

TOWNSHIP OF CHERRY HILL



**Redevelopment Area No. 4
(Route 70 Western Gateway Phase I)**

Camden County, New Jersey
December 6, 2004



**Preliminary Investigation & Redevelopment
Plan Consistent with the New Jersey Local
Redevelopment and Housing Law—N.J.S.A.
40A:12A, 4 through 7**

**Per Township Resolution 2003-10-9
Adopted: October 14, 2003**

 **Alaimo Group**

EXECUTIVE SUMMARY

CHERRY HILL REDEVELOPMENT AREA 4 (Western Gateway Phase I) Camden County

Preliminary Investigation & Redevelopment Plan Consistent with the New Jersey Local Redevelopment and Housing Law

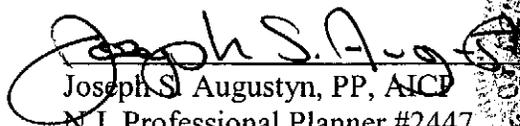
N.J.S.A. 40:12A-1 et seq
December 6, 2004

The Mayor and Council of the Township of Cherry Hill requested the Township Planning Board to conduct a study to determine whether certain tracts of land within the Township satisfy the criteria and guidelines established in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Refer Resolution 2003-10-9). The Mayor and Council requested that the Planning Board determine whether identified areas could be considered a redevelopment area, under New Jersey State law. The Planning Board retained Joseph S. Augustyn, P.P., AICP, of Alaimo Group to study and analyze reuse areas, and submit findings to the Planning Board.

Under New Jersey statutes, the planner's study and evaluation has concluded that, in general, the vacant and substandard infrastructure in Redevelopment Area 4 has remained so for a number of years, prior to adoption of the Township's resolution. Furthermore, the continuing deterioration of the area and infrastructure has resulted in the land and existing infrastructure not being utilized to their full potential. This parcel of land is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Cherry Hill community (Refer: 40A: 12A-5 criteria a., b., d., and h.). Therefore, the redevelopment criteria required by State law is satisfied. The Planning Study provides a detailed description, mapping and photographic record, and expert analysis applicable to Redevelopment Area 4. Furthermore, this study provides an explanation of the suitability of the site for redevelopment consistent with the Township Master Plan and Current Zoning Ordinances.

In addition to the Preliminary Investigation, the Planning Board and our office has prepared a Redevelopment Plan that provides for the general planning and development of the project area. The Redevelopment Plan for Area No.4 will work in continuity with the Township Master Plan and other economic development efforts in the Township. Priorities of the plan include the implementation of a fiscally prudent plan based on a vision statement, public input, and the promotion of orderly economic growth for the Township of Cherry Hill.

Respectfully submitted,


Joseph S. Augustyn, PP, AICP
N.J. Professional Planner #2447

The document original was signed and sealed in accordance with NJAC 13:41-1.3



TOWNSHIP OF CHERRY HILL

2004 Mayor and Township Council

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David J. Fleisher, Council President
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Kevin Becica, P.E., P.P., Board Engineer

Department of Community Development

David J. Benedetti, P.P., AICP, Director
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Christine Carroll, Planning Technician

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Joseph S. Augustyn, P.P., AICP, Associate and Planner, Alaimo Group
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REDEVELOPMENT AREA 4: WESTERN GATEWAY PHASE I

I. INTRODUCTION AND OVERVIEW

The Township of Cherry Hill Planning Board has completed, and is pleased to present the Preliminary Investigation and Redevelopment Plan for the Cherry Hill Redevelopment Area No. 4. This new redevelopment area under consideration will capitalize on the successes, experiences, and the implementation of the other redevelopment areas in Cherry Hill. The Township's past, present and future redevelopment planning efforts are considered essential components of a strategic planning approach to achieve the goals and objectives developed for the Township's new Master Plan which were prepared with the assistance of the Mayor, Council and Planning Board in the year's 2003-04. This new redevelopment area under consideration furthers past planning efforts by considering an additional redevelopment area, which meets the criteria established in the Local Housing and Redevelopment Law (LHRL). These additional properties are intended to also help achieve and share in the success of the Township's overall redevelopment plans.

The Township's goal for Cherry Hill Redevelopment Area 4 is to achieve beneficial economic growth and improve the standard and quality of life for the residents of Cherry Hill by strengthening the Township's tax base and enhancing area amenities.

The Mayor and Council of the Township of Cherry Hill adopted Resolution 2003-10-9 requesting the Planning Board to undertake an investigation to determine whether Cherry Hill is in need of additional redevelopment under the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq. To initiate this process, the Planning Board was charged with conducting the investigation to determine specific redevelopment site suitability within the Township.

This Cherry Hill redevelopment project area was examined to determine its appropriateness to be developed within the criteria and guidelines established in the Local Redevelopment and Housing Law N.J.S.A. 40A:12A - 1, et seq. This legislation establishes the powers of municipalities in exercising the redevelopment and rehabilitation functions. This Legislation also specifies the necessary procedures that must be followed prior to creating projects consistent with the Redevelopment and Housing Law. As authorized by the Cherry Hill Mayor and Council, the Township Planning Board hereby undertakes the investigation to determine whether the proposed area can be considered a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5. The specific conditions applicable to this particular Redevelopment Project Area are conditions 40A:12A-5. a., b., d., and h. This document has been completed to assist the Planning Board in considering a redevelopment designation after public hearing. After completing it's hearing, the Planning Board must consider whether to recommend to Mayor and Council that the proposed area is or is not an appropriate redevelopment area. After receiving the recommendation from the Planning Board, Mayor and Council would adopt a resolution confirming the determination.

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The LRHL was most recently amended in July 2003 to require that each redevelopment area designation be reviewed and approved by the Commissioner of the Department of Community Affairs (DCA). The clerk of the municipality must send a copy of the governing body's resolution designating the area in need of redevelopment to the Community Affairs Commission for review. If the area in need of redevelopment is not located in an area where state laws or regulations encourage development or redevelopment, the designation cannot take effect without the approval of the commissioner. The Commissioner has 30 calendar days to approve or reject the redevelopment area designation. No action from the Commissioner within 30 days, the designation is automatically approved. If the area in need of redevelopment is in an area in which development or redevelopment is encouraged (Planning Area 1 & Planning Area 2), the designation is considered to be in effect at the time the clerk transmitted a copy of the governing body resolution to the Commissioner.

Supplementing the investigation to determine whether the proposed area is a redevelopment area is a General Redevelopment Plan outlining the planning, development, redevelopment or rehabilitation of the project area. The redevelopment plan is prepared in accordance with Section 7 of 40A-12A.

Redevelopment Area Criteria is an area that qualifies as being in need of redevelopment if it meets at least one of eight statutory criteria, as listed in N.J.S.A. 40A: 12A Section 5 of the LRHL. The criteria are summarized as follows:

- a. Deterioration
- b. Abandoned Commercial and Industrial Buildings
- c. Public and Vacant land
- d. Obsolete Layout and Design
- e. Underutilization
- f. Fire and Natural Disasters
- g. Urban Enterprise Zones
- h. Smart Growth Consistency

As part of its investigation, the Planning Board also prepared specific mapping, and has determined that the proposed area in need of redevelopment meets consistency requirements in the Township Master Plan, related municipal planning documents, and the Township Zoning Map and Ordinances.

REDEVELOPMENT AREA 4: WESTERN GATEWAY PHASE I

II. PRELIMINARY INVESTIGATION

A. Area Delineation

Area delineation, the proposed redevelopment area, includes the following lots (see Appendices for mapping):

BLOCK	LOT (S)
65.01	1 - 6
595.03	1

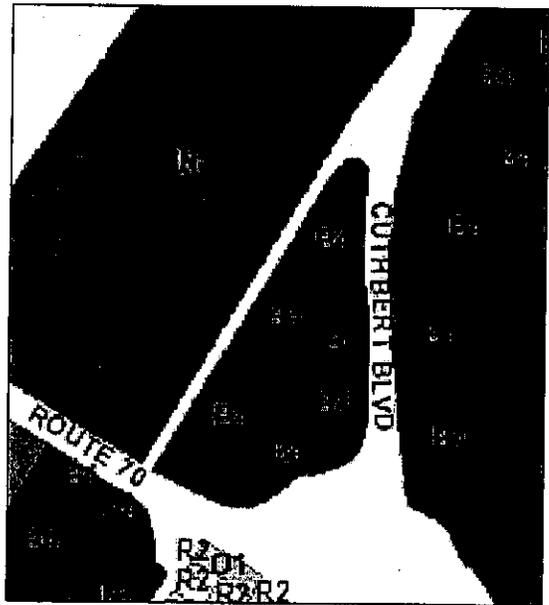
B. Analysis

Redevelopment Area 4 (the Route 70 Western Gateway Phase I) is located roughly 1,000 feet from the Pennsauken border, separated by the Calvary Cemetery and Chapel, on the far western border of the Township. It is a tear-shaped tract consisting of seven (7) lots that make up an area of approximately 13 acres. The Redevelopment Area is within the Regional Business (B4) zone. It contains older businesses that have operated on this property for a number of years. The property contains the former 'Club Matrix' nightclub, which now stands vacant, though the parking lot is utilized for auto sales parking. The site also has a PSE&G facility warehousing/equipment facility, which is generally unscreened with extensive outside storage of unscreened/unbuffered materials. Area parking lots show extensive pavement overlays with lack of reveal at the curb line.

Redevelopment Area 4 is well-defined by adjacent roadways. Route 70 serves as the southern border, Hampton Road to the east, and Cuthbert Boulevard (a.k.a. Lexington Avenue) to the east and north. This portion of Cuthbert Boulevard provides a direct connection from Route 70 and Route 38, linking the two communities of Haddonfield and Pennsauken. RDA 4 is adjacent to the Route 70 and Cuthbert Boulevard cloverleaf to the southeast.

Immediately to the west of the Area, separated by Hampton Road, is an Institutional (IN) zone, which contains Calvary Cemetery and Chapel Mausoleum. The cemetery is nearly at full capacity. Across Cuthbert Boulevard to the north and east are a number of businesses, dominated by Cherry Hill Corporate Center, contained in a Regional Business (B4) zone. Directly across Route 70 area variety of smaller, highway-oriented businesses (B4) with a small area of older, single-family structures (zoned R2). A vacant, unutilized parcel of land (zoned Limited Office-O1) lies between the residential area and Route 70.

The New Jersey Department of Environmental Protection has identified



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2374 West Marlton Pike as a site with source/s of contamination, which is within Redevelopment Area 4. (See Appendices EDR Radius Map, Inquiry No: 01120931.r)

1. Site Conditions

- a. Underutilized warehouse/distribution uses.
- b. Insufficient and ineffective parking, as evidenced by employee parking along Hampton Road, and obsolete parking lot layout.
- c. Inefficient circulation issues.
- d. Buildings are older and lack continuity and architecture.
- e. Insufficient buffering and landscape improvements.
- f. Pavement conditions are poor showing evidence of extensive cracking and alligating.
- g. Chain link fencing is rusted and unsightly.
- h. Insufficient parking is provided at the Cherry Hill Motors auto body repair facility. Vehicles are parked along Hampton Road.
- i. The Matrix restaurant building is not maintained and has been vacant for an extensive period of time. Solid waste and general debris is strewn throughout the area.

2. Area Conditions

- a. Surrounding community landmarks in the nearby vicinity are the Cooper River Park (located less than a quarter mile south), the recently-constructed Bishop's View multi-residential community, and Bishop Eustace private school.
- b. Redevelopment Area 5 is in close proximity, located along Route 70 on the other side of Cuthbert Boulevard.
- c. NJ Transit bus routes 450 and 406 directly serve Redevelopment Area 4.

C. Review of Applicable Zones and Master Plan Designations

1. Zone Designations

Redevelopment Area 4 is entirely within the Regional Business (B4) zone of the Cherry Hill Township Zoning Ordinance (70-76), as summarized below:

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Article XX - Regional Business Zone B-4

Section 2001. Purpose.

- A. It is the customary purpose of this zone to provide an area for business uses that serve the Southern New Jersey region. These uses will work together toward the goal of establishing a regional business district in Cherry Hill.
- B. It is the purpose of this zone to encourage comprehensive planning and development of large areas.
- C. Within this zone, no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the following regulations.

Redevelopment Area 4 is surrounded by the following zones, as referenced above:

- a. Residential (R2): It is the purpose of these zones to provide areas for relatively small lot sizes and dwelling units for the major portion of the Township population and to stabilize and protect the characteristics of the area.
 - b. Institutional (IN): It is the purpose of this District to encourage the development of institutional uses in accordance with approved standards and to promote the planning for future institutional uses serving the Township population.
 - c. Limited Office (O1): It is the purpose of this zone to provide areas for the use or erection of buildings and the use or occupancy of lots for professional and business office buildings.
2. Review of Township Master Plan
 - a. Cuthbert Boulevard is identified as requiring new sidewalk linkages.
 - b. Opportunity for this area to be qualified as a Redevelopment Area.
 3. Review of State Plan

According to the State Development and Redevelopment Plan, the Cherry Hill Redevelopment Area 4 is located within State Planning Area 1 (PA1) – a Metropolitan Planning Area. These areas, "include large urban centers and postwar suburbs that are fully or almost fully developed. (*Complete Guide to Planning in New Jersey, 2004, p.2-20*)

D. Statutory Criteria for Redevelopment Area Designation (N.J.S.A. 40A: 12A-5)

The Local Housing and Redevelopment Law (LRHL) specifies that an area may be determined to be in need of redevelopment if specific conditions or criteria are found to exist. The following specific criteria are applicable to Redevelopment Area 4:

1. Criteria a – Deterioration: The generality of the buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such

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characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. The focus shall be on the physical condition of the area.

2. Criteria b - Abandoned Commercial and Industrial Buildings: The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. Criteria d - Obsolete Layout and Design: Area with buildings or improvements which, by reason of dilapidation, obsolescence, over crowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. (i.e. lack of sidewalks or pedestrian amenities, undefined or poorly defined parking & circulation aisles, and/or lack of adequate landscaping, buffering, and screening.)
4. Criteria h - Smart Growth Consistency: Redevelopment Area 4 is entirely located within State Planning Area 1 and is therefore consistent with Smart Growth objectives as stipulated in Governor James E. McGreevey's Executive Order No. 4, and the New Jersey State Development and Redevelopment Plan.

E. Conclusion

Under New Jersey statutes, the planning study by professionals has concluded that, in general, the vacant and substandard infrastructure has remained so for a number of years prior to adoption of the Townships resolution. Furthermore, the continuing deterioration of the area, and infrastructure, has resulted in land and infrastructure not being utilized to their full potential, land that is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Cherry Hill community (Refer: 40A: 12A-5 criteria a., b., d., and h.). Therefore, the redevelopment criteria required by State law is satisfied.

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III. REDEVELOPMENT PLAN

A. Goals and Objectives

The primary goal of Cherry Hill Township, as identified in the Township Master Plan is, "(t)o maintain a well-balanced community in which to live, work and recreate in a clean and safe environment." (p. 8). This can be adopted as the primary goal for the examination of Redevelopment Areas.

The subsequent goals and objectives developed for Cherry Hill Township, as outlined in the 2003 Master Plan, are summarized and applied to guide the redevelopment effort for new Redevelopment Area 4

1. Goals

- a. Encourage economic and employment growth. Encourage redevelopment where needed and increase employment opportunities.
- b. Encourage redevelopment and full occupancy in existing commercial locations.
- c. Encourage the use of current technologies for business and energy conservation.
- d. Maintain a balance of land uses within the Township that encourage living, working, and recreation within the community. Balance new development and ratables with the needs of the community.
- e. Preserve and protect the character of established residential neighborhoods. Maintain, enhance and further develop a strong "sense of place" distinctive to the Cherry Hill community.
- f. Preserve and expand the open space system.
- g. Encourage redevelopment and proper reuse of abandoned or vacant properties.
- h. Rezone land to promote the goals outlined in the Master Plan.
- i. Continue the dialogue among citizens and business regarding the needs and concerns of neighborhoods and the business community.
- j. To identify, prevent and remedy situations/conditions/events that cause an area to qualify as an area in need of redevelopment.

2. Objectives

- a. Establish Redevelopment Areas where necessary to promote redevelopment, and business incentives. For all commercial and industrial properties, establish design criteria that minimize the impact of parking, traffic noise, illumination, signage, and smoke odors etc.
- b. Analyze improvements in various commercial areas.
- c. Revise the land use ordinances to insure compatibility with new growth demands for housing, commercial and industrial uses within the community.

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- d. Encourage the design of open and public spaces that are meaningful to the future residents of the development and the community. Continue to improve buffers for new development or redevelopment.
- e. Encourage a plan that is pedestrian orientated.
- f. Establish a renewed consistency between land use and zoning districts.
- g. Rezone areas of the community where appropriate to reflect current uses.

B. Relationship to Cherry Hill Township Master Plan 2003 Definite Objectives

1. Land Uses: Local and Regional type business uses will be provided and encouraged along with a mixture of other uses, consistent with the goal of establishing a regional business district in Cherry Hill within the B-4 Regional Business Zone.
2. Population Density: No impact.
3. Improved Traffic and Public Transportation: Improvements to parking lots and driveways will result in better circulation and improved amenity for this area. NJ Transit Bus route's 406 and 450 service this Redevelopment Area. (See Appendices – NJ Transit Bus Routes). Redevelopment Area No. 4 sidewalks and bus shelters will be inspected, repaired, replaced and/or upgraded where necessary.
4. Route 70: Route 70 is a State Highway under the jurisdiction of the New Jersey Department of Transportation. The Department and the regional planning commission, Delaware Valley Regional Planning Commission, are completing a joint study of land use and roadway improvements along Route 70.
5. Public Utilities: All public utilities will be evaluated for adequacy in service, and improved as necessary.
6. Recreational and community facilities: No impact.

C. Proposed Land Use and Building Requirements

Anticipated land uses within Redevelopment Area 4 include local and regional type business uses and any use permitted in the B-4 Regional Business Zone. The B-4 zone permits uses such as:

- Banks
- Civic uses
- Convention Centers
- Hotel/Motel
- Offices
- Private, for-profit, licensed childcare centers
- Recreational Facilities
- Restricted Residential Buildings
- Limited Restaurants
- Limited Retail
- Theatres
- Shopping Centers.

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D. Acquisition

This Redevelopment Plan does not propose specific acquisition of property at this juncture.

E. Relocation Analysis

This Redevelopment Plan is not anticipated to temporarily or permanently displace any residents and or businesses.

F. Relationship to Other Plans

1. New Jersey State Development and Redevelopment Plan

Cherry Hill Township is located entirely within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within this area. The Township Master Plan identifies the need to, "(e)ncourage new development, and particularly redevelopment, to follow the spirit and intent of the State Development and Redevelopment Plan".

The SDRP recognizes the following general characteristics of municipalities and communities located within PA1:

- a. Mature settlement patterns.
- b. Infrastructure systems that are approaching reasonable life expectancy.
- c. The need to rehabilitate housing.
- d. Redevelopment will be the predominant form of growth in the future.
- e. Growing realization of the need to rationalize services and systems.
- f. Changing demographics.

The intention of the SDRP for PA1 is to:

- a. Provide for much of the state's future redeveloping;
- b. Revitalize cities and towns;
- c. Promote growth in compact forms;
- d. Stabilize older suburbs;
- e. Redesign areas of sprawl;
- f. Protect the character of existing stable communities.

The Township Master Plan recognizes that absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures. The Master Plan predicts a population increase of approximately 5%-8%¹ over the next 6-10 years and an increase of approximately 3,000 housing units, based on current zoning.

¹ According to the 2000 Census, Cherry Hill Township had a population of 69,965 persons. Maximum build out in accordance with the Master Plan and current conditions is in the range of 75,000 persons.

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2. Delaware Valley Regional Planning Commission (DVRPC)

DVRPC's *Horizons 2025 Plan*², a comprehensive long-range plan for the region, identifies Cherry Hill as a Metro Subcenter for Burlington and Camden County. Township job growth concentrated clusters have enabled Cherry Hill to emerge as one of four (suburban growth centers) satellite centers around Philadelphia.

The goals and policies of the *Horizons 2025 Plan* were prepared and coordinated with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation. This coordination was undertaken in an effort to maintain consistency of land use plans and policies among the region.

One of *Horizons 2025* goals is to, "(c)reate a common strategy and to foster improved communities that support a strong regional economy." The Redevelopment Areas in Cherry Hill support and encourage existing and new business, as well as job growth for New Jersey residents.

Cherry Hill redevelopment planning efforts are consistent with the DVRPC *Horizons 2025 Plan* by promoting and fostering revitalization and renewal of areas in need of redevelopment.

3. Camden County

Camden County Improvement Authority (CCIA) recently established the Brownfield and Redevelopment Center (BARC). The primary focus of this department is to facilitate and encourage the development of communities where people want to live, work and recreate. The goals of the BARC include assisting municipalities; developers, redevelopers, and community leaders develop innovative ways of doing business through the advancement of smart growth principles.

4. Neighboring Municipalities

Cherry Hill Township has eleven neighboring municipalities, ten of which are within PA1; the eleventh is within in Planning Area 2 (PA2, Suburban³), Voorhees Township. Maple Shade Township Burlington County, which borders Cherry Hill to the east, has State Planning Center Designation as a Planned Town (PT). Camden City, Camden County, located approximately 1.25 miles to the northwest is designated as a State Planning Urban Center (UC).

Haddon Township, Camden County located approximately ¼ mile to the south of Redevelopment Area No. 4 and is the closets neighboring municipality to this Redevelopment Area.

The land development policies for Cherry Hill's Master Plan (2003) remain relatively unchanged from the former master plan. The Township assumes the continuation of its regional role as a major employment center. As neighboring municipalities are also within PA1, it is expected that

² *Horizons 2025 Plan – The year 2025 Plan Land Use and Transportation Plan for the Delaware Valley.*

³ *Suburban – Provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; revitalize cities and towns.*

REDEVELOPMENT AREA 4: WESTERN GATEWAY PHASE I

redevelopment and increased employment will also take place within these municipalities.

The goals and objectives of this Redevelopment Plan maintain consistency with goals and objectives identified in the Cherry Hill Township Master Plan, CCIA, and the SDRP.

G. Relationship to Cherry Hill Township Development Regulations

Cherry Hill Township development regulations including the current Zoning Code specific to this planned development, Site Plan and Subdivision Regulations, and Design Standards will apply to Redevelopment Area 4. This does not preclude the Township from amending the Master Plan and Zoning Ordinances, as they may apply to Redevelopment Area 4.

H. Consistency with Cherry Hill Township Master Plan 2003

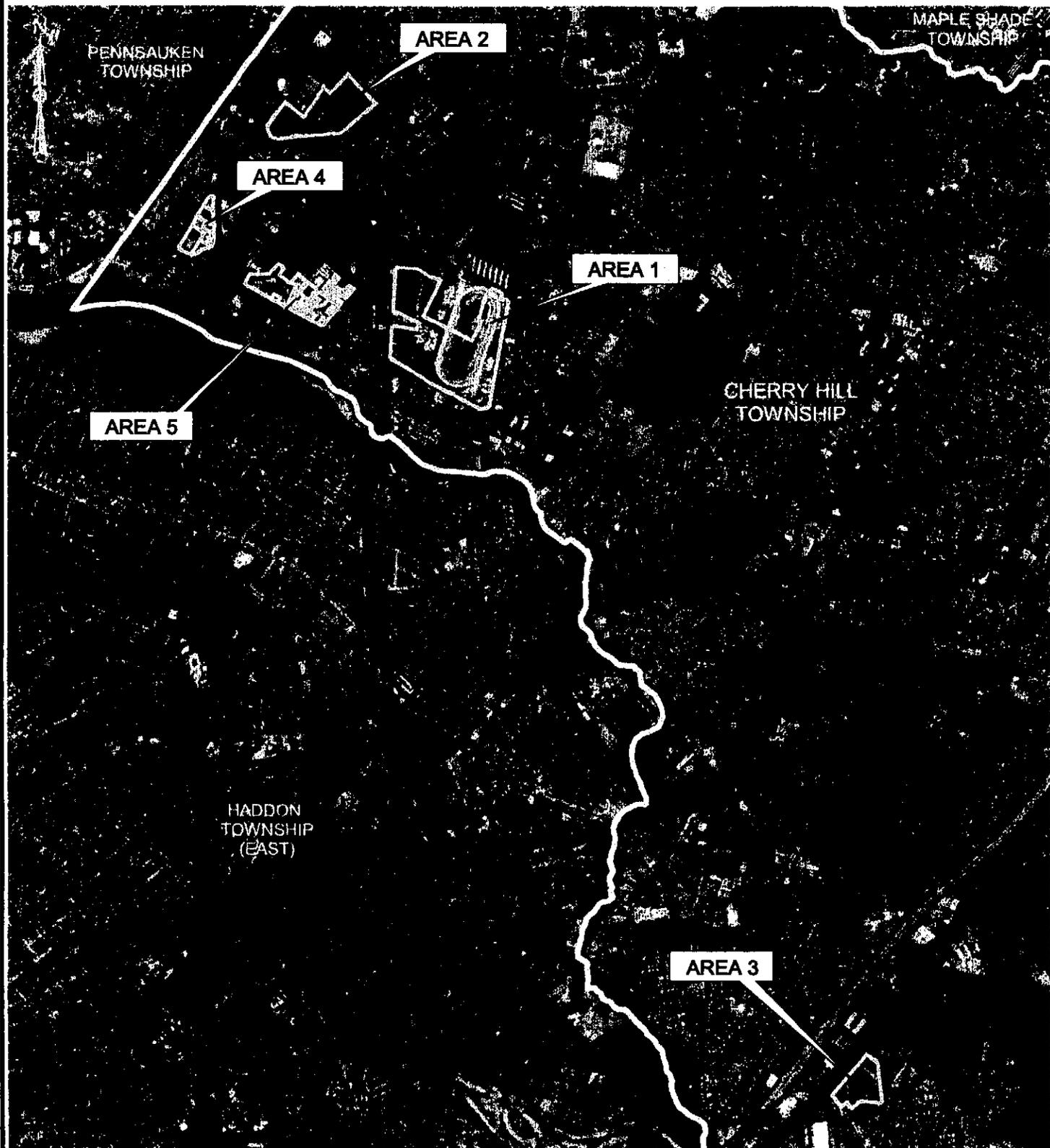
As presented throughout this plan, consistency is maintained with and between the Comprehensive Master Plan of Cherry Hill, and the redevelopment planning effort for Area 4. This consistency includes parallel goals, objectives, purposes and intent regarding redevelopment of areas in need. Furthermore, this redevelopment effort serves to effectuate Cherry Hill's 2003 Master Plan.

APPENDICES

- A. Redevelopment Areas (aerial view)
 - B. Redevelopment Area (aerial view with parcels)
 - C. Photographic Journal of Existing Conditions (within and surrounding Redevelopment Area)
 - D. Smart Growth Planning and Program Resources
 - E. Township Transit Map
 - F. Environmental Assessment: Environmental Data Resources (EDR) Radius Map with Geo & NEPA Check, Inquiry Number: 01120931.3r, January 30, 2004.
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Appendix A

Redevelopment Areas

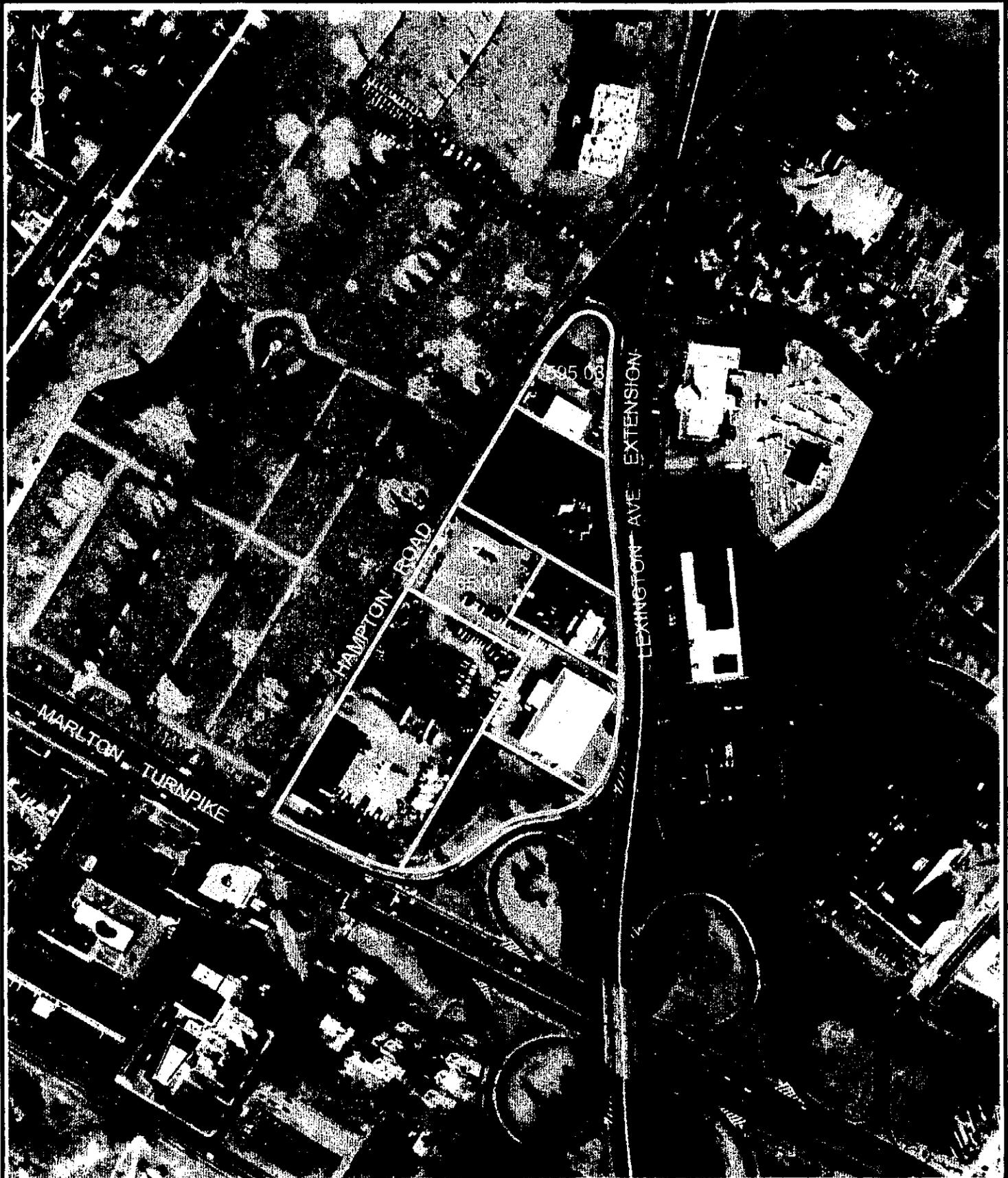


NOTES: 1. AERIAL ORTHOPHOTOGRAPHY FLOWN IN 2002. 2. REDEVELOPMENT AREAS ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

<p>CHERRY HILL TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ASSOCIATION OF ENGINEERS <i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>AERIAL ORTHOPHOTOGRAPH</p>
<p>OVERALL PROJECT KEY MAP</p>		<p>Date: JUNE 2004</p>
<p>Scale: 1" = 3000' (APPROX.)</p>	<p>Drawn By: MAC</p>	<p>Checked By: JSA/KR Project No.: A-240-011</p>

Appendix B

Redevelopment Area 4



NOTES: 1. AERIAL ORTHOPHOTOGRAPHY FLOWN IN 2002. 2. PROPERTY LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

<p>CHERRY HILL TOWNSHIP</p>	 <p>RICHARD A. ALAIMO ASSOCIATION OF ENGINEERS <i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p>	<p>AREA 4 AERIAL ORTHOPHOTOGRAPH SUBJECT PROPERTIES</p>
<p>REDEVELOPMENT AREA 4 BLOCK 65.01 LOTS 1, 2, 3, 4, 5 & 6 AND BLOCK 595.03 LOT 1</p>	<p>Date: JUNE 2004</p>	<p>Project No.: A-240-011</p>
<p>Scale: 1" = 300' (APPROX.)</p>	<p>Drawn By: MAC</p>	<p>Checked By: JSA/KR</p>

Appendix C

Photographic Journal of Existing Conditions

Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 4 (Western Gateway Phase I)



Lexington Ave. Extension – Cuthbert Blvd



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 4 (Western Gateway Phase I)



Vacant building



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 4 (Western Gateway Phase I)



Hampton Road



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 4 (Western Gateway Phase I)



Matrix parking lot



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 4 (Western Gateway Phase I)



Calvary Cemetery and Chapel

Appendix D

Smart Growth Planning & Program Resources

Appendix D
Smart Growth Planning and Program Resources
Technical and Financial Assistance

□ Brownfields

- Brownfields Redevelopment Loan Program
- Brownfields Cleanup Revolving Loan Fund
- Brownfields Economic Development Initiative (BEDI)
- Brownfields Incentive for Industrial Site Cleanup
- Brownfields Redevelopment
- Downtown Beautification Program
- New Jersey Urban Site Acquisition Program
- Petroleum Underground Storage Tank Remediation
- Smart Growth Pre-development Funding
- Technical Assistance to Brownfields
- Underground Storage Tank Remediation, Upgrade and Closure Fund

□ Economic Development

- Environmental Opportunity Zones
- Main Street New Jersey
- Neighborhood Preservation
- New Jersey Redevelopment Authority Bond Program
- New Jersey Redevelopment Investment Fund
- Real Estate Development Program
- Redevelopment Area Bond Financing
- Special (Business) Improvement District Challenge Grants
- Special (Business) Improvement District Loans
- Special Improvement Districts (SIDs)

□ Housing

- Relocation Assistance

□ Land Use/Environmental Protection

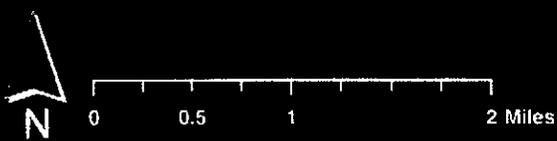
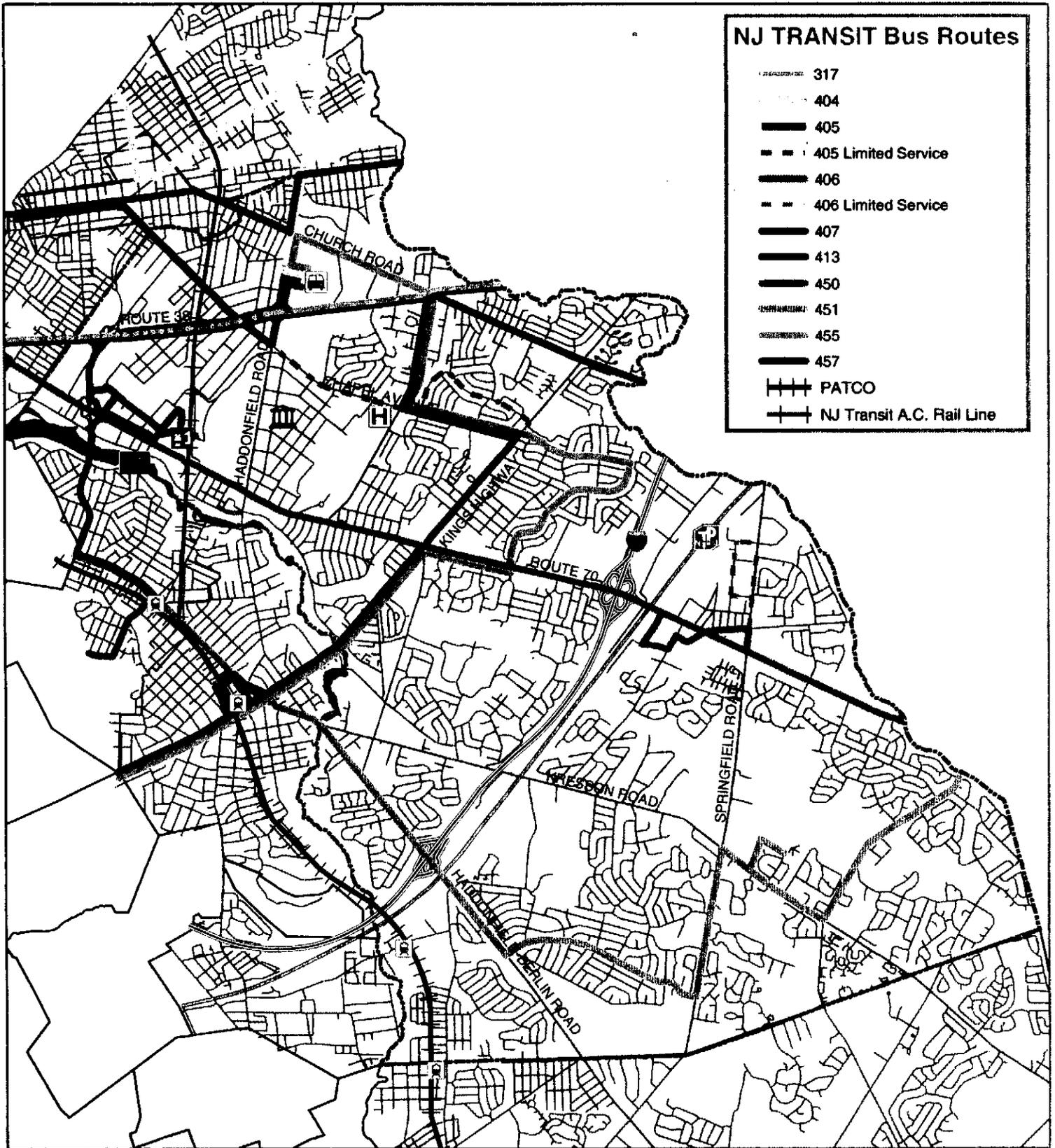
- Community Design and Physical Planning
- Environmental Education Grants Program
- Planning Assistance Unit
- Smart Future Planning Grants
- Sustainable Development Challenge Grant

□ Transportation

- Livable Communities Pilot
- Park and Ride – Proposed
- Transit Village Initiative

Appendix E

Township Transit Map



DRAFT

June 2004

Appendix F

Environmental Assessment