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Department of  
Community Development

**TO:** Cherry Hill Township Planning Board Members  
**FROM:** Kathy Cullen, Director  
Mara Wuebker, PP, AICP, Deputy Director  
Jacob Richman, PP, AICP, Deputy Director  
**RE:** **Referral of Ordinances for Consistency with Master Plan**  
**DATE:** February 26, 2026

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**I. ADOPTION OF AMENDMENTS TO THE HOUSING ELEMENT AND FAIR SHARE PLAN**

As some of you may know, New Jersey municipalities have a critical deadline of March 15, 2026 to adopt ordinances and resolutions implementing their Fourth Round (2025-2035) affordable housing plans. The Planning Board is in receipt of a separate memorandum from the Township's Affordable Housing Planner, Robyn Welch of Burgis Associates, Inc., dated February 12, 2026, outlining proposed amendments to the Housing Element and Fair Share Plan that the Board adopted on June 16, 2025. These amendments are necessary to make the Township's Housing Element and Fair Share Plan consistent with the terms of the Round 4 Mediation Agreement entered into between the Township of Cherry Hill and Fair Share Housing Center on December 23, 2025. The Planning Board will be holding a public hearing on the proposed amendments to the Plan at its **March 2, 2026** meeting. Additionally, Township Council is referring two affordable housing implementing ordinances to the Planning Board for a consistency review, as discussed in detail below.

**II. REFERRAL OF ZONING ORDINANCE AMENDMENTS TO PLANNING BOARD FOR CONSISTENCY REVIEW WITH MASTER PLAN**

- Ordinance #2026-5 - an overlay zone for Three Executive Campus (known as TECO)
- Ordinance #2026-6 - contains various affordable housing administration and controls, development fees, affordable housing set-aside requirements

Township Council is referring two affordable housing ordinance amendments to the Planning Board for its review and determination of consistency, pursuant to N.J.S.A. 40:55D-26 and -64<sup>1</sup> to: (1) identify any provisions that are inconsistent with the master plan, (2) make recommendations concerning these inconsistencies, and (3) any other matters as the board deems appropriate. The Department of Community Development requests that the Board adopt a resolution regarding the consistency of these ordinances with the Master Plan at its **March 2, 2026** meeting. Township Council is scheduled to conduct a second reading of the Ordinance on March 9, 2026.

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<sup>1</sup> The Municipal Land Use Law, N.J.S.A. 40:55D-64, provides that [p]rior to the hearing on adoption of a zoning ordinance, or any amendments thereto, the governing body shall refer any such proposed ordinance or amendment thereto to the planning board pursuant to [N.J.S.A. 40:55D-26.]”

**II. THE MASTER PLAN RECOMMENDS ADOPTION OF ‘THREE EXECUTIVE CAMPUS OVERLAY’ (TECO) ZONE AND RECOMMENDS MIXED-USE ZONING FOR THE GOLDEN TRIANGLE AREA OF CHERRY HILL, INCLUDING THREE EXECUTIVE CAMPUS.**

The proposed overlay zone at Three Executive Campus (overlying Block 68.01 Lot 1) is a compliance mechanism to help address the Township’s fair share housing obligation, pursuant to the Township’s December 2025 mediation agreement with Fair Share Housing Center. The proposed overlay zoning is a development alternative to the underlying zone, Regional Business (B4) zone. It will allow for redevelopment or infill development with stand-alone residential buildings and/or mixed-use buildings with residential dwellings above first floor office, retail, restaurant, personal service, recreational and/or civic uses, which can result in 195 dwelling units (inclusive of 39 affordable family units) or, alternatively, if the existing office building is adaptively reused for inclusionary residential development, up to 320 dwelling units (inclusive of 64 affordable family units)

The proposed ordinance is designed to implement the Master Plan’s Housing Element and Fair Share Plan. The Master Plan Housing Element and Fair Share Plan amendment specifically references the TECO ordinance as a compliance mechanism to address the Township’s Cumulative First, Second, and Third Round Unmet Need on page 7 of the amendment.

With regard to the Township’s Land Use Plan, the proposed overlay zone is located in a Metropolitan Planning Area Region 1 (PA-1), which is designated for growth and development in the region. The 2018 Master Plan’s Land Use sub-element entitled “Plans for Place,” sets forth a vision statement, strategies, and actions for seven different places within the Township; one of these places is the Golden Triangle, which includes Executive Campus therein. Specifically, the plan envisions “mixed-use office/tech/multi-family housing development designed using transit-oriented development principles” and recommends “remov[ing] B-4 zoning west of the train tracks and replace with a mixed-use zoning district, or expand the existing GTTOD overlay.” See pages 15-17 of “Plans for Place” sub-element of the Master Plan.

Therefore, the proposed ordinance is not inconsistent with the Land Use Plan Element and the adoption of the TECO ordinance will help effectuate the Housing Element and Fair Share Element of the Master Plan.

**III. THE PROPOSED AMENDMENTS TO THE AFFORDABLE HOUSING ADMINISTRATION AND CONTROLS, DEVELOPMENT FEES, AND SET-ASIDE REQUIREMENTS ARE CONSISTENT WITH MASTER PLAN AND WILL HELP TO IMPLEMENT THE PLAN**

Ordinance #2026-6 amends various sections of the Cherry Hill Township Zoning Ordinance related to affordable housing including:

- The definitions set forth at Article II, Section 202;
- Affordable housing set-aside requirements set forth at Article IV, Sections 426 and 427, for the Golden Triangle (GTTOD) and PATCO (PTOD) Transit-Oriented Development Overlay Zones;
- Affordable housing development fee requirements set forth at Article IX, Section 902
- Affordable housing procedural and eligibility requirements set forth at Article X

All of the proposed amendments are designed to implement the Township's adopted Housing Element and Fair Share Plan, and to be consistent with updated rules and regulations governing affordable housing in the State of New Jersey. Specifically, the Township's Housing Element & Fair Share Plan recommends certain amendments to the affordable housing set-aside requirements from 15% to 20% set forth at Article IV, Sections 426 and 427, of the Cherry Hill Township Zoning Ordinance for the Golden Triangle and PATCO Transit-Oriented Development Overlay Zones, as well as Township-wide mandatory affordable housing set-aside requirements set forth at Article X of the Cherry Hill Township Zoning Ordinance. Additionally, the New Jersey Department of Community Affairs, Division of Local Planning Services (LPS) adopted new regulations at N.J.A.C. 5:99 et seq., and the Housing and Mortgage Finance Agency's (HMFA) adopted new Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq., which new rules went into effect in December 2025; the new rules made several changes to the administration and affordability controls of affordable housing units in New Jersey, as well as the collection of development fees and use of affordable housing trust funds, requiring the Township to amend the Cherry Hill Township Zoning Ordinance to be consistent with the revised rules. As such, they are not inconsistent with the Master Plan and are, rather, specifically designed to implement the Master Plan.

## **V. CONCLUSION**

It is recommended that the Planning Board adopt the proposed Amendments to the Housing Element and Fair Share Plan. It is also recommended that the Planning Board find Ordinance #2026-5 (TECO Overlay Zone) and Ordinance #2026-6 (Consolidated Affordable Housing Ordinances) to be consistent with the Master Plan and recommend Township Council adopt them.