

ORDINANCE 2026-

AN ORDINANCE OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY AMENDING THE CHERRY HILL TOWNSHIP ZONING ORDINANCE TO ESTABLISH A NEW THREE EXECUTIVE CAMPUS (TECO) OVERLAY ZONE

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of Cherry Hill Township, County of Camden, State of New Jersey, that the Cherry Hill Zoning Ordinance shall be hereby amended as follows:

SECTION 1. Section 301, “Establishment of Zones,” of the Cherry Hill Township Zoning Ordinance shall be amended to include a new district as follows:

TECO Three Executive Campus Overlay Zone

SECTION 2. Section 302, “Zoning Map.” The Cherry Hill Township Zoning Map shall be amended to include a new TECO Three Executive Campus Overlay Zone, which shall be shown to encompass Block 68.01 Lot 1, and which shall retain the underlying B4 Regional Business Zone designation for this parcel, as shown on the accompanying map.

SECTION 3. A new Section 428 of the Cherry Hill Township Zoning Ordinance shall be established, which shall be entitled “Three Executive Campus (TECO) Overlay Zone.” This new section shall read as follows:

SECTION 428. THREE EXECUTIVE CAMPUS (TECO) OVERLAY ZONE

- A. **Intent.** The intent of the Three Executive Campus (TECO) overlay zone is to provide for a range of residential, office, retail, restaurant, personal services, recreational and civic uses to function as a mixed-use center on the Three Executive Campus site, which is an underutilized office park. New construction and/or adaptive reuse of the existing office building is envisioned. The TECO overlay zone is further intended to create an incentive for the development of at least 39 low- and moderate-income housing units in a suitable location to help address the fair share housing obligation of the Township of Cherry Hill, in accordance with the Mediation Agreement between the Township and Fair Share Housing Center executed on December 22, 2025.
- B. **Overlay Zone.** The TECO zone is an overlay zone and does not remove the underlying Regional Business (B4) Zoning; instead, it is a development alternative to the underlying zone. The uses noted below shall be permitted only if the stand-alone residential and/or mixed use (residential and non-residential) development options are undertaken as noted herein, in lieu of the underlying B4 zoned uses. Any non-residential use not developed as part of a mixed-use building, as set forth herein, shall be required to be constructed in accordance with the underlying B4 Zone regulations, except if a developer pursues adaptive reuse of the existing building in accordance with §428.H.5.
- C. **Definitions.** For the purposes of this section, the following terms shall be defined as noted below. For all other terms in this section, their definition shall be as defined in §202, or, if undefined, shall be interpreted as to give them the meaning they have in common usage and to give this section its most reasonable application:

ADAPTIVE REUSE: The repurposing of old or underutilized buildings for new functions while retaining much of the integrity of the original structure.

GROUND FLOOR: The level of the building whose floor surface is closest to, or level with, the surrounding exterior grade.

MIXED-USE BUILDING: Allows different types of land uses, like residential, office, retail, restaurant, to be combined in a single building.

TRACT: The parcel that comprises the TECO overlay zone, which is identified by Township tax records as Block 68.01 Lot 1.

- D. **Permitted Principal Uses.** In the TECO overlay zone, no lot shall be used and no structure shall be erected, altered, or occupied for any purpose except the following:
1. Multi-residential development, provided it shall include non-age-restricted affordable housing units, in accordance with §428.H.2. Multi-residential development may be constructed within stand-alone buildings or may be constructed above non-residential uses in accordance with §428.D.2. below.
 2. All permitted principal uses in the Neighborhood Business (B1) zone as set forth in §414.B. shall be permitted in a mixed-use building on the ground floor only, unless the use is prohibited in §428.F. below.
- E. **Permitted Accessory Uses & Structures.** Any of the following uses and structures may be permitted, when used in conjunction with a principal use and conforming to the applicable subsection in §428.D:
1. All accessory uses and structures permitted in the Neighborhood Business (B1) zone as set forth in §414.C. shall be permitted.
 2. Private recreation buildings and facilities, including clubhouses, swimming pools, workout rooms, common areas and the like, intended for use by residents of the premises.
 3. Other accessory uses customarily incidental to the permitted principal use.
 4. Signs shall be in accordance with the requirements set forth below.
- F. **Prohibited Uses.** Any use that is not specifically permitted in §428.D. or E. is hereby prohibited. Also, the following uses permitted in the Neighborhood Business (B1) zoning district are specifically prohibited in the TECO Overlay zone:
1. Bars and taverns.
 2. Drive-through restaurants, drive-through pharmacies.
 3. Exterminator services.
 4. Funeral homes, mortuaries, and cemeteries.
 5. Outdoor recreation motor sports, including go-karts, dirt bikes, and motorcycles.
 6. Outdoor storage of motor vehicles, materials and equipment, contractor storage yards.

- G. **Bulk Requirements.** Except as otherwise modified, the following bulk standards shall apply to all development in the TECO overlay zone:
1. **Minimum lot area:** The minimum lot area shall be one (1) acre. Should subdivision of the tract occur, then rights of access, and use for vehicular access and pedestrian circulation, shared parking, access to open space, public utilities, stormwater drainage and similar common improvements as governed herein, shall be established for all such lots within the tract by instruments such as covenants, conditions and restrictions, the form of which shall be subject to the approval of the Board Attorney.
 2. **Minimum yard and setback requirements:** Buildings or portions thereof containing multi-residential dwellings or mixed-use development in accordance with §428.D. shall adhere to the following setbacks:
 - a. Principal buildings shall be set back a minimum of 100 feet from the tract boundary abutting the R2 Residential zone.
 - b. Principal buildings shall be set back a minimum of 30 feet from all other tract boundaries.
 - c. Principal buildings shall be set back a minimum of 10 feet from internal tract driveways and interior access aisles.
 - d. The setback between individual principal buildings within the tract, where said buildings are not connected, shall be no less than 25 feet.
 - e. Private balconies on principal buildings are permitted to project a maximum of 4 feet into the setbacks noted herein above. Such projecting balcony exception shall not extend for more than a continuous length of 20 feet without a minimum horizontal separation of 25 feet between setback projections.
 3. **Maximum principal building height and number of stories:** The maximum height of principal buildings shall be 75 feet and 6 stories, except the maximum height of any principal buildings, or portions of principal buildings, located within 150 feet of the R2 Residential zone shall be no more than 48 feet and 4 stories.
 4. **Maximum length of building:** Except for the adaptive reuse of an existing building in accordance with §428.H.5, no principal building shall exceed a total length of 300 feet.
 5. **Maximum building coverage:** The maximum building coverage shall be 40%. This maximum shall apply to both the total tract area and to any individual subdivided lots within the tract.
 6. **Maximum lot coverage:** The maximum lot coverage shall be 75%. This maximum shall apply to both the total tract area and to any individual subdivided lots within the tract.
 7. **Minimum open space/recreation:** A minimum of 25% shall be dedicated for common open space, which may include conservation, passive and active recreation, but shall be consistent with §401.K. This minimum shall apply to both the total tract area and to any individual subdivided lots within the tract.

8. Maximum number of residential units: The maximum number of residential dwelling units permitted to be constructed on the tract, not including any superintendent's units, shall be 195 dwelling units. This maximum applies to the entirety of the tract and not to individual parcels or lease areas if the tract is subdivided.
9. Accessory buildings and structures: The following bulk regulations shall apply to all accessory buildings and structures.
 - a. All accessory buildings shall adhere to the same setback requirements as principal buildings.
 - b. All accessory buildings shall be limited to the same height requirements as principal buildings, unless otherwise noted herein.
 - c. In no event shall any accessory buildings or structures be permitted to be located within 100 feet of the tract boundary adjoining the R2 Residential zone, except that existing parking situated therein shall be permitted to remain.

H. Additional Requirements. In addition to §428.G., the following requirements shall apply in the TECO overlay zone:

1. Residential amenity space: The minimum multi-residential amenity space shall be 100 square feet per dwelling unit. Such space shall include no less than 70 square feet per unit as resident outdoor open space, including semi-private or private recreational courtyards, rooftop amenities, private terraces or patios, which shall be permitted to be counted toward the minimum open space requirement set forth at §428.G.7 above. The remainder can be met with indoor resident amenity space such as clubhouse facilities, fitness centers or lounge and meeting rooms. Flexibility shall be allowed in meeting this total square footage such that a minimum of 50% of the requirement is constructed in a phase, so long as the requirement shall be met for the overall tract independent of the individual phases constructed.
2. Affordable housing:
 - a. A minimum of 20% of the total dwelling units constructed shall be provided as non-age-restricted affordable units, whether such units are for sale or for rent. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded down to the lower whole unit and fractions equal to or greater than one half (1/2) shall be rounded up to the higher whole unit.
 - b. The affordable units required by this section shall be built on the tract. Payments-in-lieu of on-site construction of affordable housing shall not be permitted.
 - c. All affordable units to be produced pursuant to this section shall comply with the Township's Affordable Housing Procedural & Eligibility Requirements at Article X of the Cherry Hill Township Zoning Ordinance, as may be amended and supplemented, including, but not limited to, pricing, phasing, income distribution, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, and income qualification.
 - d. It shall be the developer's responsibility, at its sole cost and expense, to arrange for a qualified Administrative Agent to ensure full compliance with Article X and to file such

certificates, reports and/or monitoring forms as may be required by the Department of Community Affairs, the Affordable Housing Dispute Resolution Program (the Program), and/or the Court to verify compliance of each affordable unit.

3. Parking: In addition to the standards of Article V and the New Jersey Residential Site Improvement Standards (RSIS), the following shall apply:
 - a. Guest parking: For residential uses which are part of a mixed-use development, the guest parking requirement set forth in the New Jersey Residential Site Improvement Standards (RSIS) shall be permitted to be shared with non-residential parking spaces on the tract in accordance with an approved shared parking arrangement.
 - b. Where shared parking strategies are determined appropriate, the Board may, in its discretion, reduce the minimum number of required parking spaces, permit a limited amount of parking to be reserved either for residential or specified non-residential uses only, and/or restrict the hours that certain spaces are to be used for residential or non-residential uses only.
 - c. Parking structures:
 - i. Parking structures attached to a principal building shall be considered part of the principal building and shall adhere to the maximum height requirements for the principal building. Any stand-alone parking structures shall be limited to a maximum height of 40 feet, exclusive of the elevator penthouse, which may exceed that height.
 - ii. Parking structures shall be screened by a principal building structure(s) or shall be provided with architectural treatments complementary with those provided on adjacent principal buildings to sufficiently disguise the structure.
 - iii. Architectural treatments shall include such features as compatible façade materials, building openings or window arrangement and detailing, gratings, artistic panels, and green wall treatments to disguise or screen the parking or structure. Such features shall not represent a sign as defined in §202.
 - iv. Parking structure entrances shall be accentuated by architectural detailing and shall provide visual identification to safeguard pedestrian movement and crosswalks where appropriate.
 - v. Provisions for a living wall system, civic art and/or decorative lighting are permitted to maximize the visual quality along elevations facing residential units, adjacent public roadways, as well as the surrounding community.
 - vi. Ramps to transition from floor to floor in a garage structure shall be internal to the structure or screened.
4. Signage: Signage requirements in the TECO overlay zone shall be consistent with the signage requirements for the underlying zone, the Regional Business (B4) zone, as set forth at §517., except that ground floor businesses in a mixed-use building do not require street frontage in order to have façade signage; internal tract driveways and interior access aisles in the development may

be substituted for street frontage for this purpose.

5. **Adaptive reuse of existing building:** In an effort to encourage adaptive reuse of the existing office building on the tract for inclusionary development, the following additional standards shall apply in the event a developer elects to convert the existing office building to stand-alone residential or mixed-use development in accordance with the TECO overlay zone:
 - a. Notwithstanding §428.G.8. to the contrary, which limits the number of residential units in the TECO overlay zone to 195, the maximum number of units that may be constructed on the tract shall be increased to 320, provided that all such residential units shall be provided within the existing building itself.
 - b. The minimum residential amenity space required per §428.H.1. shall be increased to 150 square feet per dwelling unit, which shall include no less than 100 square feet per unit as resident outdoor space, with the remainder permitted to be met with indoor resident amenity space.
 - c. The minimum amount of common open space required per §428.G.7. shall be increased to 30%, which minimum shall apply to both the total tract area and the lot which contains the existing building, if subdivided.
 - d. Notwithstanding §428.D.2. to the contrary, which restricts non-residential uses solely to the ground-floor of mixed-use buildings in the TECO overlay zone, a developer electing to adaptively reuse the existing building for a mixed-use development shall be permitted to locate office uses on upper floor(s) within the existing building, provided that office uses and residential uses are located on separate floors within the building.
 - e. Further notwithstanding §428.D.2. to the contrary, a developer electing to adaptively reuse the existing building for either stand-alone residential or mixed-use development shall be permitted to construct non-residential uses in stand-alone building(s) on the tract, be it on the same lot as the existing building or subdivided per §428.G.1. The non-residential uses permitted within such stand-alone buildings shall be the same as those set forth at §428.D.2. and shall meet all other requirements of the TECO overlay zone. No stand-alone non-residential building(s) shall be permitted to be constructed until no fewer than 195 of the residential units created within the existing building have received Certificates of Occupancy.

I. **Design Standards.** The standards below have been promulgated to achieve a well-designed and pedestrian-friendly mixed-use center; in addition to Article V, the design standards shall apply to all residential and mixed-use development in the TECO overlay zone. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Township approving authority may waive any of the following criteria, pursuant to a request for a 'design standard exception,' as the Board deems reasonable and within the general purpose and intent of this overlay zone.

1. **Architectural design standards:** In addition to the requirements of §504, the following shall apply in the TECO overlay zone:
 - a. The entry façades of all buildings shall be designed to a pedestrian scale.

- b. In mixed-use buildings, primary access to individual ground floor storefronts shall be from the sidewalk abutting the storefront, rather than solely from the interior of the building or hallway.
 - c. The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from adjacent properties and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall not be visible from the public areas. Where the construction of a blank or substantially blank wall is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - d. All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes, and other telecommunications receiving devices shall be screened from view from public property, rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.
 - e. The massing of buildings shall be deemphasized in a variety of ways, including building height set-backs to reduce perceived building scale and height, the use of projecting and recessed elements such as porches and roof dormers, to reduce the apparent overall bulk and volume, to enhance visual quality and contribute to human-scale development. Such breaks in the facades and rooflines shall occur not more frequently than every 25 feet and no less frequently than every 100 feet.
 - f. Building colors and materials shall have a complimentary palate.
 - g. Except for adaptive reuse of the existing building in accordance with §428.H.5., buildings with ground-floor level residential units shall be at a floor elevation minimally 1.5-feet higher than the adjacent grade directly outside of the unit.
 - h. Service areas for all non-residential and residential facilities shall be provided via open air and enclosed entranceways at the rear of each building designed to be isolated from primary pedestrian areas and screened from view to the extent practical.
2. Green building features: The implementation of green building features is encouraged throughout the TECO overlay zone, where applicable, to promote environmental stewardship. Such features should be considered at the beginning of the planning and design phase to ensure proper integration and combination of features. The list of green building strategies below is intended to highlight some key strategies which have been identified as consistent with the plan for the tract and is not a comprehensive list of all the features which may be considered by a prospective developer. Green building features not listed herein shall be reviewed for consideration by the Township.

Green building strategies acknowledged by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) and Rutgers Center for Green Building's New Jersey Green Building Manual are strongly encouraged.

- a. Green roof and terraces.

- i. Roof top terraces and vegetated “green” roofs shall be permitted, provided they do not exceed 3 feet, 6 inches in height, excluding vegetation, as measured from the maximum building height limit. On roofs with slopes greater than 20 degrees, vegetated roofs shall be limited to a height of 12 inches measured perpendicular to the roof surface.
 - ii. Green roofs are encouraged on all upper flat roofs for communal use and terraces for individual tenant use. Green roofs provide the benefits of reduced cooling costs, increased insulation, runoff mitigation, reduced impact of heat island effect and enhancement of quality of life. Facilities for rainwater collection and drip irrigation are recommended.
 - b. Solar collectors. Solar collection systems for the generation of electricity and/or hot water are encouraged. Such systems shall be permitted on all upper roofs of buildings and parking structures and must be consistent with the architectural character and design of the site and buildings.
3. Landscaping: In addition to the requirements of §508, the following shall apply in the TECO overlay zone:
 - a. Canopy trees shall be planted along the primary internal tract driveway(s) and/or primary interior access aisle(s) at a maximum distance of 35 feet on center and spaced equal distance. Such street trees shall be a minimum caliper of 3 inches (measured 6 inches above ground level) at the time of planting. Bottom branches shall be trimmed to a minimum of 8 feet above the ground for pedestrian passage.
 - b. Hedges and ornamental fences may be used to define the street edge and block the view of parking areas. Hedges, walls, and solid fences may be used to block view of storage areas, loading docks or other utilitarian views from residential or public areas. No “cyclone” or “chain link” fencing shall be permitted.
 - c. Parking lot landscaping:
 - i. Parking lots for residential and mixed-use development shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture.
 - ii. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and to provide the parking area with a reasonable measure of shade, when trees reach maturity.
 - iii. Parking lots adjacent to primary internal tract driveways and/or primary interior access aisles shall be surrounded by a minimum of a 2.5-foot-high, year-round visual screen, such as a hedge, masonry wall, or ornamental fence. The height of any required screening hedge or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.

- iv. Parking lot layout shall take into consideration pedestrian and vehicular circulation and shall be designed to preclude dead end parking lots. Pedestrian crosswalks shall be provided, where necessary and appropriate, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Board.
4. Lighting: In addition to the requirements of §509, the following shall apply in the TECO overlay zone:
- a. All internal tract driveways and interior access aisles, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with “cutoff” shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow. House-side shields shall be provided where abutting a residential use.
 - b. Along all sidewalks, walkways, courtyards and common areas, lighting shall be decorative and blend with the architectural style of the development. 12-14 foot high decorative pedestrian scale lamp posts shall be provided at regular intervals and shall be spaced to meet the minimum lighting levels set forth in §509.E.
 - c. Along all internal tract driveways and interior access aisles, and within all parking areas, light post heights may be extended to a maximum of 20 feet.
 - d. Lighting attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building and shall comply with the local building code. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and as a general rule, lights should be concealed through shielding or landscaping. Mounting brackets and associated hardware should be inconspicuous.
5. Sidewalks and Bicycle Paths: In addition to the requirements of §513, the following shall apply in the TECO overlay zone:
- a. Sidewalks shall have a minimum width of 5 feet, except along ground-floor nonresidential uses, where the sidewalk shall be 10 feet. Sidewalks in mixed use developments shall be continued across street surfaces using paving materials to delineate crosswalks.
 - b. Sidewalks and bicycle paths shall connect proposed uses to public sidewalks, roadways, and nearby parks and recreation facilities. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.
 - c. The use of special paving such as brick or pre-cast concrete pavers for sidewalks is required for a minimum of 10% of the paved area, specifically at prominent intersections and public spaces. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas and sidewalks shall be

submitted to the Board Engineer for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 feet wide measured from the face of the curb or 4 feet wide if setback a minimum of 2 feet from the face of curb with a grassed area.

- J. **Other Requirements.** All other applicable requirements of the Cherry Hill Zoning Ordinance, and of other applicable provisions of the Township Code, shall apply to development within the TECO overlay zone unless specifically superseded by the regulations of this §428. In case of conflict between the provisions of this section and the other provisions of this Cherry Hill Zoning Ordinance, the provisions of this section shall apply.

SECTION 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION 5. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 6. This ordinance shall take effect twenty (20) days after passage and publication, as required by law.

INTRODUCED: _____, 2026

ADOPTED: _____, 2026

COUNCIL PRESIDENT

DAVID FLEISHER, MAYOR

ATTEST:

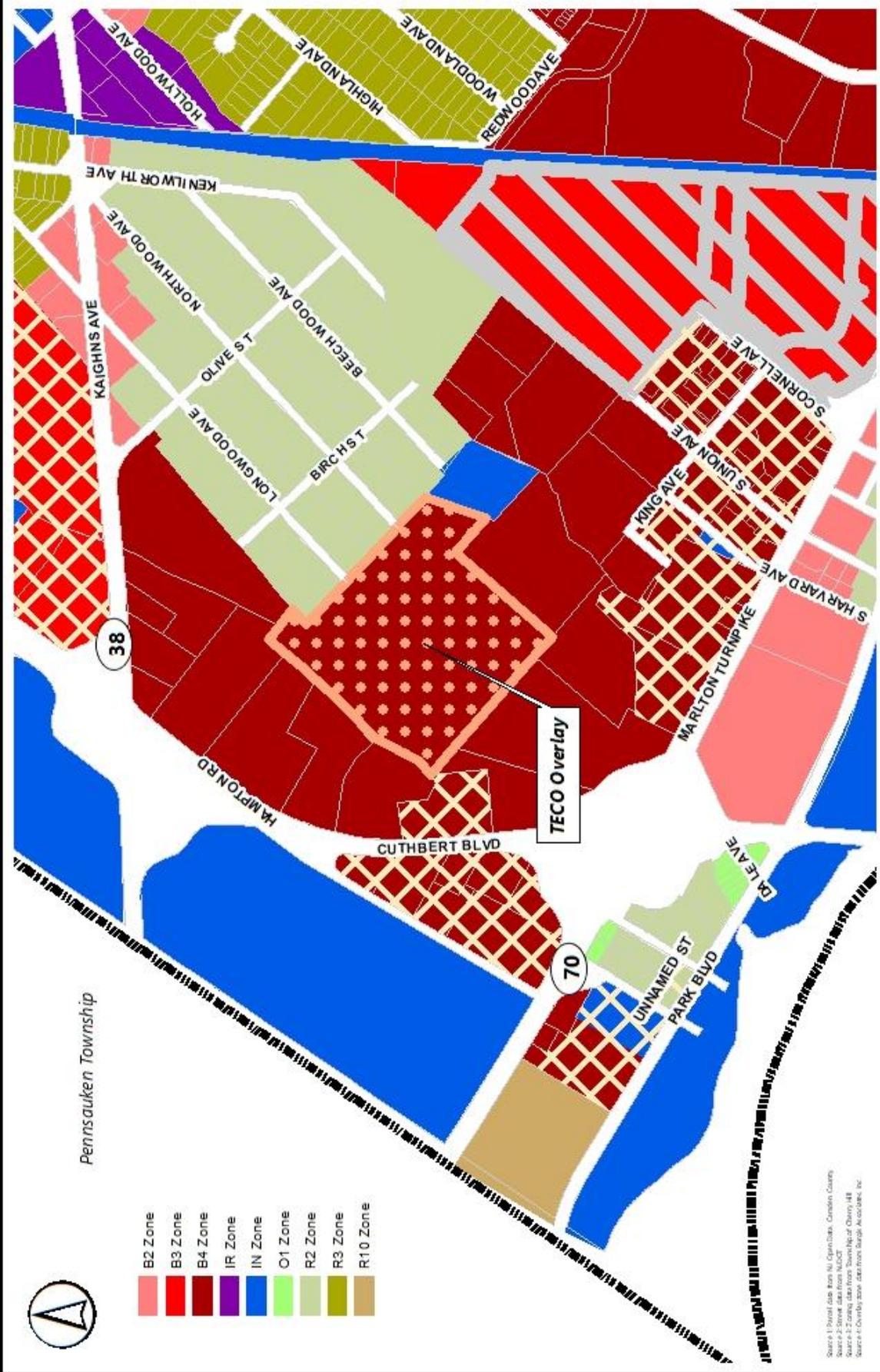
PATTI CHACKER, RMC
TOWNSHIP CLERK



Pennsauken Township

- B2 Zone
- B3 Zone
- B4 Zone
- IR Zone
- IN Zone
- O1 Zone
- R2 Zone
- R3 Zone
- R10 Zone

Source 1: Parcel data from NJ OpenData, Camden County
 Source 2: Street data from NJDOT
 Source 3: Municipal Boundary from City of Camden, NJ
 Source 4: Overlay zone data from Burgis Associates, Inc.



Map No.

Proposed TECO Three Executive Campus Overlay Zone



BURGIS ASSOCIATES, INC.
 City/County Planning | Land Development Services | Landscape Architecture
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 Westfield, NJ 07090
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Project No.
Fourth Round HE&FSP
 TOWNSHIP OF CAMDEN HILLS, CAMDEN COUNTY, NEW JERSEY

Project No.	4132.03	Date	01.22.26	Zone	RW
Scale	1" = 750'		Zone	TECO	

Legend

- Municipal Boundary
- Parcels
- Proposed TECO Overlay Zone
- Golden Triangle TOD Overlay Zone
- Area in Need of Redevelopment