education programs for different audiences and interests. Some audiences will enjoy cultural or historical topics, while some will focus on architectural design and others will need building maintenance and rehabilitation information. All of these topics are important preservation issues. The program should reflect the audience's lifestyle, too. The Board of Education can fold Riverside Township history and historic preservation programs into school curricula in the classroom, at home, at the library, on a field trip, or online.

The Township, the Library, the Board of Education, the Riverside Historical Society, and the other local "partners" can design and conduct similar senior citizens education and recreation programs for this age bracket, as well. The Library and the Society can refer homeowners, developers, and building trades people seeking advice on how to preserve their properties to state and national historic preservation resource partners. The completed comprehensive survey, which will include information on the basic house and building types, will help these people return their properties to their original appearance.

Education programs may include the personal instruction and referral formats noted above, or published materials, such as pamphlets and booklets available at the municipal offices, in the library, or on a website. The Township, or a respected community group such as the historical society, also could sponsor plaques, markers, monuments or interpretative signs for historic properties and sites of former historic structures. Additional sponsorship opportunities can come in the form of group- and self-guided walking tours, among other community-centric activities. Funding for these education programs may be available from state agencies and private foundations.

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Encouragement

Riverside Township can also achieve its historic preservation goals and objectives by encouraging its residents, businesses, and institutions to use the Secretary of the Interior's Standards for the Treatment of Historic Properties when repairing, rehabilitating, or making alterations and additions to their properties. Recognition from fellow neighbors, community groups, and local institutions is a valuable encouragement tool. The least expensive, but perhaps most successful, way of encouraging people is to recognize their good work publicly. Preservation encouragement programs, which follow from the Township's preservation education programs, enable the entire community to become proud stewards of their historic properties and lays the foundation for several of the historic preservation objectives, such as:

- Promote appreciation of historic sites for the education, pleasure and welfare of the residents of the Township and its visitors;
- Encourage the proper maintenance of those buildings, structures and sites, and their appropriate alterations when made in conjunction with the construction permitting process;
- Encourage the continued use of historic buildings, structures and sites, including their renovation and restoration, to facilitate their appropriate use or reuse;
- Promote the preservation of historic buildings, structures and sites outside of the historic district and encourage voluntary compliance;
- Encourage private reinvestment;
- Enhance the visual and aesthetic character of the Township;

With the assistance of the HPC, the Riverside Historical Society, neighborhood groups and other interested volunteers, the Township could issue annual commendations or awards for historic preservation excellence, such as for accurate façade restorations, period lawn and garden decoration, compatible building additions, house history research, and, most importantly, for volunteerism. They could recognize individual homes, businesses, or neighborhood streets. The awards could be paper certificates, plaques, or gift certificates to local businesses. Press releases should provide sufficient information and photographs for local newspapers to publish.

A second way to encourage people to preserve their homes is by offering financial incentives. For example, the Township could offer low-interest loans or property tax abatements for home or business improvements within a designated "rehabilitation area" in accordance with a redevelopment plan, as outlined in the Local Housing and Redevelopment Law (LRHL). Because state statute requires rehabilitation areas to be at least 50 years old and to exhibit some form of rehabilitation need, this program may be applicable to the Downtown and nearby residential neighborhoods, if not the entire municipality. This encouragement technique does not require buildings to be listed or eligible for listing in the State or National Registers. Commercial properties in designated redevelopment areas may be eligible for additional financial incentives.

Another financial incentive could involve Riverside Township's current housing and Community Development Block Grant (CDBG) funding programs. The Township and its Historic Preservation Commission could work with the Burlington County Community Development Office and the New Jersey Department of Community Affairs to incorporate historic preservation objectives, such as respecting the architectural integrity of historic buildings or returning buildings to their original appearance, into project applications and work specifications. Under the provisions of the New Jersey Register of Historic Places Act and Section 106 of the National Historic Preservation Act, work specifications for properties within the Riverside

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Historic District already require compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Another way to encourage private-sector historic preservation is to let people know that they are not alone. A strong neighborhood support network is an important source of encouragement and historic preservation advice. Support from state and national historic preservation organizations, such as Preservation New Jersey, the National Trust for Historic Preservation, and other preservation partners, can be encouraging to interested homeowners and businesspeople.

Regulation

One of the purposes of Ordinance 2012-2 is to “*establish a historic district within the Township that designates buildings, structure and sites of historic significance for preservation and protection from demolition and/or significant modification(s) except in accordance with the standards established by this ordinance.*” This would apply after the Joint Land Use Planning Board adopts a Master Plan Historic Preservation Element, in accordance with the Municipal Land Use Law and after the Township Committee determines that the Township should implement a historic preservation program, in addition to the historic preservation education and encouragement programs described above.

The ordinance section meant that the Township Committee should amend the Township’s Land Development Ordinance (Code Chapter 255) and the Zoning Map, as permitted by the Municipal Land Use Law (N.J.S.A. 40:55D-65.1 and 107-112) that delineates a local historic preservation overlay zone where an appointed Historic Preservation Commission (HPC) would, among other things, review whether municipal permits that would alter the exterior appearance of a property in that overlay zone met certain historic preservation standards. This section describes the three basic elements of a historic preservation regulation program:

- a. The Boundaries of the historic preservation overlay zone,
- b. The Ordinance that describes how the HPC would function, and
- c. The Standards by which the HPC would review applications.

Boundaries

Importance (*Most of the material in this and the next section is lifted from the 68-page 1995 NR Bulletin (revised 1997) Defining Boundaries for National Register Properties. (See weblink in Appendix A.)*)

Selection of boundaries is a judgment based on the nature of the significance, integrity, and physical setting of the properties within a local historic preservation district, which may include an area of physically connected properties, as well as individual discontinuous properties that the municipality would manage in the same way as those in the contiguous district. For example, the Township Committee could create a local historic preservation district that included all properties that fronted Scott Street as well as the Keystone Watch Case Factory one-half block away on the other side of the railroad tracks.

The boundaries a municipality establishes for a local historic preservation district are important primarily because they have legal and management implications for the municipality, as well as the owners and tenants of the of the residential, commercial, industrial, and institutional uses of the properties located in that district. Listing on the New Jersey and National Registers of Historic Places may provide property owners with certain economic benefits and statutory protections from state and federal agencies; however, those listings do not prohibit individuals, private corporations, and non-profit organizations from altering, moving, demolishing, and not maintaining their properties. Listing in a local historic preservation district does these things and commits the municipality to manage, monitor, police, and enforce such changes as they may affect the exterior physical integrity of those properties. In other words, boundaries define the Township’s legal commitments and real estate investments.

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A historic preservation district should possess a significant concentration or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Districts may include several contributing resources that are nearly equal in importance, as in a neighborhood, or a variety of contributing resources, as in a large farm, estate, or parkway. Non-contributing resources located among contributing resources may be included within the boundaries of a district. When visual continuity is not a factor of historic significance, when resources are geographically separate, and when the intervening space lacks significance, a historic district may contain discontinuous elements. (See weblink in Appendix A for *National Register Bulletin: How to Complete the National Register Registration Form* for further discussion about defining a district.)

Guidelines

The National Park Service recommends that boundaries for historic and architectural districts should encompass a single area of land containing the significant concentration of buildings, sites, structures, or objects making up the district. It indicates that a district's significance and historic integrity should help determine the boundaries and should consider the following factors:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, railroads, or development of a different character.
- Visual changes in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- Clearly differentiated patterns of historic development, such as commercial versus residential or industrial.

It also notes that a historic district may contain discontinuous elements only under the following circumstances:

- When visual continuity is not a factor of historic significance, when resources are geographically separate, and when the intervening space lacks significance: for example, a cemetery located outside a rural village may be part of a discontinuous district.
- When cultural resources are inter-connected by natural features that are excluded from the National Register listing: for example, the sections of a canal system separated by natural, navigable waterways.
- When a portion of a district has been separated by intervening development or highway construction and when the separated portion has sufficient significance and integrity to meet the National Register Criteria.

Comparison of 1997 HPO and Ordinance 2021-2 Historic District Boundaries

The boundaries of the Ordinance 2021-2 Historic Preservation District differ from those for the potentially eligible Riverside Historic District, as mapped by HPO in 1997, in several ways. The HPO derived its 1997 boundary from a historic and architectural resources study for the future NJ Transit RiverLine commuter railroad. It identified extant commercial, industrial, civic, and institutional properties proximate to the Riverside Train Station that were likely eligible for meeting the criteria for listing on the National Register of Historic Places, as required by federal regulation. It did NOT include a full inventory of eligible properties or architectural survey sheets describing the buildings or their historical or

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architectural significance or integrity. The properties identified in HPO's Riverside Historic District were:

Block 602, Lot 2-2.01;	Block 904, Lots 1-2 and 3-6;
Block 803, Lots 1.01 and 8-18;	Block 905, Lots 15 and 28-32;
Block 901, Lot 1-3;	Block 1401, Lot 1; and
Block 902, Lot 1;	Block 3208, Lots 15 through 27.
Block 903, Lots 1-6 and 11-23	

The Township's 2021 historic district overlay zone boundary relied on this information but extended the HPO's 1997 National Register-eligible district to include significant historic structures, such as the William and Hester Taubel House at 306 Bridgeboro Street (Block 1402, Lot 7) and Zion Lutheran Church at 240 S. Pavilion Avenue (Block 1302, Lot 4), as well as the collection of older residential, commercial, and mixed use buildings that "contribute" to what is commonly considered Riverside's "historic" downtown. As such, the Township Committee has identified that the preservation/maintenance and rehabilitation of these properties is essential to the Township's revitalization.

These boundaries, which include the Township's neighborhood (C-1) and downtown (C-2) commercial districts or properties immediately adjacent to them, extended:

1. Eastward along Bridgeboro Street to include the William F. and Hester Taubel house, one of Riverside's key historic and architecturally significant buildings, and the houses on the opposite side of that street;
2. Southward along South Pavilion Avenue to include Zion Lutheran Church, another one of Riverside's key historic and architecturally significant buildings, and the houses, stores, and mixed-use buildings between it and Scott Street;
3. Northward to Bridgeboro Street, west of Clay Street, and then along Zurbrugg Way, formerly Franklin Avenue, to capture a few other older buildings and the site of the now-demolished Zurbrugg Hospital;
4. Northward along North Pavilion Avenue to capture three (3) block faces of older residential and commercial properties fronting the Philadelphia (Keystone) Watch Case Factory and the now-demolished Pavilion Hotel; and
5. Westward along St. Mihiel Drive between Fairview and Madison streets along the railroad tracks, which the 1997 study recommendation excluded from the Riverside Historic District, opposite the now-demolished William F. Taubel Knitting Mill to capture a handful of industrial buildings.

The exhibit map accompanying Ordinance 2021-2 indicated that the following properties were in the historic preservation overlay zone:

Block 601, Lots 1-4;	Block 904, Lots 1-7;
Block 602, Lots 1-3;	Block 905, Lots 1-32;
Block 703, Lots 3-4;	Block 1301, Lots 7-9;
Block 705, Lots 18-24;	Block 1302, Lots 1-4;
Block 801, Lots 7.01, 8, 11, and 13-15;	Block 1303, Lots 1-6;
Block 803, Lots 1.01, and 8-18;	Block 1304, Lots 1-3;
Block 804, Lots 11-15;	Block 1305, Lots 1, and 13-15;
Block 901, Lots 1-3.01;	Block 1401, Lot 1;
Block 902, Lot 1;	Block 1402, Lots 6.02-8;
Block 903, Lots 1-23;	Block 3110, Lots 8-14;

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Block 3201, Lots 1-3;
Block 3204, Lot 1;
Block 3205, Lot 1;

Block 3207, Lots 1-3, and 11-20; and
Block 3208, Lots 15-27.

Considering the proximity of most of the properties in extensions 3, 4, and 5 to the historic train station and the proposed new train station on the opposite side of Pavilion Avenue, it appears that the HPO excluded them from the eligible Riverside Historic District because the extant buildings in those areas did not meet the National Register listing criteria for lack of physical integrity, lack of historical or architectural significance or both.

There is no argument that many places in the Riverside Historic Society's identified historic properties list that are "historic," but, in terms of generally accepted historic preservation practices, many of them are no longer significant because they have lost the integrity of one or more of the following aspects, e.g., setting, design, materials, workmanship, feeling, and association. With this in mind, we offer the following historic preservation boundary recommendations for the Township Committee's consideration:

HPC Boundary Recommendations

1. We recommend that the initial Riverside HPC Overlay Zone include the following properties to accomplish the first four (4) historic preservation policy objectives identified in Ordinance 2021-2, i.e.:
 - a. Establish a "Historic District" within the Township that designates buildings, structure and sites of historic significance for preservation and protection from demolition and/or significant modification(s) except in accordance with the standards established by this ordinance;
 - b. Encourage the continued use of historic buildings, structures and sites, including their renovation and restoration, to facilitate their appropriate use or reuse;
 - c. Encourage the proper maintenance of those buildings, structures and sites, and their appropriate alterations when made in conjunction with the construction permitting process;
 - d. Enhance the visual and aesthetic character of the Township;
 - 1) Block 602, Lot 2, which includes the Philadelphia (Keystone) Watch Case Company Building;
 - 2) Block 803, Lots 1.01 and 8-18, including those currently vacant properties on the North Pavilion Avenue and Lafayette Street block faces between Madison and Monroe streets because they may be infilled with new construction;
 - 3) Block 901, Lot 3, which includes the historic Riverside Train Station;
 - 4) Block 902, Lot 1, which includes the Town Hall building;
 - 5) Block 903, Lots 1-23, including the two (2) older buildings fronting Zurbrugg Way, the Township's downtown parking lot, and the non-contributing property at 49 E. Scott Street that is strategic downtown gateway property that may be redeveloped in the future with a more compatible building in the future;
 - 6) Block 904, Lots 2-11, including the U.S. Post Office building and other properties fronting S, Pavilion Avenue and W. Hancock Street;

PRESERVATION ACTION

- 7) Block 905, Lots 1-32, including those residential properties fronting Hancock Street and other vacant properties on that block they may be infilled with new construction not initially identified by HPO;
 - 8) Block 1301, Lots 2-11, including the historic hotel building at 220 S. Pavilion Avenue and a number of contributing residential properties on S. Pavilion Avenue and W. Hancock Street;
 - 9) Block 1302, Lots 1-4, including the Zion Lutheran Church building and other contributing structures;
 - 10) Block 1303, Lots 1-6, including the contributing mixed-use brick buildings at the southeast corner of S. Pavilion Avenue and E. Hancock Street;
 - 11) Block 1304, Lots 1-3, including the contributing mixed-use multi-family building and other non-contributing properties on that block they may be infilled with new construction;
 - 12) Block 1305, Lots 1 and 13-15, including a number of contributing properties opposite the Zion Lutheran Church building;
 - 13) Block 1401, Lot 1, which includes the St. Peter's Roman Catholic church property;
 - 14) Block 1402, Lots 6.02, and 7-8; which includes the significant William and Hester Tauble house and the St. Stephen's Episcopal Church property;
 - 15) Block 1901, Lots 17-18, which includes the historic and architecturally significant Assemblia de Deus, formerly the First Moravian Church building;
 - 16) Block 3105, Lots 19 and 19.01, which is non-contributing property at 401-403 Bridgeboro Street that is strategic downtown gateway property that may be redeveloped in the future with a more compatible building in the future;
 - 17) Block 3108, Lot 3, which is the historic Maennerchor building at 310 Filmore Street;
 - 18) Block 3110, Lots 2,4.01, and 9-14, which includes the architecturally significant Lankenau Funeral Home at 303 Bridgeboro Street, the Sweeney Funeral Home at 337 Bridgeboro Street, and the contributing properties between them fronting Bridgeboro Street;
 - 19) Block 3207, Lots 1-3 and 11-20, which contain a number of contributing mixed-use building fronting on Bridgeboro Street: and
 - 20) Block 3208, Lots 15-27, which contain a number of contributing residential and mixed-use building fronting Bridgeboro Street.
2. The Township should complete further documentation and evaluation of the historical and architectural significance and integrity for each property in the initial HPC Overlay zone using HPO-approved architectural survey forms to document existing conditions. (See weblink in Appendix A for architectural survey documentation materials.)

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3. The Township should not include the following properties in the initial Ordinance 2021-1 HPC Overlay zone; however, they could be added later based on additional documentation:
 - a. Blocks 601, 703, and 801 north of the railroad tracks in the initial HPC Overlay zone because neither the 1977 County, 1997 NJ Transit RiverLine, nor 2018 Rancocas Creek Greenway Trail reports identified any historic resources on them. Architectural design guidelines for compatible building alterations and new construction would be more appropriate with amendments to the SD-1 section of the Township's Redevelopment Plan.
 - b. Block 602, Lot 2.01, the former Riverside Metal Company, is now under construction for 170 residential units in ten (10) multi-family buildings, nor Lots 2.02 and 2.03 along Rancocas Creek, which are planned for future Township recreational areas.
 - c. Block 1201, Lot 1 and Block 904, Lot 1, the former William F. Taubel Knitting Mill properties, because the Township holds a 30-year redevelopment agreement to maintain their exterior architectural features.
 - d. NJ Transit properties on Block 602, 703, 3201, and 3205 and all railroad track parcels, Architectural design guidelines for compatible building alterations and new construction on existing parking lot properties would be more appropriate with amendments to the SD-2 and SD-3 sections of the Township's Redevelopment Plan.
4. The Township should explore funding opportunities to complete further documentation and evaluation of the historical and architectural significance and integrity for each property before adding any further properties to the initial HPC Overlay zone using HPO-approved architectural survey forms. Further research areas include the Spring Garden neighborhood, which is the original town of "Progress," as well as those additional properties recommended by the Riverside Historical Society. (See **Inventory** section.)

Ordinance

The Township's historic preservation overlay zone provisions should incorporate all those features required by the Municipal Land Use Law, as well as those recommended by the HPO for Certified Local Governments (CLGs) and additional provisions, such as for "demolition by neglect" and for mandatory disclosure of designated sites which have proven useful in other municipal historic preservation programs. (See weblink in Appendix A for HPO's CLG program.) We recommend that the historic preservation provisions be located as a new section 90A in Chapter 255 Land Development Ordinance and include the following subsections: (See Appendix D for a draft copy of those recommendations.)

1. Purpose and objectives: Ordinance 2021-2 outlines the purpose of the Township's historic preservation program and the ten (10) objectives it aims to accomplish, including establishing a historic preservation overlay zone with design review by a Historic Preservation Commission (HPC) for the exterior alterations of properties in that overlay zone and regulations to ensure preservation (maintenance) and protection compliance.
2. Definitions: A list of historic preservation terms and applicable definition are necessary to explain the several technical matters involved in the HPC's administration of the overlay zone. Most municipalities prefer to place these special definitions in this subsection rather than with the Land Development Ordinance's other definitions. It is not necessary to include architectural definitions here; however, the HPC may wish to publish an illustrated glossary of architectural styles and building features as part of its comprehensive historic preservation education program.

PRESERVATION ACTION

3. Historic Preservation Commission (HPC) which identifies:
 - a. The several responsibilities / powers granted the HPC by the Municipal Land Use Law;
 - b. Description of the HPC's membership, terms of office, and officers;
 - c. Budget and financial matters, including the ability to retain professional assistance;
 - d. Rules by which the HPC will operate and cooperate with other municipal agencies; and
 - d. Meeting and quorum provisions, including informational meetings.
4. Designation of Historic Sites and Districts which clarifies:
 - a. That the HPC maintains a comprehensive survey of the Township's historic sites and districts worthy of protection and preservation.
 - b. The criteria for designation for protection and preservation by the HPC by reviewing exterior alterations of properties in that overlay zone. Although we recommend using guidance provided by the National Register program, we do not indicate that the overlay zone only include properties that are listed or eligible to be listed on the State or National Registers.
 - c. The procedures for designating and including historic sites and districts within the historic preservation overlay zone.
 - d. The properties located within the designated historic preservation overlay zone.
5. Certificate of Appropriateness (COA) which describes:
 - a. Which work on a building or property requires that a property owner obtain a COA from the HPC before the Township can issues a permit and before an owner can begin such work, as well as which types of work are exempt from COA approval;
 - b. The procedures for application to the HPC for a COA;
 - c. The procedures for application to the HPC for an informational / concept review meeting.
 - d. The procedures for HPC COA application review;
 - e. The procedures for application to the HPC Chair or a HPC subcommittee to review permits for "minor work," without holding a public hearing;
 - f. The procedures for emergency repair work without first receiving a HPC COA approval;
 - g. The requirements pertaining to obtaining COAs for government actions.
6. Referral from the Joint Land Use Planning Board, which describes the process by which the HPC reviews applications to the Board involving properties within the historic preservation overlay zone.
7. Standards and COA Review Criteria, which identifies that the HPC shall be guided by the principles of the *Secretary of the Interior's Standards for Rehabilitation* and the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating,*

PRESERVATION ACTION

Restoring & Reconstructing Historic Buildings. It also indicated that the HPC may consider a number of design factors but not proposed uses or zoning requirements for setbacks, density, height limitations or lot coverage, which fall within the purview of the Joint Land Use Planning Board unless the Board refers a development application to the HPC for its review, as required by the Municipal Land Use Law.

8. Demolition or Moving of Structures, which provides the HPC's criteria for proposed demolitions and relocations. This section also include standards for required maintenance to prevent "demolition by neglect."
9. Enforcement Measures, which includes requirement for municipal enforcement of the ordinance, violation and penalty provisions to be the same as any other part of the Township's Land Development Ordinance, requirements for the restoration of historic sites when owners or other are found in violation of the ordinance, and injunctive relief provisions, which enables the Township to apply to Superior Court to stop inappropriate actions on historic sites in the historic preservation overlay zone.
10. Disclosure of Historic Designation, which explains that owners of properties within the historic district or of a historic site must disclose such information to prospective buyers and lessees.

Standards *Most of the material in this section is lifted directly from the 2017 The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. (See weblink in Appendix A.)*

The federal government last codified the professional standards for the treatment of historic properties in 1995 as the Secretary of the Interior's Standards (Standards). (36 CFR 68) These replaced the prior Standards, which dated back to 1983. The Standards have four sections, each focusing on one of the four treatment Standards: **Preservation (Maintenance)**, **Rehabilitation**, **Restoration**, and **Reconstruction**. Each section includes one set of Standards with accompanying Guidelines that are to be used throughout the course of a project.

Preservation (Maintenance) *is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. New exterior additions are not within the scope of this treatment ; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.*

Rehabilitation *is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.*

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Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Because the vast majority of Riverside Township's historic preservation projects will involve either **Preservation (Maintenance)** or **Rehabilitation**, this section will focus primarily on these two (2) standards, and not on **Restoration** or **Reconstruction**.

Standards for Preservation

Most municipal historic preservation programs, including those with Historic Preservation Commissions (HPCs) that review exterior building alterations for consistency with the Standards, exempt private property owners from ordinary work to maintain, or preserve, their historic sites, as long as they follow these standards:

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a preservation treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken. *Please note that these preservation standards do not supersede the Township's Land Development Ordinance, which indicates which particular "uses" are appropriate in each zoning district, as well as the procedures required for changing a property's current use to another use.*
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

PRESERVATION ACTION

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

Municipal Historic Preservation Commission (HPCs) focus on the Rehabilitation Standards when reviewing exterior building alterations:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

PRESERVATION ACTION

1. *Identify, Retain, and Preserve Historic Materials and Features*

The guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first.

2. *Protect and Maintain Historic Materials and Features*

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory for other work. Protection includes the maintenance of historic materials and features as well as ensuring that the property is protected before and during rehabilitation work. A historic building undergoing rehabilitation will often require more extensive work. Thus, an overall evaluation of its physical condition should always begin at this level.

3. *Repair Historic Materials and Features*

Next, when the physical condition of character-defining materials and features warrants additional work, repairing is recommended. Rehabilitation guidance for the repair of historic materials, such as masonry, again begins with the least degree of intervention possible. In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

4. *Replace Deteriorated Historic Materials and Features*

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing. As with repair, the preferred option is always replacement of the entire feature in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, the guidelines never recommend removal and replacement with new material of a feature that could reasonably be repaired and, thus, preserved.

5. *Design for the Replacement of Missing Historic Features*

When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced.

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A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always consider the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.

6. *Alterations*

Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

7. *Code-Required Work: Accessibility and Life Safety*

Sensitive solutions to meeting code requirements in a Rehabilitation project are an important part of protecting the historic character of the building. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site, and setting.

8. *Resilience to Natural Hazards*

Resilience to natural hazards should be addressed as part of a Rehabilitation project. A historic building may have existing characteristics or features that help to address or minimize the impacts of natural hazards. These should always be used to the best advantage when considering new adaptive treatments so as to have the least impact on the historic character of the building, its site, and setting.

9. *Sustainability*

Sustainability should be addressed as part of a Rehabilitation project. Good preservation practice is often synonymous with sustainability. Existing energy-efficient features should be retained and repaired. Only sustainability treatments should be considered that will have the least impact on the historic character of the building.

10. *New Exterior Additions and Related New Construction*

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

MASTER PLAN ANALYSIS

The MLUL requires a Master Plan Historic Preservation Element to analyze the impact of each component and element of the master plan on the preservation of historic sites and districts. Riverside Township's last comprehensive master plan dates to 1978. In addition to establishing the Planning Board's its goals and objectives section, the 1978 Master Plan contained the following elements:

1. Land Use Element, which laid the basis for the Zoning Map and Land Development Ordinance, in accordance with the 1975 Municipal Land Use Law. The Joint Land Use Planning Board replaced this element with an updated element in 2013;
2. Community Facilities and Conservation Element, which indicated that:
 - a. The Township's administrative, court, and public safety services could no longer be accommodated in the municipal building at 1 West Scott Street at the northwest corner of North Pavilion Avenue and West Scott Street, which is within the HPO's National Register-eligible Riverside Historic District. The Township constructed the eastern addition to the building for the police department sometime soon after 1978. Riverside Township relocated most of the municipal services to a former dwelling at 237 South Pavilion Avenue in 2008. Technological and shared services innovations have reduced much of the administrative space concerns since 1978, as has the move to the more ADA-accessible 237 South Pavilion Avenue. The Township has no current plans to make exterior alterations to 1 West Scott Street.
 - b. The Township Library, which was originally housed in the Riverside Trust Company at 2 East Scott Street within the HPO's National Register-eligible Riverside Historic District, needed expansion. Technological and shared services innovations have reduced much of the administrative space concerns since 1978, as has the ADA-accessible rear addition to 10 Zurbrugg Way. This property is within Ordinance 2021-2's historic preservation overlay zone. Although the Riverside Historical Society's relocation from 10 Zurbrugg Way to the former train station at 3 Zurbrugg Way may provide more space for library expansion, the Township has no current plans to make exterior alterations to 10 Zurbrugg Way.

However, pages 21 and 22 of the 2007 Downtown Strategic Plan indicated that the 2,400 SF library "lacks space for children's programs, research and reading space," which will continue to exacerbate given the projected influx of 2,000 to 3,000 new residents from planned redevelopment. The plan also indicated that there may be opportunities to redevelop the properties from which the library receives rental income to fund a capital expansion project and necessary operation cost increases. This proposed redevelopment project would occur within Ordinance 2021-2's historic preservation overlay zone.
 - c. Some environmentally sensitive portions of the Township should be conserved for open space and natural resource protection. NJDEP has required developers and municipalities to make major changes to protect these resources since 1978, fulfilling that master plan objectives.
3. Circulation Element, which made several recommendations regarding on- and off-street parking, as well as localized intersection improvements, none of which affect identified historic sites.

MASTER PLAN ANALYSIS

The Planning Board adopted a 1996 Master Plan Reexamination Report and a subsequent Master Plan Update in 1997. The update made several changes in Master Plan objectives related to historic preservation, including:

- a. To halt the deterioration of housing stock and buildings through rehabilitation and reuse;
- b. To encourage preservation of historical landmarks and structures which are threatened by abandonment, lack of maintenance and/or misuse; and
- c. To find adaptive reuses, specifically, for Zurbrugg Hospital and Keystone Watchcase building.

The 1997 update included a new Land Use Plan Element, which had as one of its 22 listed objectives “Aggressively protect and preserve the Township’s historically significant structures, districts, and assets.” The Board made no significant changes in the 2003 Master Plan Reexamination Report other than the recommendation to designate several “Golden Triangle” properties as areas in redevelopment and to adopt redevelopment plans for the revitalization of those former industrial areas and adjacent properties, many of which were in the HPO’s 1997 National Register-eligible Riverside Historic District.

The Township Committee adopted the 2004 Riverside Redevelopment Plan, which repeated the historic preservation-related objectives from the 1997 and 2003 Master Plan Reexamination Reports, except there were no regulations, design guidelines, or incentives to protect and preserve any historic properties other than for the Keystone Watchcase building. The Zurbrugg Hospital property, which was not within the HPO’s 1997 National Register-eligible Riverside Historic District, was demolished in 2010. The hospital property remains vacant, but the former owners have remediated the site’s subsurface environmental contamination.

After NJ Transit’s RiverLine opened in 2004 with a new train station adjacent to the historic train station and the Keystone Watchcase building, the Planning Board adopted a 2005 Master Plan Reexamination Report. The report continued the historic preservation-related objectives from the 1997 and 2003 Master Plan Reexamination Reports and included new recommendations to adopt a Downtown Strategic Plan and a redevelopment plan for the historic Taubel’s Mill property, all of which were within the HPO’s 1997 National Register-eligible Riverside Historic District.

The subsequent 2005 Taubel’s Mill Redevelopment Plan did not include any provisions to protect or preserve the historic structures, which the designated redeveloper demolished the next year. These properties remained vacant until 2020 when the Township Committee adopted a new redevelopment plan with bulk standards and designed guidelines that allowed for the construction of multi-family housing in building forms inspired by those on the former 4.2-acre factory campus. Occupancy of the 190-units approved units began in 2023.

The 2007 Downtown Strategic Plan recommended a number of capital improvement projects, including substantial streetscape improvements, a new middle school, a new or substantially upgraded municipal building with a police station, library and community center in downtown, significant upgrades to the wastewater treatment plant assuming a 38% population increase from future redevelopment projects, i.e., from about 7,925 in 2000 to about 11,000. (The US Census counted 8,079 residents in 2010 and 8,003 residents in 2020.)

The 2007 plan based its projected growth on approvals for three (3) major projects:

1. Former Zurbrugg Hospital site for 430 units, which the Board reduced to 0 units with a 2024 redevelopment plan amendment, or a 430-unit reduction from the 2007 estimate;

MASTER PLAN ANALYSIS

2. Golden Triangle tract (Keystone Watchcase and Riverside Metals sites) for 356, which in 2024 stands at 64 units for the former project and 170 units for the latter for a total of 234, or a 124-unit reduction from the 2007 estimate; and
3. Taubel's Mill tract for 172 units, which is now under construction for an approved total of 190 units.

With a newly projected revised increase of 424 units, not including another 50 units for the recently approved St. Peter's Church redevelopment project, the Township may not find it critical to construct all the capital improvements proposed in the 2007 Downtown Strategic Plan.

The 2007 document included recommended Land Development Ordinance's bulk standards revisions for some of the Township's older residential neighborhoods, but the Township Committee did not them. It also included a Preliminary Investigation for the Designation of an Area in Need of Rehabilitation for the Swampoodle residential and industrial areas, but it does not appear that the Township Committee adopted that or any subsequent redevelopment plan for that area, either. The 2007 Downtown Strategic Plan did not include any regulations, design guidelines, or incentives to protect and preserve any historic properties.

The Planning Board adopted a 2013 Land Use Plan Element, which revised the element's goal as:

To bring about a fiscally beneficial mix of commercial, office, industrial, lodging, civic and residential land uses to enhance and sustain Riverside's unique historic, small-town community character while achieving economic strength and stability in the municipal tax base.

It also listed several historic preservation-related objectives, such as the following, but did not discuss the protection and preservation of historic properties:

a. General Objectives

1. *Strengthen the Township's economic position by encouraging a diverse mix of compatible housing, commercial, office, civic and lodging uses in Riverside's downtown commercial and adjacent transit-oriented development (TOD) neighborhoods districts.*
2. *Encourage development that respects existing development intensities, densities and patterns and environmental constraints.*
3. *Redevelop vacant land and rehabilitate underutilized and abandoned buildings and properties.*

b. Residential Areas:

1. *Protect and enhance stable modern and older residential neighborhoods and rehabilitate deteriorated residential areas.*

The Planning Board's 2022 Master Plan Reexamination Report did not include any historic preservation-related changes to the master plan and development regulations other than changing the Master Plan's Vision Statement to indicate:

The Township of Riverside strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress with rely upon a balance of preservation and revitalization as residents, businesses and organizations make Riverside their home.

In 2024, the Planning Board adopted an amendment to the 2004 Redevelopment Plan that included special provisions for the St. Peter's Church Area on Block 905, Lot 5 and Block 1401, Lot 1. The properties are within the HPO's 1997 National Register-eligible Riverside Historic District. The former parcel includes a convent that closed in 2006, now in ruinous condition. The latter parcel includes a church and rectory that

MASTER PLAN ANALYSIS

closed in 2017 and parochial schoolhouse that closed in 2006. Other than the 1954 church that replaced an older 1856 church, which St. John Neumann most likely dedicated, it appears that the remaining structures in this redevelopment project area date to about 1925.

The Diocese of Trenton demolished the 1861 building in 2017 when it vacated the property. With the demolition of the most character defining building on the latter parcel, it is unclear whether it has retained its architectural and historic significance and historic preservation value. If it does, then the proposed demolition of the convent and rectory to erect 26 townhouse and multi-family in the 2024 Redevelopment Plan amendment would appear to conflict with historic preservation principles to retain and rehabilitate those historic structures.

Since the redevelopment plan's adoption, the Township, Diocese, and HPO have reached an agreement which would permit the Diocese to demolish rectory and convent buildings after it completes architectural and historical documentary forms to HPO's satisfaction and would require HPO's approval of the Diocese's proposed site plan and architectural plans for compatibility with the Secretary of Interior's Standards.

Otherwise, the Master Plan's current Land Use, Community Facilities, Conservation, and Circulation elements are consistent with the goal and objectives of this 2024 Historic Preservation Element. Notwithstanding, the Master Plan's 2022 Vision Statement clearly states the Planning Board's commitment to them:

The Township of Riverside strives to promote and improve quality of life through enhancing a sense of community and preserving the integrity of our small-town identity and heritage. Future progress will rely upon a balance of preservation and revitalization as residents, businesses and organizations make Riverside their home.

APPENDIX A: Historic Preservation Weblinks

2024 NPS Best Practices Review: Assessing Integrity, Not Condition

<https://irma.nps.gov/DataStore/DownloadFile/709290>

2022 NPS Best Practices Review: Evaluating Non-Historic Exteriors

<https://irma.nps.gov/DataStore/DownloadFile/702443>

State Rehabilitation Subcode

<https://www.nj.gov/dca/codes/offices/rehab.shtml>

1995 NR Bulletin (revised 1997) Defining Boundaries for National Register Properties

<https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf>

1997 National Register Bulletin: How to Complete the National Register Registration Form

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

HPO Architectural Survey Guidelines

<https://www.nj.gov/dep/hpo/1identify/survarcht.htm>

New Jersey's Certified Local Government (CLG) Program Guidelines

https://www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf

2017 The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.

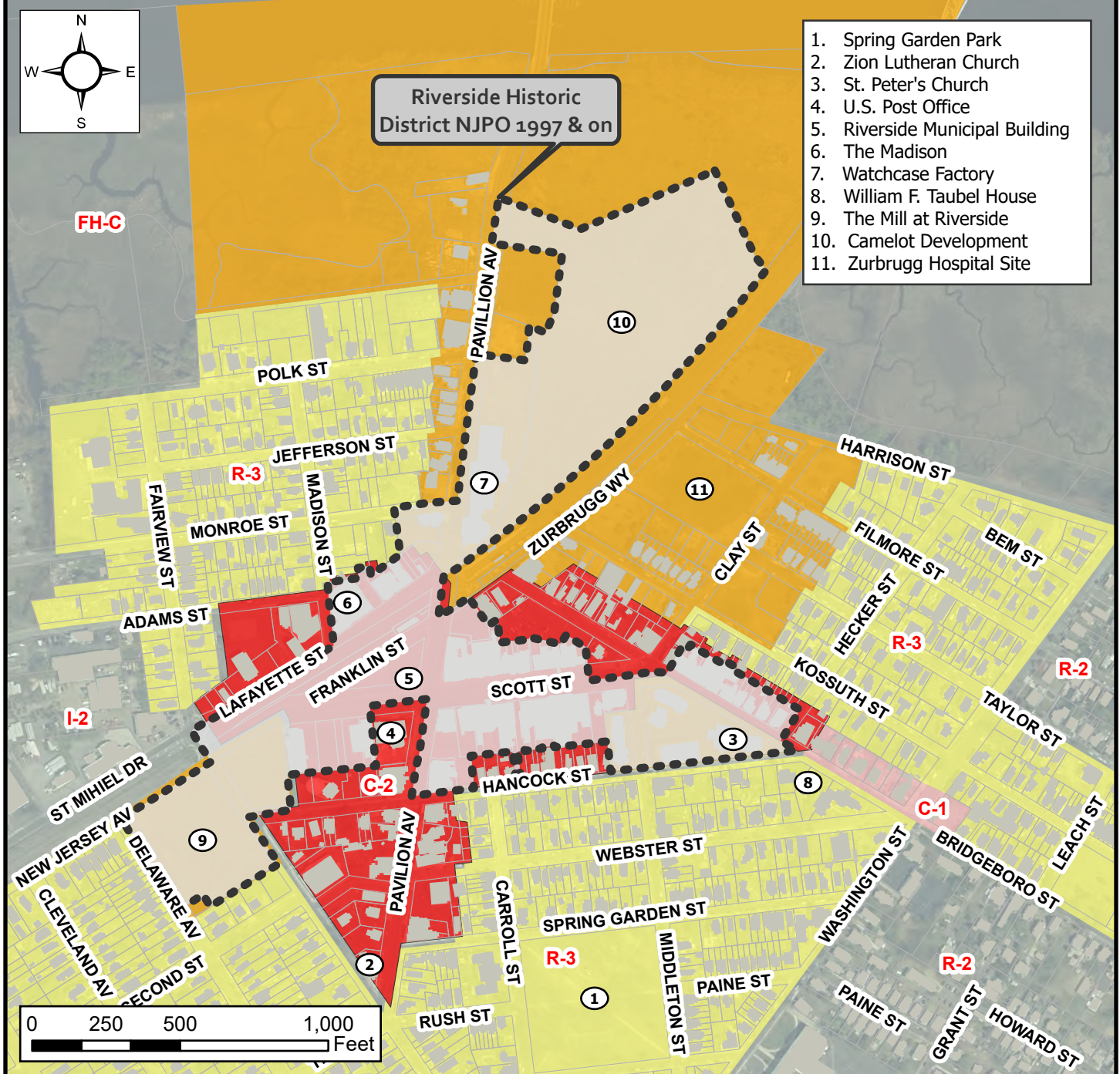
<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

Twenty-Four Reasons Historic Preservation is Good for Your Community

<https://www.placeeconomics.com/resources/twenty-four-reasons-historic-preservation-is-good-for-your-community/>

APPENDIX B Historic District Mapping

Riverside Township - Historic District - NJPO (1997)



Legend

- Riverside Historic District (NJPO 1997 & on)
 Zoning District(s) R-3
 SD
 C-1
 C-2

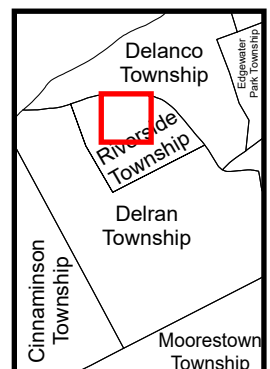
Date: 11/21/2024 Drafted By: PVB



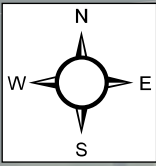
**ENVIRONMENTAL
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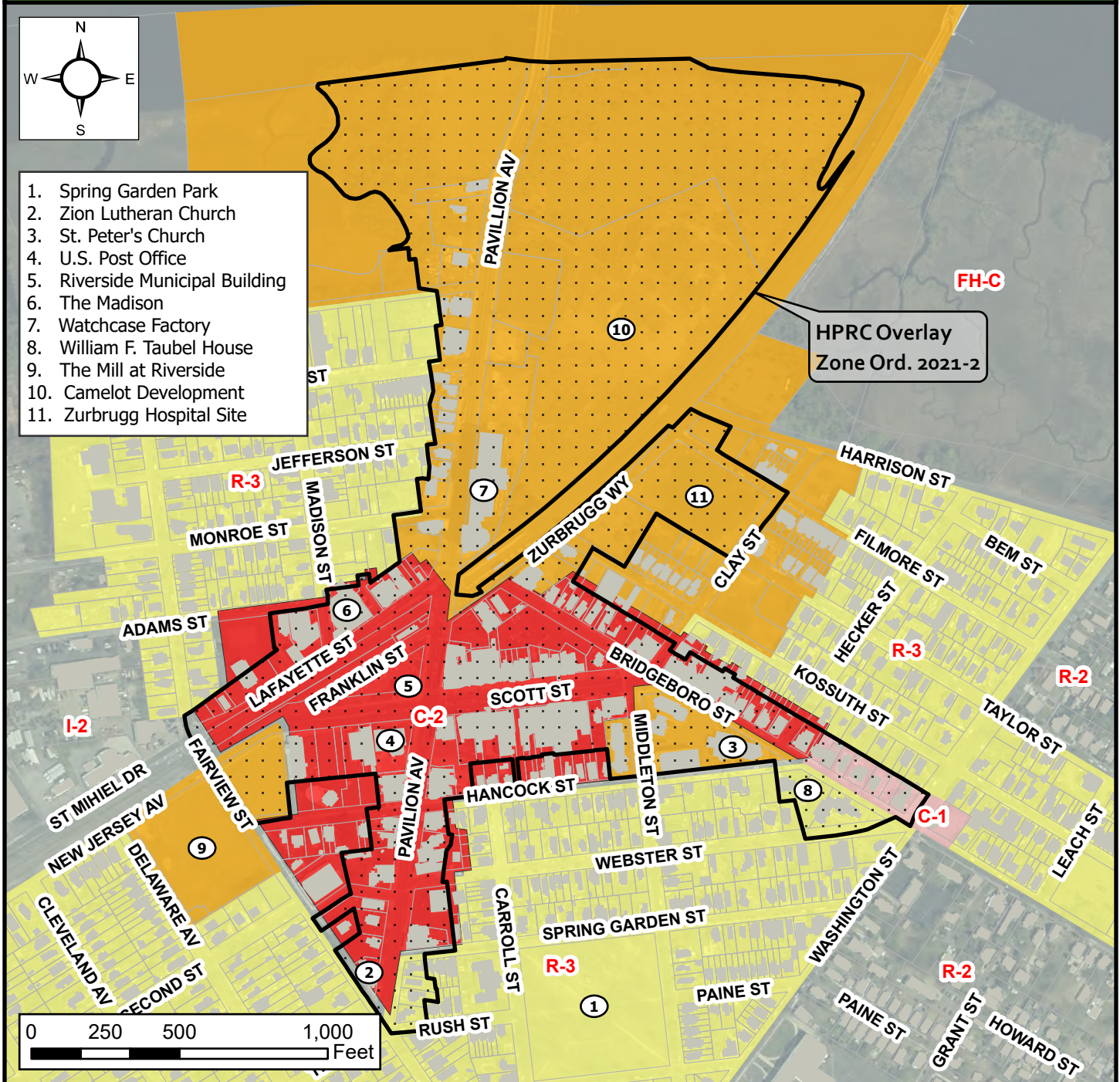
815 EAST GATE DR. SUITE 103
MOUNT LAUREL, NEW JERSEY 08054
TEL. 856-235-7170 FAX 856-273-9239



Riverside Township - Historic District - Ord. 2021-2



1. Spring Garden Park
2. Zion Lutheran Church
3. St. Peter's Church
4. U.S. Post Office
5. Riverside Municipal Building
6. The Madison
7. Watchcase Factory
8. William F. Taubel House
9. The Mill at Riverside
10. Camelot Development
11. Zurbrugg Hospital Site



Legend

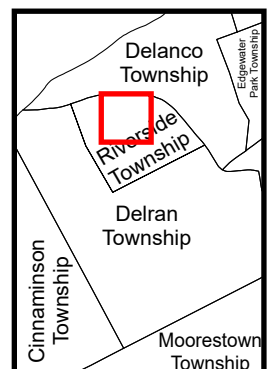
	HPRC Overlay Zone (Ord. 2021-2)
	R-3
	SD
	C-1
	C-2

Date: 11/21/2024 Drafted By: PVB

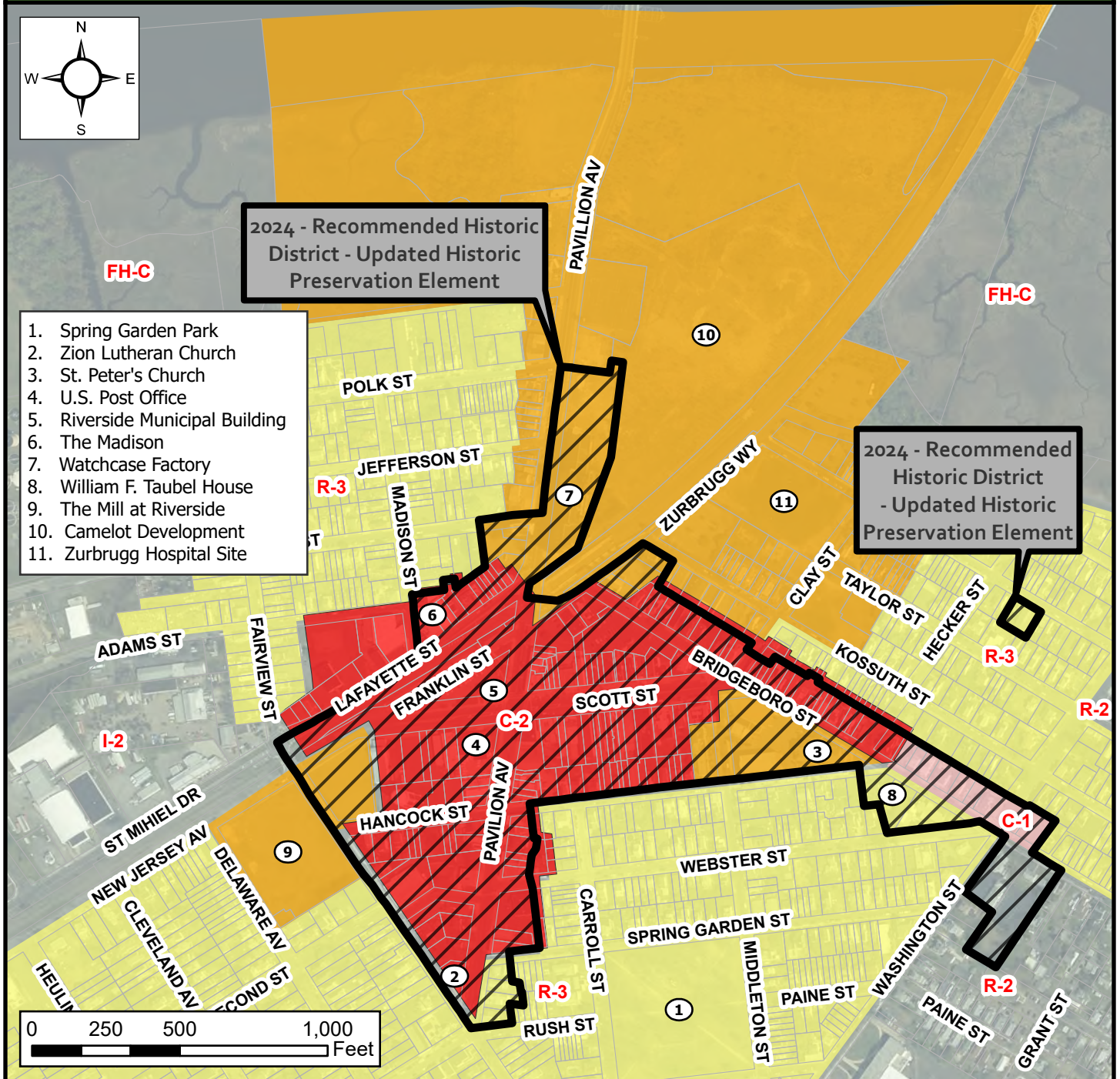


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Riverside Township - Historic District - 2024 Update



Legend

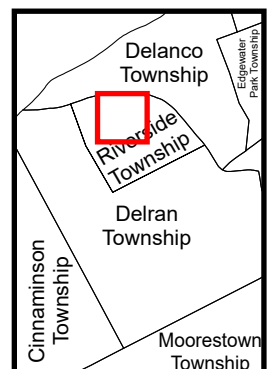
- Recommended Historic District (2024 H.P. Element)
- Zoning District(s)**
- R-3
 - SD
 - C-1
 - C-2

Date: 12/23/2024 Drafted By: PVB



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APPENDIX C: Ordinance 2021-2 Historic Preservation Overlay Zone Property List

Ordinance 2021-2 Historic Preservation Overlay Zone Property List

BLOCK	LOT	LOCATION	PROPERTY TYPE	ZONE
601	1	580 N Pavilion Ave.	Private Vacant	SD
601	2	528 N Pavilion Ave.	Commercial	SD
601	3	520 N Pavilion Ave.	Commercial	SD
601	4	500 N Pavilion Ave.	Commercial	SD
602	1	N Pavilion Ave.	NJ Transit: Parking	SD
602	2	1 N Pavilion Ave.	Commercial	SD
602	2.01	1 N Pavilion Ave.	Approved for 170 Multi-Family Units	SD
602	2.02	1 N Pavilion Ave.	Twp Vacant (Unbuildable)	SD
602	2.03	1 N Pavilion Ave.	Twp Vacant (Unbuildable)	SD
602	3	409 N Pavilion Ave.	Twp Vacant (Pavilion Hotel site)	SD
703	3	410-418 N Pavilion Ave.	Commercial	SD
703	4	400 N Pavilion Ave.	Commercial	SD
705	18	312 N Pavilion Ave.	Commercial	SD
705	19	310 N Pavilion Ave.	One & Two Family	SD
705	20	308 N Pavilion Ave.	One & Two Family	SD
705	21	306 N Pavilion Ave.	One & Two Family	SD
705	22	304 N Pavilion Ave.	One & Two Family	SD
705	23	302 N Pavilion Ave.	One & Two Family	SD
705	24	300 N Pavilion Ave.	One & Two Family	SD
801	7.01	125 Lafayette St.	One & Two Family	C-2
801	8	109 Lafayette St.	Commercial	C-2
801	11	107 Lafayette St.	Commercial	C-2
801	13	143 Lafayette St.	One & Two Family	C-2
801	14	145 Lafayette St.	Twp Vacant	C-2
801	15	147 Lafayette St.	Twp Vacant	C-2
803	1.01	27 Lafayette St.	Commercial	C-2
803	8	110 N Pavilion Ave.	NJ Transit: Parking	SD
803	8.01	5 Lafayette St.	Commercial	C-2
803	8.02	N Pavilion Ave.	NJ Transit: Parking	SD
803	9	112 N Pavilion Ave.	Multi-Family	SD
803	10	33 Lafayette St.	Commercial	C-2
803	11	7 Lafayette St.	Private Vacant (Unimproved)	C-2
803	12	9 Lafayette St.	Private Vacant (Unimproved)	C-2
803	13	11 Lafayette St.	Commercial	C-2
803	14	13 Lafayette St.	Commercial	C-2
803	15	15 Lafayette St.	Commercial	C-2
803	16	17-19-21 Lafayette St.	Commercial	C-2
803	17	23 Lafayette St.	Private Vacant: Parking	C-2
803	18	25 Lafayette St.	Commercial	C-2
804	11	216 N Pavilion Ave.	One & Two Family	SD
804	12	214 N Pavilion Ave.	One & Two Family	SD
804	13	208-210-212 N Pavilion Ave.	Commercial	SD
804	14	200 N Pavilion Ave.	Commercial	SD
804	15	200 N Pavilion Ave.	Commercial	SD
901	1	Fairview St. / N Pavilion Ave.	NJ Transit: Railroad Tracks	C-2
901	2	Franklin St.	Twp Vacant: Parking	C-2

Ordinance 2021-2 Historic Preservation Overlay Zone Property List

BLOCK	LOT	LOCATION	PROPERTY TYPE	ZONE
901	3	Franklin St.	Railroad Station	C-2
901	3.01	5 Franklin St.	NJ Transit: Railroad Tracks	C-2
902	1	1 W Scott St.	Municipal Court & Police	C-2
903	1	1 N Pavilion Ave.	Commercial	C-2
903	2	9 N Pavilion Ave.	Commercial	C-2
903	3	11-13 Pavilion Ave.	Commercial	C-2
903	4	15 N Pavilion Ave.	Commercial	C-2
903	5	17 N Pavilion Ave.	Commercial	C-2
903	6	15-17 E Scott St.	Private Vacant: Parking	C-2
903	7	8-10 Zurbrugg Way	Commercial	C-2
903	7	8-10 Zurbrugg Way	Twp Library	C-2
903	8	14 Zurbrugg Way	Multi Family	C-2
903	9	106 Bridgeboro St.	Commercial	C-2
903	10	Bridgeboro St.	Twp Vacant: Parking	C-2
903	11	39 E Scott St.	Commercial	C-2
903	12	49 E Scott St.	Commercial	C-2
903	13	35-37 E Scott St.	Commercial	C-2
903	14	33 E Scott St.	Commercial	C-2
903	15	31 E Scott St.	Commercial	C-2
903	16	25-27 E Scott St.	Commercial	C-2
903	16.01	23 E Scott St.	Commercial	C-2
903	17	21 E Scott St.	Commercial	C-2
903	18	19 E Scott St.	Commercial	C-2
903	19	15-17 E Scott St.	Commercial	C-2
903	20	11 E Scott St.	Multi-Family	C-2
903	21	9 E Scott St.	Commercial	C-2
903	22	7 E Scott St.	Commercial	C-2
903	23	5 E Scott St.	Commercial	C-2
904	1	90 New Jersey Ave.	Approved for 64 Multi-Family Units	SD
904	2	38 W Scott St.	Commercial	C-2
904	3	4 W Scott St.	Riverside Fire Co.	C-2
904	4	4 W Scott St.	Riverside Fire Co.	C-2
904	5	4 W Scott St.	Riverside Fire Co.	C-2
904	6	4 W Scott St.	Riverside Fire Co.	C-2
904	7	6 W Scott St.	US Post Office	C-2
905	1	E Scott St. & S Pavilion Ave.	Commercial	C-2
905	2	8-10 E Scott St.	Commercial	C-2
905	3	12 E Scott St.	Commercial	C-2
905	4	14-16-18 E Scott St.	Commercial	C-2
905	5	20-22 E Scott St.	Commercial	C-2
905	6	24 E Scott St.	Commercial	C-2
905	7	26 E Scott St.	Private Vacant: Unimproved	C-2
905	8	28 E Scott St.	Commercial	C-2
905	8.01	26 E Scott St.	Commercial	C-2
905	9	30 E Scott St.	Commercial	C-2
905	10	32 E Scott St.	Commercial	C-2
905	11	40 E Scott St.	Commercial	C-2

Ordinance 2021-2 Historic Preservation Overlay Zone Property List

BLOCK	LOT	LOCATION	PROPERTY TYPE	ZONE
905	11.01	35 E Hancock St.	Private Vacant: Parking	C-2
905	12	42-44-46-48 E Scott St.	Commercial	C-2
905	13	50 E Scott St.	Multi-Family	C-2
905	14	52-56 E Scott St.	Commercial	C-2
905	15	100 Middleton St.	Religious	C-2
905	28	123 S Pavilion Ave.	Commercial	C-2
905	29	121 S Pavilion Ave.	Commercial	C-2
905	30	119 S Pavilion Ave.	Commercial	C-2
905	31	117 S Pavilion Ave.	Commercial	C-2
905	32	115 S Pavilion Ave.	Commercial	C-2
1301	7	200 S Pavilion Ave.	One & Two Family	C-2
1301	8	206-208 S Pavilion Ave.	Commercial	C-2
1301	9	220 S Pavilion Ave.	Commercial	C-2
1302	1	228 S Pavilion Ave.	Commercial	C-2
1302	2	232 S Pavilion Ave.	One & Two Family	C-2
1302	3	238 S Pavilion Ave.	One & Two Family	C-2
1302	4	240 Pavilion Ave.	Religious	C-2
1303	1	215-217 S Pavilion Ave.	Commercial	C-2
1303	2	213 Pavilion Ave.	Commercial	C-2
1303	3	211 Pavilion Ave.	Commercial	C-2
1303	4	207-209 S Pavilion Ave.	Commercial	C-2
1303	5	205 S Pavilion Ave.	Commercial	C-2
1303	6	201 S Pavilion Ave.	Commercial	C-2
1304	1	241 S Pavilion Ave.	Commercial	C-2
1304	2	235 S Pavilion Ave.	Commercial	C-2
1304	3	221 Pavilion Ave.	Commercial	C-2
1305	1	245 S Pavilion Ave.	One & Two Family	R-3
1305	13	249 S Pavilion Ave.	Commercial	R-3
1305	14	237 S Pavilion Ave.	Municipal Building	R-3
1305	15	239 S Pavilion Ave.	One & Two Family	R-3
1401	1	202 Bridgeboro St.	Religious	SD
1401	1.01	200 Bridgeboro St.	Religious	SD
1401	1.02	103 Middleton St.	Religious	SD
1401	1.03	101 Middleton St.	Religious	SD
1402	6.02	140 Hancock St.	One & Two Family	R-3
1402	7	306 Bridgeboro St.	Multi-Family	R-3
1402	8	324 Bridgeboro St.	Religious	R-3
1402	8	324 Bridgeboro St.	Religious	R-3
3110	8	334 Kossuth St.	One & Two Family	C-1
3110	9	337 Bridgeboro St.	Commercial	C-1
3110	10	333 Bridgeboro St.	One & Two Family	C-1
3110	11	327 Bridgeboro St.	One & Two Family	C-1
3110	12	317 Bridgeboro St.	One & Two Family	C-1
3110	13	307 Bridgeboro St.	Commercial	C-1
3110	14	303 Bridgeboro St.	Commercial	C-2
3201	1-3	101 Filmore St.	NJ Transit: Parking	SD
3204	1	126 Zurbrugg Way	Private Vacant (former hospital)	SD

Ordinance 2021-2 Historic Preservation Overlay Zone Property List

BLOCK	LOT	LOCATION	PROPERTY TYPE	ZONE
3205	1	101 Kossuth St.	NJ Transit: Parking	SD
3207	1	100 Zurbrugg Way	Commercial	SD
3207	2	100 Zurbrugg Way	Private Vacant: Parking	SD
3207	3	118 Zurbrugg Way	Multi-Family	SD
3207	11	145 Bridgeboro St.	Commercial	C-2
3207	12	143 Bridgeboro St.	Commercial	C-2
3207	13	141 Bridgeboro St.	Commercial	C-2
3207	14	135 Bridgeboro St.	Commercial	C-2
3207	15	131 Bridgeboro St.	Commercial	C-2
3207	16	129 Bridgeboro St.	Commercial	C-2
3207	17	121 Bridgeboro St.	One & Two Family	C-2
3207	18	119 Bridgeboro St.	Commercial	C-2
3207	19	117 Bridgeboro St.	One & Two Family	C-2
3207	20	115 Bridgeboro St.	Multi-Family	C-2
3208	15	237-239 Bridgeboro St.	Commercial	C-2
3208	16	235 Bridgeboro St.	Commercial	C-2
3208	16.01	233 Bridgeboro St.	Commercial	C-2
3208	17	229 Bridgeboro St.	Commercial	C-2
3208	18.01	225 Bridgeboro St.	Commercial	C-2
3208	18.02	227 Bridgeboro St.	Commercial	C-2
3208	19	223 Bridgeboro St.	One & Two Family	C-2
3208	20	221 Bridgeboro St.	Commercial	C-2
3208	21	217 Bridgeboro St.	Commercial	C-2
3208	22	215 Bridgeboro St.	Commercial	C-2
3208	23	209 Bridgeboro St.	Commercial	C-2
3208	24	207 Bridgeboro St.	Commercial	C-2
3208	25	205 Bridgeboro St.	Commercial	C-2
3208	26	203 Bridgeboro St.	Commercial	C-2
3208	27	201 Bridgeboro St.	Commercial	C-2

APPENDIX D: Draft Historic Preservation Amendments to the Land Development Ordinance

DRAFT: Proposed Historic Preservation Ordinance

§ 255-90A-1. Purpose and objectives.

The purpose of this article is to implement the historic preservation element of the Master Plan, to provide guidance to property owners in achieving preservation of historic resources and to advance the following public purposes:

- A. Establish a historic district within the Township that designates buildings, structure and sites of historic significance for preservation and protection from demolition and/or significant modification(s) except in accordance with the standards established by this ordinance;
- B. Encourage the continued use of historic buildings, structures and sites, including their renovation and restoration, to facilitate their appropriate use or reuse;
- C. Encourage the proper maintenance of those buildings, structures and sites, and their appropriate alterations when made in conjunction with the construction permitting process;
- D. Enhance the visual and aesthetic character of the Township;
- E. Promote appreciation of historic sites for the education, pleasure and welfare of the residents of the Township and its visitors;
- F. Encourage private reinvestment;
- G. Promote the preservation of historic buildings, structures and sites outside of the historic district and encourage voluntary compliance;
- H. Foster civic pride and promote historic preservation and restoration through advisory, educational and informational functions;
- I. Develop materials that will aid township residents in their pursuit of maintaining the historic and aesthetic details of buildings, structures and sites; and
- J. Carry out such other advisory, educational and informational functions as will promote historic preservation within the municipality.

§ 255-90A-2. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDITION: An extension or increase in building size, floor area or height.

ADMINISTRATIVE OFFICER: The Township Construction Code Official.

ALTERATION: As applied to a building or structure, a change or rearrangement in the structural parts or in the means of egress, or an enlargement, whether by extending on a side or by increasing in height or the moving from one location or position, to another, or the change in appearance of the exterior surface of any improvement and does not include demolition.

CERTIFICATE OF APPROPRIATENESS (or COA): A document issued by the HPC demonstrating its review of any alteration, addition to or demolition of a designated historic site, or to a property within a historic district per the Standards in § 255-90A-7. Such review is based upon the application and representations of the Applicant and the approved plans presented for the preservation, restoration,

DRAFT: Proposed Historic Preservation Ordinance

rehabilitation or alteration of an existing property, or the demolition, addition, removal, repair or remodeling of any feature on an existing building within the historic district, or for any new construction within the historic district.

DEMOLITION: The partial or total razing, dismantling or destruction of any historic site or any improvement within a historic district.

DEMOLITION BY NEGLECT: The criteria governing emergency repairs are set forth in § 255-90A-8.

DESIGN: Exterior features including mass, height, appearance and the texture, color, nature and composition of materials.

EMERGENCY REPAIRS: The criteria governing emergency repairs are set forth in § 255-90A-5G.

EVALUATION: The process of determining whether identified properties meet defined criteria of historical, architectural, archaeological or cultural significance.

HISTORIC DISTRICT: One or more historic sites and certain intervening or surrounding property significantly affecting or affected by the quality and character of historic site or sites, as specifically designated herein.

HISTORIC PRESERVATION COMMISSION (or HPC): The Historic Preservation Commission as authorized by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

HISTORIC RESOURCE: Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register (of Historic Places); such term includes artifacts, records, and remains which are related to such a district, site, building, structure, or object.

HISTORIC SITE: Any real property, human-made structure, natural object or configuration or any portion or group of the foregoing which has been designated in the Master Plan as being of historic, archaeological, cultural, scenic or architectural significance at the national, state or local level, as specifically designated herein and which is located within the Historic Preservation Overlay Zone, as adopted by ordinance as an amendment to the Township Zoning Map. The designation of a historic site shall be deemed to include the Tax Map lot on which it is located as well as the right-of-way contiguous thereto.

HISTORIC STRUCTURE: Any structure situated on property included in the historic district on a historic site.

IMPROVEMENT: Any structure or any part thereof installed upon real property by human endeavor and intended to be kept at the location of such construction or installation.

IN-KIND: Same materials and of the same dimensions, profile, characteristic details, texture and location as existing.

INTEGRITY: The ability of a historic site or element to convey its historic and architectural significance; the retention of those essential characteristics and features that enable a property to effectively convey its significance.

INVENTORY: A list of historic sites determined to meet criteria of significance specified herein.

DRAFT: Proposed Historic Preservation Ordinance

MASSING: The manner in which a structure's height, depth, and width are proportionate to the height, depth, and width of the immediately adjacent structures that are located on the same street. The overall volumetric shape of a structure is also defined by the exterior walls, roof shapes, and appendages such as porches, projecting bays, towers, and cupolas.

MINOR APPLICATION: Any application for a COA which:

- a. Does not involve demolition, relocation or removal of a historic site;
- b. Does not involve an addition to a site in a historic district or new construction in a historic district;
- c. Is a request for approval of fences, signs, lighting, doors, windows, roofs, paving, exterior sheathing or streetscape work which will not substantially affect the characteristics of the historic site or the historic district.
- d. Is a request for a field change for a COA which has already been issued and which meets the criteria of Subsection C of this definition, above.

NATIONAL REGISTER CRITERIA: The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

ORDINARY MAINTENANCE AND REPAIR: Repair of any deterioration, wear or damage to a structure or any part thereof in order to return the same as nearly as practicable to its condition prior to the occurrence of such deterioration, wear, or damage with in-kind material and quality workmanship. Ordinary maintenance shall further include in-kind replacement of exterior elements or accessory hardware, including signs, using the same materials and workmanship and having the same appearance.

PERMIT: Any required approval for exterior work to any improvement or property in a historic district or on a historic site. Permit shall include, but is not limited to, a building permit, a demolition permit, a permit to move, convert, relocate or remodel or to change the use or type of occupancy of any improvement or property in a historic district which involves exterior changes to the structure or the property on which it is located.

PRESERVATION: The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

PROSPECTIVE BUYER: Any person or entity negotiating or offering to become an owner or lessee of site or property within the historic district by means of a transfer for value to which this section applies.

PROTECTION: The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury.

RECONSTRUCTION: The act or process of reproducing by new construction the exact form and detail of a vanished or non-surviving building, structure or object, or any part thereof, as it appeared at a specific period of time when documentary and physical evidence is available to permit accurate reconstruction.

REHABILITATION: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

REPAIR: Any work done on an improvement that is not an addition and does not change the exterior appearance of any improvement; provided, however, that any such repairs must be done with materials and workmanship of the same quality.

DRAFT: Proposed Historic Preservation Ordinance

RESTORATION: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

SCALE: Scale in architecture is a measure of the relative size of a structure or component in relation to a known unit of measure or customary size for such a component. The perceived scale of any proposed structure or addition is a function of:

- a. The overall size of the proposed new construction relative to existing structure sizes; and
- b. The visual relationship of structural or building wall elements in the new construction relative to the visual relationship of building wall elements in existing structure and buildings.

SELLER: Every person or entity who is an owner, beneficiary of a trust, contract purchaser or lessee of a ground lease, or who has an interest (legal or equitable) in a site or property within the historic district.

STREETSCAPE: The visual character of the street, including, but not limited to, the architecture, building setbacks and height, fences, storefronts, signs, lighting, parking areas, materials, color, sidewalks, curbing and landscaping.

STRUCTURE: A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

SURVEY: A process of identifying and gathering data on a community's historic resources. It includes a field survey which is the physical search for and recording of historic resources on the ground, preliminary planning and background research before the field survey begins, organization and presentation of survey data as the survey proceeds, and the development of inventories.

§ 255-90A-3. Historic Preservation Commission (HPC).

A. Responsibilities. The Historic Preservation Commission (HPC) shall have the following duties and responsibilities:

1. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report, as amended.
2. Make recommendations to the Joint Land Use Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites of any other Master Plan elements.
3. Advise the Joint Land Use Planning Board on the inclusion of historic sites in the recommended capital improvement program;
4. Advise the Joint Land Use Planning Board on applications for development pursuant to Section 24 of P.L. 1985, c. 516 (N.J.S.A. 40:55D-110). Based upon the recommendations of the HPC, the Joint Land Use Planning Board shall, at a public hearing, ultimately decide to approve, approve with conditions, or deny an application for a COA.
5. Provide written reports pursuant to Section 25 of P.L. 1985, c. 516 (N.J.S.A. 40:55D-111) on the application of the zoning ordinance provisions concerning historic preservation. The HPC report as referred to in N.J.S.A. 40:55D-111 shall be submitted to the Joint Land Use Planning Board which in turn shall report to the Administrative Officer.

DRAFT: Proposed Historic Preservation Ordinance

6. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
7. Provide technical assistance upon request to property owners on how to preserve, restore and rehabilitate structures, and to advise property owners upon their request as to the accuracy of historic restoration, including materials, fenestration, architectural detail, environment and color.

B. Establishment.

1. Members.

- a. There is hereby established a HPC to be appointed by the Mayor, which HPC was established by prior ordinance and is hereby continued consistent with N.J.S.A. 40:55D-107 et seq. The HPC shall consist of seven (7) regular members and two (2) alternate members. Members shall serve without compensation. At the time of appointment, at least one (1) member shall be designated from each of the following classes:
 - 1) Class A: A person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and
 - 2) Class B: A person who is knowledgeable, or with a demonstrated interest in, local history and who may reside outside the municipality; and
 - 3) Class C: Citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board or Zoning Board of Adjustment. Class C members should have at minimum a demonstrated interest in history, historic preservation or a related field.
- b. Alternate members shall meet the qualifications of Class C members. At the time of appointment, alternate members shall be designated as "Alternate No. 1 " and "Alternate No. 2." Of the seven regular members, at least one less than a majority shall be of Classes A and B.

2. Terms.

- a. The terms for the members of the HPC first appointed by Township Committee shall be as follows:
 - 1) One (1) member appointed for a one (1) -year term.
 - 2) Two (2) members appointed for two (2) -year terms.
 - 3) Two (2) members appointed for three (3) -year terms.
 - 4) Two (2) members appointed for four (4) -year terms.
 - 5) Thereafter, the term of each regular member shall be for four (4) years.
- b. All terms shall begin on July 1 of the year in which the appointment is made.
- c. Notwithstanding any other provision herein, the term of any member common to the HPC and the Joint Land Use Planning Board shall be for the term of membership on that Board.
- d. A vacancy occurring otherwise than by expiration of term shall be filled within 60 days for the unexpired term only.

DRAFT: Proposed Historic Preservation Ordinance

3. Alternates.
 - a. Alternate members shall serve for terms of two (2) years; provided, however, that the initial terms of the two (2) such alternate members shall be one (1) and two (2) years, respectively.
4. Officers. Annually, the HPC shall elect a Chair and Vice Chair from its members and select a recording secretary who may or may not be a member of the HPC or a municipal employee.
5. Budget. The Township Committee shall make provision in its budget and appropriate funds for the expenses of the HPC. The HPC may employ, contract for and fix the compensation of experts and other staff and services, as it shall deem necessary. The HPC shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the Township Committee unless the Township Committee by appropriation provides for separate legal counsel for the HPC. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by Township Committee for the HPC's use. In the event that the HPC receives gifts or grants, they will be placed in a dedicated fund for the exclusive use of the HPC.
6. Finances. The Township Committee shall establish by ordinance reasonable fees necessary to cover the expenses of administration and professional services to aid the HPC in its review of applications and development reviews. These fees are in addition to any other required under any portion of this or any other applicable Township ordinance.
7. Rules of HPC.
 - a. The HPC shall adopt written rules for the transaction of its business and for the consideration of applications for certificates of appropriateness and for designations of historic districts and sites. Such rules shall not be inconsistent with the provisions of this section and shall include but not be limited to rules pertaining to all notices and hearings required herein.
 - b. In order to make available to the public information useful to the preservation and protection of historic districts and sites and to provide the basis for consistency of policy, the administrative officer on behalf of the HPC shall maintain complete files and records. The HPC's files shall include but are not limited to data used in the classification of buildings, places and structures, minutes of HPC meetings, applications for certificates of appropriateness along with collateral data, decisions and appeals associated therewith and information, materials and references submitted to the public related to historic preservation. A record of HPC proceedings shall be kept and made available, but a formal verbatim record shall not be required.
 - c. The HPC Secretary shall keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations, decisions and applications. All meetings shall be noticed and conducted in accordance with the Open Public Meetings Act. Copies of all minutes shall be maintained in the office of the HPC and shall be delivered promptly to the Township Clerk.
 - d. Copies of records shall be made available to municipal bodies, agencies, and officials for their use. When the Joint Land Use Planning Board refers an application to the HPC, then the Board shall receive a copy of the HPC's report.
 - e. The Construction Official shall maintain and display an up-to-date map showing the historic district, as well as a current listing of historic sites. No member of the HPC shall be permitted to act on any matter in which they have, either directly or indirectly, any personal or financial interest. Unless a member resides or owns property within 200 feet of property which is the

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subject of an application, mere ownership or residence in a designated historic district and/or ownership of a designated historic site or a non-designated site shall not be deemed a personal or financial interest.

- f. No person shall act on any matter in which they have, either directly or indirectly, a personal or financial interest. A member of the HPC may, after a public hearing, if requested, be removed by the Township Committee for cause.
- 8. Meetings; quorum.
 - a. The HPC shall establish and post in Township Hall a regular schedule of a minimum of one meeting per month. Regular meetings shall be held as scheduled unless canceled for lack of applications to process. Additional special meetings may be called by the Chair or Vice Chair, or on the request of any two (2) of its members, when the regular meetings are inadequate to meet the needs of its business, to handle emergencies or to meet time constraints imposed by law.
 - b. Four (4) members shall constitute a quorum. Nonmember liaisons are not entitled to vote. A majority vote of those present and voting shall prevail and shall be sufficient to grant or deny a COA. A majority of the appointed membership shall be required to grant or change a historic site or district designation or to grant a demolition permit.
 - c. The HPC shall prepare an annual report to the Township Committee which shall be available to the public and placed on file in the Municipal Building. The report shall detail all activities, including problem solving, advice and support given.
 - d. The HPC shall hold public hearings to review all applications for permits, referrals of development applications and other business which comes before the HPC.

§ 255-90A-4. Designation of historic sites and districts.

- A. Survey. The HPC shall maintain a comprehensive survey of the Township of Riverside to identify historic districts, sites and landmarks which are worthy of protection and preservation.
- B. Criteria for designation. The HPC shall be guided by the criteria used by the National Register program to evaluate and designate historic districts and sites. The HPC or any interested party may recommend designation of historic sites or districts that have integrity of location, design, setting, materials, workmanship and association and that meet one or more of the following criteria:
 - 1. Character, interest, or value as part of the development, heritage or cultural characteristics of the Township, state or nation;
 - 2. Association with events that have made a significant contribution to the broad patterns of our history; or
 - 3. Association with the lives of persons significant in our past; or
 - 4. Embodiment of the distinctive characteristics of a type, period or method of construction, architecture, or engineering; or
 - 5. Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Township, state or nation; or

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6. Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative; or
 7. Unique location or singular physical characteristics that make a district or site an established or familiar visual feature; or
 8. That have yielded, or may be likely to yield, information important in prehistory or history.
- C. Procedures for designation.
1. Interested parties shall contact the administrative officer regarding consideration of a proposed historic site or district. The HPC may also initiate the designation of a historic site or district. The administrative officer will schedule a hearing before the HPC to review the proposed historic site or district.
 2. The formal historic district nomination shall include a building-by-building inventory of all properties within the district; color and/or black-and-white photographs of all properties within the district; a property map of the district showing boundaries; and a physical description and statement of significance which address the criteria for designation set forth herein. The formal historic site nomination shall include a color and/or black-and-white photograph, a tax map of the property and a physical description and statement of significance which address the criteria for designation set forth herein.
 3. Upon review and approval of the proposed site or historic district by the HPC, and after hearing the comments of the public, if any, the HPC shall forward the proposed site or district nomination to the Planning Board for consideration. Notification shall be by public notice in the official paper and by prominent posting in the municipal building at least 30 days prior to the Planning Board hearing. The interested parties or the HPC shall submit to the Planning Board a complete list of involved properties.
 4. Upon review and approval of the proposed site or district by the Planning Board, the site or district nomination will be sent to the Township Committee for adoption to amend and supplement this chapter.
 5. All other requirements of the Municipal Land Use Law regarding adoption of development regulations shall be followed.
- D. Designation of districts. The following historic district is delineated and described in the Master Plan and is hereby a designated historic district for purposes of this article:
1. Downtown Riverside Historic District, i.e.,
 - a. Block 602, Lot 2;
 - b. Block 803, Lots 1.01 and 8-18;
 - c. Block 901, Lot 3;
 - d. Block 902, Lot 1;
 - e. Block 903, Lots 1-23;
 - f. Block 904, Lots 2-11;
 - g. Block 905, Lots 1-32;
 - h. Block 1301, Lots 2-11;
 - i. Block 1302, Lots 1-4;
 - j. Block 1303, Lots 1-6;
 - k. Block 1304, Lots 1-3;
 - l. Block 1305, Lots 1 and 13-15;

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- m. Block 1401, Lot 1;
 - n. Block 1402, Lots 6.02, and 7-8;
 - o. Block 1901, Lots 17-18
 - p. Block 3105, Lots 19 and 19.01;
 - q. Block 3108, Lot 3;
 - r. Block 3207, Lots 1-3 and 11-20: and
 - s. Block 3208, Lots 15-27.
2. Additional districts. Any additional designated districts and sites and/or any changes in the designation of historic districts and historic sites shall be effectuated by amendment of this section in accordance with procedures provided for under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. and the procedures set forth herein.

§ 255-90A-5. Certificate of appropriateness (COA).

- A. When required. A COA issued by the HPC shall be required before a permit is issued, or before work can commence, for any of the following activities within a historic district(s) or on a historic site designated on the Zoning Map:
- 1. Demolition of any building, improvement, site, place or structure.
 - 2. Change in the exterior appearance of any building, improvement, site, place or structure that is visible at street level from a public right-of-way by addition, reconstruction, alteration or maintenance.
 - 3. Relocation of a principal or accessory building or structure.
 - 4. Any addition to or new construction of a principal or accessory building or structure that is visible at street level from a public right-of-way.
- B. When not required.
- 1. A COA shall not be required before a permit is issued by the Construction Code Official for changes to the:
 - a. Interior of a structure,
 - b. Exterior of a structure that is not visible at street level from a public right-of-way, such as to the rear of a building in an interior lot, or
 - c. Exterior of a structure that is visible at street level from a public right-of-way which strictly meet the standards for ordinary maintenance and repair as defined in this article.
 - 2. The Construction Official shall review all permit applications to determine if the application proposes work which constitutes ordinary maintenance and repair as defined in this article. The Construction Official may issue a permit if they find that the work strictly meets the standards for ordinary maintenance and repair as defined in this article. The Construction Official shall refer the application to the HPC if he finds that the proposed work does not meet the standards for ordinary maintenance and repair. If the Construction Official has any doubt as to whether the work constitutes ordinary maintenance and repair, then he may, at his discretion, refer the request to the HPC.
- C. Procedures.
- 1. All Applicants shall complete an application form. Application forms shall be made available in the office of the Administrative Officer. Complete applications shall be filed with the Administrative Officer.

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2. Each application may be accompanied by sketches, drawings, photographs, descriptions, the property survey, if available, and other information to show the proposed alterations, additions, changes or new construction. Applications for demolition shall include current and archival photographs of the interior and exterior of the building and drawings to document the condition of the building. The HPC may require the subsequent submission of such additional materials as it reasonably requires to make an informed decision.
 3. The HPC shall reach a decision on an application and submit its report to the administrative officer within 45 days of referral of same by the administrative officer. Nothing herein shall prohibit an extension of time by mutual agreement of the Applicant and the HPC.
- D. Informational meetings/conceptual review. Persons considering action that requires a COA, as set forth in this section, are encouraged to request an informal informational meeting with the HPC and/or its Chair prior to submitting a formal application for a COA. Requests for such informational meetings can be made to the Administrative Officer, who will contact the Chair of the HPC. The HPC shall hold such informational meetings within 15 days of receipt of such request. The purpose of an informational meeting is to review the Standards of appropriateness and the procedures for obtaining a COA. Neither the Applicant nor the HPC shall be bound by any informational meeting or conceptual review. Conceptual review shall not apply to any applications for development. The HPC shall not consider conceptual review of an application for development unless specifically referred to it by the Joint Land Use Planning Board.
- E. Application review.
1. Notices must comply with the requirements of the Open Public Meetings Act.
 2. An Applicant shall be required to appear or to be represented at the meeting to consider the application for a COA, and the HPC may act in the absence of the Applicant.
 3. The HPC shall issue a COA to the Applicant if it finds the permit application appropriate to the historic district or site and in conformity with the Standards per § 255-90A-7. The HPC shall issue a denial of a COA to the Applicant if it finds the permit application inappropriate to the historic district or site or not in conformity with the Standards.
 4. When an application is approved, the HPC shall forthwith issue a COA. Failure to report within a forty-five-day period shall be deemed to constitute a report in favor of the proposed work and without conditions. In the event that the Applicant has consented to an extension of time to consider the certificate, the extension of time should be transmitted to the Construction Official, and the permit shall not issue during the period of time of the extension.
 5. Appeals from determinations of the Construction Official pursuant to referral to the HPC may be made by the Applicant to the Joint Land Use Planning Board meeting as the Zoning Board of Adjustment, according to N.J.S.A. 40:5D-70(a). Nothing herein shall be deemed to limit the right of judicial review of the action after an appeal is concluded by the Board. The appellant shall pay all costs for copies of any transcript(s), which shall be a certified court reporter. The appeal shall be heard on the record made before the HPC. A determination by the HPC on issues within its authority shall be entitled to due deference. If, in the case of an appeal made pursuant to this subsection, the Board determines there is an error in any order, requirement, decision or refusal made by the Construction Official pursuant to a certificate or denial of a certificate submitted by the HPC in accordance with N.J.S.A. 40:55D-111, the Board shall, in writing, include the reasons for its determination in the findings of its decision thereon. The determination of the HPC may be

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overturned only if the Board finds that the HPC determination was arbitrary, capricious, unreasonable, or contrary to law.

6. The owner shall post the COA on a conspicuous spot on the site visible to the public during the entire process of work.
 7. Issuance of an approval of a permit shall be deemed to be a final approval pursuant to this section. Such approval shall neither cause nor prevent the filing of any collateral application or other proceeding required by any other ordinance to be made prior to undertaking the action requested concerning the landmark or any building, structure, object, or site located within a landmark district. The denial of a permit shall be deemed to preclude the Applicant from undertaking the activity applied for.
 8. When a COA has been issued, the administrative officer or his appointee shall, from time to time, inspect the work approved by such certificate and shall regularly report to the HPC the results of such inspections, listing all work inspected and reporting any work not in accordance with such certificate.
 9. A COA shall be valid for a period of two years from date of issue unless reasonable extensions are requested by the Applicant or the HPC.
- F. Minor applications. The Chair of the HPC, or a subcommittee of commissioners appointed by the Chair and acting on the Chair's behalf, and the Construction Official, may review applications for permits for minor work, without holding a public hearing. If the Chair, or such subcommittee, finds the application appropriate per the Standards in § 255-90A-7, they may act in place of the full HPC and issue a certificate for minor work to the Construction Official, who may then issue a building permit. If the Chair, or such subcommittee, does not find the work proposed in the application appropriate or doubts its appropriateness, the application shall be scheduled for a public hearing before the full Board.
- G. Emergency repair.
1. Approval by the HPC is not required prior to immediate and emergency repair to preserve the continued habitability of a site or property within the historic district and/or the health and safety of its occupants or others. Emergency repairs may be performed in accordance with Township codes, without the necessity of first obtaining the HPC's review or a COA.
 2. Procedures.
 - a. Under such circumstances, the repairs performed shall be only those that are necessary to protect the health and safety of the occupants of the site or property or others and/or to maintain the habitability of the structure. Where feasible, temporary measures to prevent further damage should be used, provided that these measures are reversible without damage to the structure. A request for the HPC's approval for a COA shall be made within five days of the emergency event, and no further work shall be performed upon the structure until an appropriate request for approval is made and a COA is obtained.
 - b. The property owner shall make a request to the Administrative Officer for the HPC's review simultaneously with the onset of emergency work. Such emergency work shall be permitted only if the Administrative Officer certifies the immediate necessity for such permit issuance.
 - c. Upon notice to the full HPC by telephone, e-mail, personal contact, or other appropriate means of communication, at least three members of the HPC shall advertise an emergency meeting in accordance with the Open Public Meetings Act, and such convening members shall proceed to

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review the COA application as provided for in this chapter. Subsequent to such a review, a COA may be issued upon a majority vote of the members convened.

d. All work done under this section shall conform to the criteria set forth in this article.

H. Requirement of obtaining COAs for government actions.

1. It is recognized that the intent and purposes of this article would not be fully served if the municipality and other governmental agencies were to control the actions of others but fail to apply similar constraints to itself. The Township of Riverside, when it plans an alteration, demolition, construction or change in appearance to any Township-owned property in any historic district or on any historic site, shall submit such plans to the HPC and shall receive an advisory report on the appropriateness per the Standards in § 255-90A-7 of those plans before undertaking the work.
2. In those circumstances where the municipality cannot require compliance, as in certain cases involving the county, state and federal governments, the Township most strongly urges the voluntary cooperation of such agencies in seeking a COA and hereby authorizes the HPC to consider such requests and applications. This does not relieve the property owner from complying with applicable state and federal regulations regarding historic preservation.

§ 255-90A-6. Referral from the Joint Land Use Planning Board.

- A. The Joint Land Use Planning Board shall refer to the HPC every application for development submitted to it for development in historic districts or on historic sites designated on the Zoning Map or identified in any component element of the Master Plan. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. The Board must provide a copy of its agendas to the HPC members as soon as it has been prepared and at the same time that it is mailed to the members of the Board. Failure to refer the application to the HPC as required shall not invalidate any hearing or proceeding. The HPC may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.
- B. On all matters referred to the HPC which require approval by the Board, the decision of the HPC shall be a recommendation only. In reviewing applications for development, the HPC may comment on any of the zoning and land use considerations which are relevant to the application. The Board shall not approve exterior building elevations when approving an application for development unless such approval is contingent on subsequent approval of the elevations by the HPC.
- C. An approval by the Board does not relieve the Applicant of the requirement of obtaining a COA for those aspects of the change not approved by the application for development.

§ 255-90A-7. Standards and criteria.

- A. The purpose of this section is to provide uniform standards and criteria for the regulation of historic sites and districts for use by the HPC. All projects requiring a COA and all applications for development in historic districts or on historic sites shall be governed by the principles of the Secretary of the Interior's Standards for Rehabilitation and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, which are adopted as an appendix to this section and which are incorporated herein by reference.

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- B. Criteria for finding appropriateness. The HPC may consider the siting, massing, design, arrangement, texture, details, scale, shape, materials, finish, color, and relationship to streetscape of the proposed work and the relationship of those characteristics to the historic, architectural, cultural, archaeological, and aesthetic significance of the historic site or district.
- C. In considering permit applications, the HPC shall not consider use, zoning requirements for setbacks, density, height limitations or lot coverage in finding appropriateness, as these fall within the purview of the Joint Land Use Planning Board.
- D. In considering development applications referred to it by the Board, the HPC may consider use, zoning requirements for setbacks, density, height limitations, and lot coverage, in rendering its advice to the Board on the application of the zoning ordinance provisions concerning historic preservation. The HPC should emphasize the streetscape when reviewing applications for development. The HPC shall not hear applications for development unless referred to it by the Board.

§ 255-90A-8. Demolition or moving of structures.

- A. The HPC and Joint Land Use Planning Board shall consider its demolition or moving of structures within the historic district in relation to its impact on the streetscape and neighborhood, regardless of its historic or architectural significance.
- B. COA required.
 - 1. No structure located in any historic district or on a historic site shall be removed or relocated without a COA.
 - 2. Subject to the criteria set forth in Subsection C below, said approval shall be granted only if the structure cannot be put to reasonable use and its preservation will impose an undue hardship on the Applicant.
- C. Review criteria. In reviewing any demolition or relocation application, the HPC and Board shall consider the following matters:
 - 1. The structure's historic, architectural, cultural and aesthetic significance.
 - 2. The structure's current and potential use for those purposes currently permitted by the Land Use Ordinance or for the use proposed.
 - 3. The structure's importance to the municipality and the extent to which its historical or architectural value is such that its removal would be detrimental to the integrity of the historic property or district and the public interest.
 - 4. The extent to which the structure is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.
 - 5. The extent to which the structure's retention would attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage, or make the municipality a more attractive and desirable place in which to live.
 - 6. The probable impact of the structure's removal upon the ambiance of the historic district or designated historic site.

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7. The structural soundness and integrity of the building and the economic feasibility of restoring or rehabilitating the structure so as to comply with the requirements of the applicable building codes.
- D. Relocation criteria. When it is necessary to move a historic structure to another site within the Township to preserve it, upon the recommendation of the HPC and approval of the relocation plans by the Board, said buildings may be relocated, provided that;
1. It fulfills the area regulations of said zone as to lot size, setback, and yard area requirements of the zoning district to which it would be relocated.
 2. The compelling reasons for not retaining the structure or improvement at its present site would be the proximity of the proposed new location and its accessibility to residents of the Township, and the probability of significant damage to the structure or improvement as a result of the relocation;
 3. The proposed surrounding areas are compatible with the surrounding nature and character with the current location, as they relate to the intent and purposes of this chapter; and
 4. The proposed new location is visually compatible in accordance with the standards set forth herein.
- E. Review procedure. On any application for a COA permit to demolish any structure in the historic district or a historic site, the Joint Land Use Planning Board acting as the Zoning Board of Adjustment shall hold a public hearing. At this public hearing, the Board shall hear a report from the HPC, after their review and determination at a regularly scheduled HPC meeting and any other interested party or organization, as to whether the demolition permit shall be issued. In making its determination, the Board shall use the criteria set forth in this chapter. If the Planning Board determines that demolition is not appropriate per the Standards in § 255-90A-7, it may postpone issuance of the permit for a period of six months. During this period of time, the Board may hold other hearings to determine if there is some other means of preserving the building. The Board is empowered to work out with the owner feasible plans for preservation of structures where moving or demolition thereof would be a great loss to the public, the Township, the streetscape and the neighborhood. In the event that it is shown that the owner has a reasonable economic use of the property, and that the structure should be preserved on the basis of the standards set forth in this chapter, the Board may deny the application for a COA permit to demolish the structure.
- F. Demolition by neglect; required maintenance. No structure within a historic district or on a historic site shall be allowed to deteriorate due to neglect by the owner which would result in violation of the intent of this section. The owner, lessee, or other person in actual charge of such structure or site shall comply with all applicable codes, laws and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of any such structure or site, and the interior portions thereof, when such maintenance is necessary to prevent deterioration and decay of the exterior. All such structures and sites shall be maintained against such decay and deterioration and shall be free from structural defects through prompt corrections of any of the following defects:
1. Walls and other exterior features, which may fall and injure members of the public or property.
 2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.
 3. Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split or buckle due to defective material or deterioration.

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4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
5. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.
6. Any fault or defect in the building, which renders it not properly watertight or structurally unsafe.

§ 255-90A-9. Enforcement.

- A. It shall be the duty of all municipal officials reviewing all permit applications involving real property or improvements thereon to determine whether such application involves any activity which should also be the subject of an application for a COA. If it should, the official shall inform both the Administrative Officer and the Applicant, as well as the HPC.
- B. All work performed pursuant to the issuance of a permit for the construction, alteration, demolition, or moving of a building or site within the historic district or on a historic site subject to the review of the HPC and the Joint Land Use Planning Board shall conform to the requirements of the permit. It shall be the duty of the Administrative Officer to inspect from time to time any work performed pursuant to such permit in order to ensure compliance. In the event that work is not being performed in accordance with the permit requirements, the Administrative Officer shall issue a stop-work order, and all work shall cease until the work is brought into conformity with the requirements of the permit. Approvals expire within one year or at the end of the building permit, whichever is longer.

§ 255-90A-10. Violations and penalties; restoration of property; injunctive relief.

- A. Violations.
 1. If any person shall undertake any activity vis-a-vis on an improvement within a historic district or on a historic site without first having obtained and posted a COA, such person shall be deemed to be in violation of this article.
 2. Upon learning of the violation, the Administrative Officer shall personally serve upon the owner of the lot whereon the violation is occurring a notice describing the violation in detail and giving the owner ten (10) days to abate the violation by seeking review of the extent and proposed work by the HPC.
 3. If the owner cannot be personally served within the Township with the said notice, a copy shall be posted on site and a copy sent by certified mail, return receipt requested, to the owner at the last known address as it appears on the Township tax rolls.
- B. Penalties. If any person shall undertake any activity affecting a historic site or improvement within a historic district without first having obtained a COA, or without subsequent review by the HPC following discovery of the omission, in addition to fines and penalties as set forth in § 255-162, the violator may be required to restore same to a condition consistent with its historic character and integrity, as approved by the HPC.
- C. Injunctive relief. In the event that any action, which would permanently and adversely change a historic site or historic district, such as demolition or removal, is about to occur without a COA having been issued, the Administrative Officer may apply to the Superior Court of New Jersey for such injunctive relief as is necessary to prevent the destruction of such site or landmark.

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§ 255-90A-11. Other requirements unaffected.

The requirements of this article shall be considered to be in addition to and in no case shall they be interpreted as a substitute for any other approval, permit or other action as otherwise provided for.

§ 255-90A-12. Disclosure of historic designation.

- A. Disclosure required. Whenever real property within a historic district or on a historic site within the Township of Riverside the seller thereof shall tender to all prospective buyers a copy of the preprinted information available from the Township that describes certain exterior alterations and construction standards. Said seller shall obtain the signatures of all parties to a sale or lease of such real property showing that the preprinted information has been given and received, indicating thereon the street address and parcel number of the real property being sold or leased.
- B. Time of disclosure. The disclosure required in Subsection A above shall be completed no later than the time the real estate sale or lease contract is executed between the seller and prospective buyer thereof.