

**TOWNSHIP OF CHERRY HILL**



**Redevelopment Area No. 2  
(Route 38)**

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**

EXECUTIVE SUMMARY

CHERRY HILL REDEVELOPMENT AREA 2 (Route 38)  
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

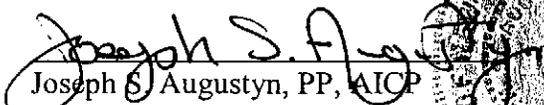
December 6, 2004

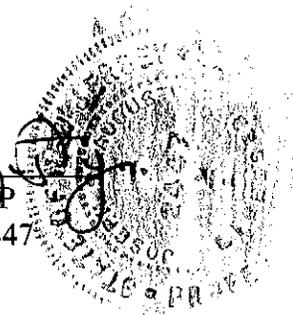
The Mayor and Council of the Township of Cherry Hill requested the Township Planning Board to conduct a study to determine whether certain tracts of land within the Township satisfy the criteria and guidelines established in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Refer Resolution 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 2 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, and the obsolete layout and design, 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., 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 No. 2. 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 have prepared a Redevelopment Plan that provides for the general planning and development of the project area. The Redevelopment Plan for Area No.2 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**

Honorable Bernard A. Platt, Mayor  
David J. Fleisher, Council President  
Joyce A. Walker, Council Vice President  
Dr. Bryen C. Barbell, Councilman  
N. John Amato, Councilman  
Marilyn D. Kalitan, Councilwoman  
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Maris Kukainis, Business Administrator  
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Alan Miller, Chair  
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Michael Vozzelli, Alternate

Allen S. Zeller, Esquire, Solicitor  
Kevin Becica, P.E., P.P., Board Engineer

### **Department of Community Development**

David J. Benedetti, P.P., AICP, Director  
Nicole Hostettler, AICP, Senior Planner  
Christine Carroll, Planning Technician

### **Redevelopment Planning Staff**

Joseph S. Augustyn, P.P., AICP, Associate and Planner, Alaimo Group  
Kevin D. Rijs, Project Manager, Alaimo Group

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**I. INTRODUCTION & 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 2. This new redevelopment area under consideration will capitalize on the successes, experiences, and the opportunities presented during the ongoing implementation of the other redevelopment areas in Cherry Hill. The Township's past, present, and future redevelopment planning efforts are considered essential components of the strategic planning approach to achieve the goals and objectives of the Township's Master Plan (2003), which were developed 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).

The goal for the Cherry Hill Redevelopment Area 2 is to achieve beneficial economic growth, while improving 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 that the Planning Board undertake an investigation to determine whether Cherry Hill is in need of additional redevelopment under the Local Housing and Redevelopment Law (LHRL), 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 LHRL. 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., 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.

## REDEVELOPMENT AREA 2: ROUTE 38

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 municipal 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 thirty (30) calendar days to approve or reject the redevelopment area designation. If there is no action from the Commissioner within thirty (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 2: ROUTE 38

### II. PRELIMINARY INVESTIGATION

#### A. Area Delineation

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

BLOCK	LOT (S)
<b>Primary Inventory</b>	
595.02	1 & 3
<b>Secondary Inventory</b>	
119.01	21, 22, 24-30

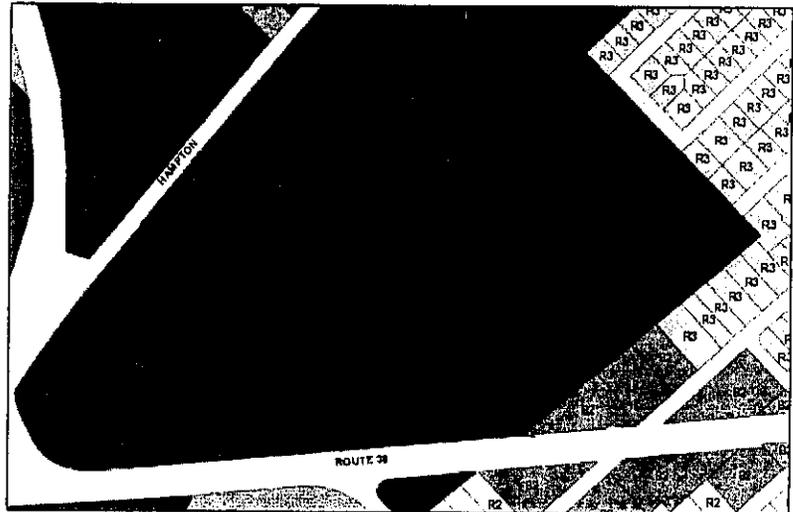
#### B. Analysis

The area of Redevelopment Area 2 that is of primary review consists of a shopping center, anchored by an existing Toys R Us and new Wal-Mart with several smaller tenants between. Generally, the shopping center is laid out in a linear, strip mall fashion with dated architecture. Some of the tenant units are unnamed stores, vacant, and/or available for rent. Existing shops in operation (or have closed) include Fashion Bug, Garden Buffet (closed), E. B. Games, Modern Nails, a hearing aid store, Sprint (closed), Vornado Realty Trust (closed), and Sally Beauty Supply. The newly-constructed Wal-Mart replaced a former Bradlee's store, which stood vacant for several years. In the process, several site improvements were made including aesthetic paving and enhanced architecture (dormers, pitched roofs, etc.). These two parcels are located in the Shopping Center Business (B3) zone.

The area of secondary review is the adjacent to the primary area, along Longwood Avenue (which also serves as the DOT jughandle for turns onto Route 38). The existing land uses consist of five residences, two retrofitted office structures, and two office buildings located at the corner of Route 38 and Longwood Avenue. The primary area is divided between Residential (R3) and Highway Business (B2).

RDA 2 is located in the western portion of the Township, near Pennsauken Township. It is well-served by arterial roadways, including Route 38 to the south, Cuthbert Boulevard to the west and north, and Longwood Avenue to the east. The Woodland (zoned R3) neighborhood is located to the east of the site, the Kenilworth (zoned R2) neighborhood to the south, and a NJ State Motor Vehicle Inspection Station and the Merchantville Country Club to the north (zoned IN-Institutional).

Business uses (zoned Regional Business-B4 and Highway Business-B2) are located along Route 38 adjacent to the site.



## REDEVELOPMENT AREA 2: ROUTE 38

### 1. Site Conditions

- a. The types of stores, which have gravitated to this antiquated shopping center, are indicative of low rent conditions.
- b. The circulation and parking layout is poor, showing inadequate traffic stacking areas, and an inefficient driveway and parking lot layout.
- c. Pavement condition is poor with numerous areas that have alligatored, and have exposed subbase materials and potholes.
- d. Curb conditions are poor. Sections of curbing require repair or replacement.
- e. Street furniture and pedestrian accommodations are generally lacking.
- f. The truck loading areas adjacent to Toys R Us and behind the shopping center servicing the multitude of smaller shops shows inadequate truck staging areas, turnaround areas, poor general maneuverability and general unsightly conditions.
- g. Evidence of failed subgrade and significant erosion exists adjacent to the Toys R Us loading area.
- h. The rear loading area behind the linear shopping building is littered with numerous solid waste dumpsters without enclosures. This is an inappropriate use adjacent to the existing golf course.
- i. A tributary of the Cooper River runs along the rear of Toys-R-Us. At the time of observation, it was partially silted-in, debris-strewn, and require cleaning.

### 2. Area Conditions

- a. Site access and visibility of this redevelopment study area is poor, and may be significantly improved by expanding Redevelopment Area 2 to include specific properties along Longwood Avenue.
- b. Redevelopment Area 2 also includes a vacant lot across from Camden Catholic High School and adjacent to the Courier Post building. This vacant lot, which consists of approximately three (3) acres, shows evidence of significant drainage problems and ponding. It is a low area that receives drainage from the adjacent roadway system, and is not provided with positive outfall. In essence, the area serves as a large, shallow retention basin.
- c. An existing industrial/warehouse area is positioned across Hampton Road from Redevelopment Area 2. This underutilized and antiquated facility may be considered in the future as a possible extension to the primary investigation-delineated Redevelopment Area. This industrial facility/area exhibits extensive failed pavement and related circulation infrastructure, poor maintenance, inadequate landscaping/buffering, and extensive trash/solid waste strewed throughout.

## REDEVELOPMENT AREA 2: ROUTE 38

### C. Review of Applicable Zones and Master Plan Designations

#### 1. Zone Designations

The primary investigation in Redevelopment Area 2 is within the Shopping Center Business (B3) zone of the Cherry Hill Township Zoning Ordinance (70-76), as summarized below:

<p>Article XIX Shopping Center Business Zone B-3</p>	
<p>Section 1901.</p>	<p>Purpose</p> <p>It is the purpose of this article to provide areas that may contain a wide range of business and service uses servicing large segments of the Township.</p>
<p>Section 1902.</p>	<p>Permitted Uses.</p> <p>A. Shopping Centers.</p> <p>B. Any use permitted in the B-1 Business Zone.</p> <p>C. Office buildings for executive or administrative purposes.</p>

Redevelopment Area 2 is surrounded by the following zones, as referenced above:

- a. Residential (R2 & R3): 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. Regional Business (B4): This zone has two purposes.
  - i. 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.
  - ii. It is the purpose of this zone to encourage comprehensive planning and development of large areas.

#### 2. Review of Township Master Plan

- a. Intersection improvements to alleviate flooding during periods of heavy rain, Route 38 and Cuthbert Road intersection.
- b. Opportunity for this area to be qualified as a Redevelopment Area.
- c. Cuthbert Boulevard is identified as requiring new sidewalk linkages.

## REDEVELOPMENT AREA 2: ROUTE 38

### 3. Review of State Plan

According to the State Development and Redevelopment Plan, the Cherry Hill Redevelopment Area 2 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 2:

1. Criteria a – Deterioration: The generality of the buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any such 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 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.)
3. Criteria h - Smart Growth Consistency: Redevelopment Area 2 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 planner's study has concluded that, in general, the partially vacant and substandard buildings and infrastructure (Block 595.02, Lots 1 & 3) has remained so for a period of years prior to adoption of the Township's resolution. Furthermore, the continuing deterioration of the area, buildings and infrastructure, has resulted in space/land, buildings and infrastructure not being utilized to their full potential, space/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., d., and h.). Therefore, the redevelopment criteria required by New Jersey State law is satisfied. In addition, it has been concluded that site visibility and access to Redevelopment Area 2 is poor, and may be significantly improved by including specific properties (Block 119.01, Lots 21, 22, 24, 25, 26, 27, 28, 29 & 30) along Longwood Avenue which would allow more direct, effective and efficient access to and from Route 38.

**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 2

**1. Goals**

- a. Preserve sensitive land along rivers and streams.
- b. Preserve important visual amenities, placing special emphasis on preservation of river and stream views, wetland marshes and woodlands vistas.
- c. Establish redevelopment districts where necessary to promote redevelopment, and business incentives.
- d. Encourage redevelopment and full occupancy in existing commercial locations. Continue to provide a business friendly environment for new companies, especially this wishing to renovate and locate in existing structures.
- e. Maintain a balance of land uses within the Township that encourage living, working, and recreation within the community.
- f. Preserve and protect the character of established residential neighborhoods.
- g. Balance new development and ratables with the needs of the community.
- h. Encourage economic and employment growth.
- i. Rezone land to promote the goals outlined in the Master Plan.
- j. Maintain, enhance and further develop a strong "sense of place" distinctive to the Cherry Hill community.
- k. Insure compatibility with new growth demands for housing, commercial and industrial uses within the community.
- l. Continue the dialogue among citizens and business regarding the needs and concerns of neighborhoods and the business community.

**2. Objectives**

- a. To identify, prevent and remedy situations/conditions/events that cause an area to qualify as an area in need of redevelopment.
- b. To improve drainage at the Route 38/Cuthbert Road intersection.
- c. Encourage the design of open and public spaces that are meaningful to the future residents of the development and the community.

## REDEVELOPMENT AREA 2: ROUTE 38

- d. Encourage a plan that is pedestrian orientated.
- e. Establish a renewed consistency between land use and zoning districts.
- f. For all commercial and industrial properties, establish design criteria that minimize the impact of parking, traffic noise, illumination, signage, and smoke odors etc.
- g. Continue to improve buffers for new development or redevelopment adjacent to established residential areas.
- h. Rezone areas of the community where appropriate to reflect current uses.
- i. Analyze improvements in various commercial areas.
- j. Monitor new retail growth.
- k. Preserve, protect and clean Township waterways.
- l. Encourage redevelopment and proper reuse of abandoned or vacant properties.
- m. Encourage redevelopment where needed and increase employment opportunities.

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

1. Land Uses: Redevelopment Area 2 will contain commercial uses typical of a Shopping Center area, providing opportunities to locate within this redeveloped center, as well as a safe, attractive, and efficient environment for consumers.
2. Population Density: No impact.
3. Improved Traffic and Public Transportation: Improvements to onsite parking lots, driveways, and area stormwater infrastructure will result in better circulation, safer parking, and drivers will no longer need to be diverted around flooding. The adjacent Bus shelter and sidewalks along Route 38 will be inspected and improved as necessary.
4. State Highway Route 38: NJDOT will provide input regarding any necessary improvements to Route 38. The 2003 Mater Plan recommends that NJ Route 38, east of Longwood Avenue, be widened to three lanes in each direction.
5. Public Utilities: All public utilities will be evaluated for adequacy in service, and improved as necessary.
6. Recreational and Community facilities. No impact.
7. Additional Public improvements: Improvements will be required within adjacent waterway and wetlands to both clean the areas and eliminate erosion. Stormwater management improvements are also anticipated within the adjacent low areas, which are frequently flooded and so identified in the Master Plan for improvement.

## REDEVELOPMENT AREA 2: ROUTE 38

### C. Proposed Land Use and Building Requirements

Anticipated land uses within Redevelopment Area 2 include typical shopping center-type commercial uses, any use permitted in the Township Neighborhood Business (B2) zone, as well as general or professional office uses. Building requirements and bulk standards will be in accordance with NJ Code requirements including ADA regulation.

### 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. No residential dwellings are located within Redevelopment Area 2.

### 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.

## REDEVELOPMENT AREA 2: ROUTE 38

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%<sup>1</sup> over the next 6-10 years and an increase of approximately 3,000 housing units, based on current zoning.

### 2. Delaware Valley Regional Planning Commission (DVRPC)

DVRPC's *Horizons 2025 Plan*<sup>2</sup>, 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.

### 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, Suburban<sup>3</sup>), 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).

Pennsauken Township Camden County is the closest neighboring municipality to this Redevelopment Area it is located approximately ¼ mile to the west.

<sup>1</sup> 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.

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

<sup>3</sup> 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 2: ROUTE 38

The land development policies for Cherry Hill's new Master Plan remain relatively unchanged from the old 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 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, Site Plan and Subdivision Regulations, and Design Standards will apply to Redevelopment Area 2. This does not preclude the Township from amending the Zone Plan and Zoning Ordinances as they may apply to the Redevelopment Area 2.

### H. Consistency with Cherry Hill Township Master Plan 2003

As presented throughout this redevelopment document, consistency is maintained with and between the Comprehensive Master Plan of Cherry Hill and the redevelopment planning effort for Area 2. 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**

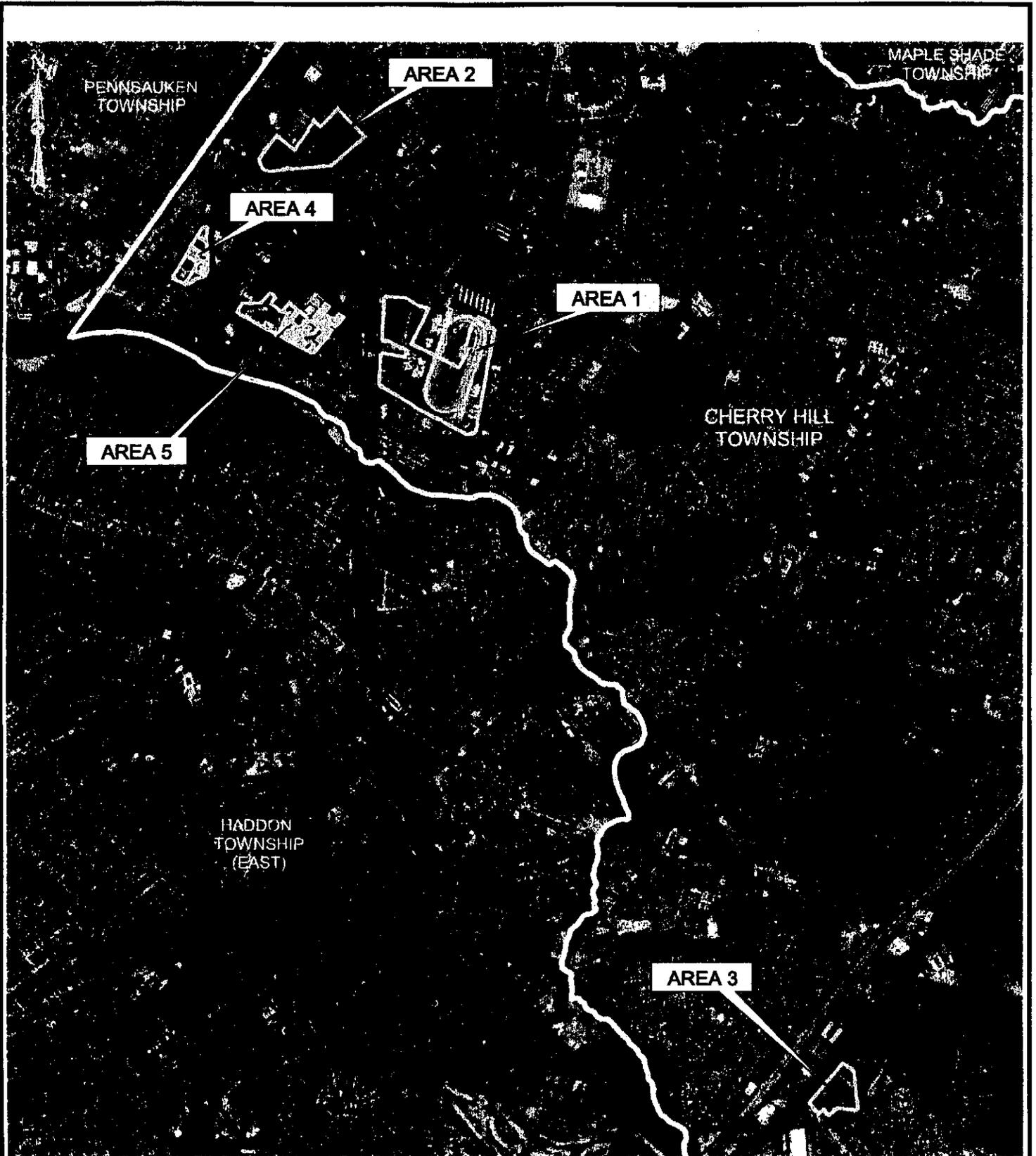
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- A. Redevelopment Areas (aerial view)
  - B. Redevelopment Area (aerial view with parcels)
  - C. Photographic Journal of Existing Conditions (within and surrounding Redevelopment Area)
  - D. Smart Growth Planning and Program Resources
  - E. Township 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><b>RICHARD A. ALAIMO ASSOCIATION OF ENGINEERS</b> <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>

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**Appendix B**

Redevelopment Area 2

REDEVELOPMENT AREA 2: Route 38



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## **Appendix C**

### Photographic Journal of Existing Conditions

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Looking North into Redevelopment Area No.2 from Route 38 Sidewalk



West Route 38 Sidewalk, boundary of Redevelopment Area No.2

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)

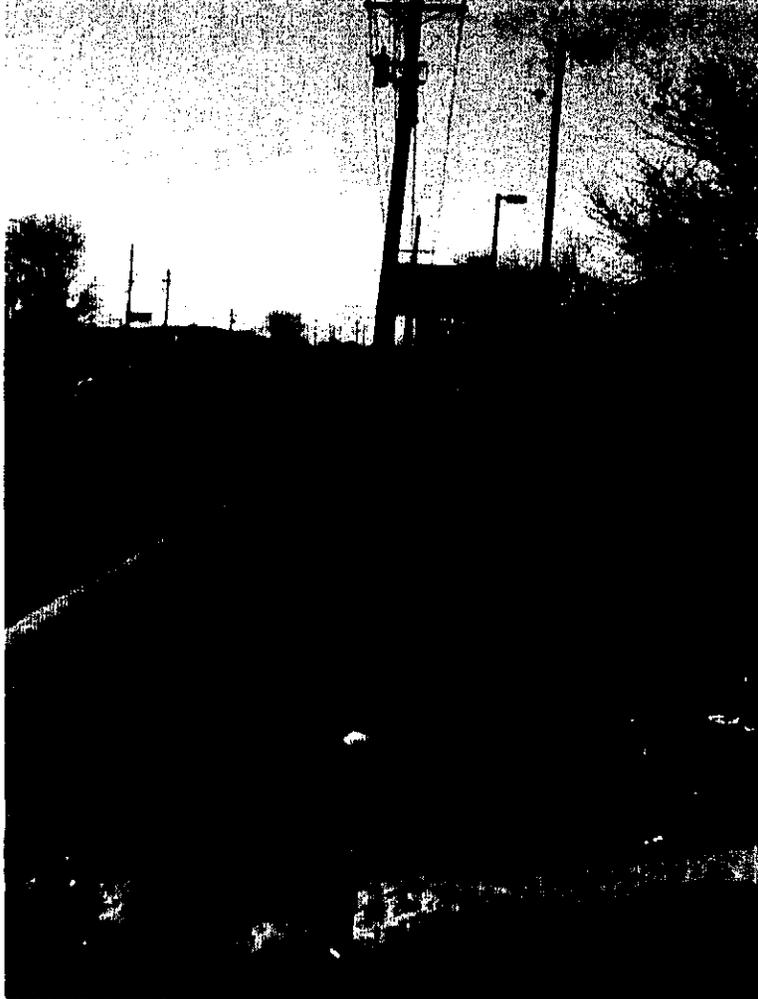


East Route 38 Sidewalk, southeastern corner of Redevelopment Area 2



West Route 38 Sidewalk, typical condition

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)

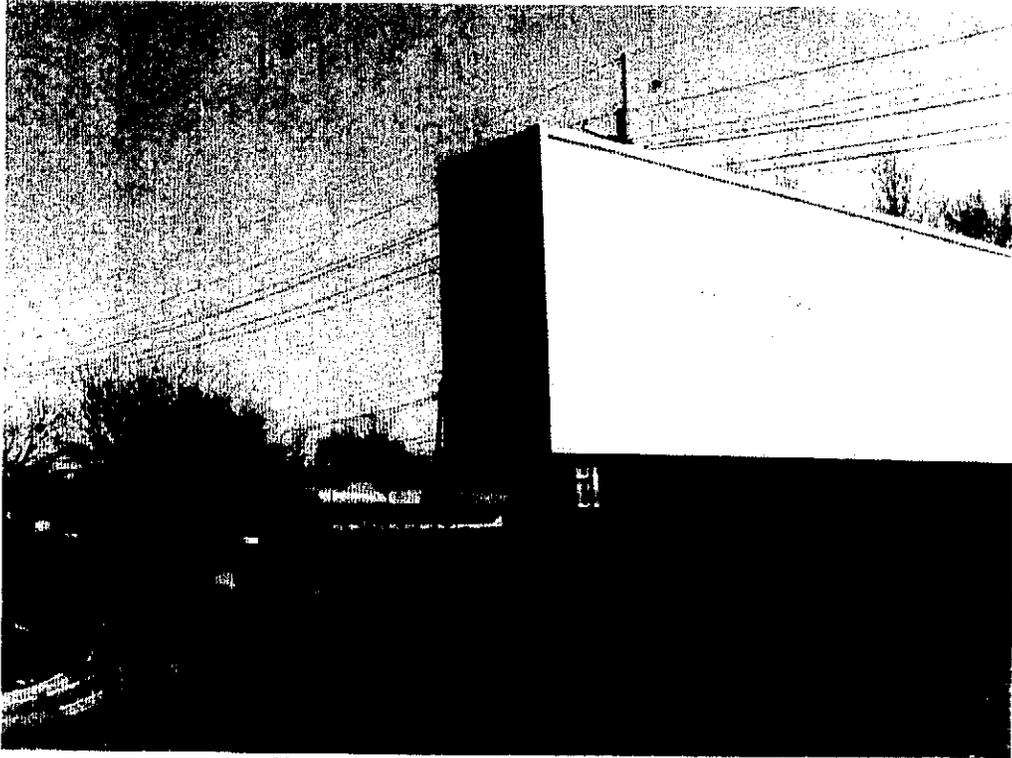


West Route 38, Route 38 site entrance



Typical curb condition Redevelopment Area No 2

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Site entrance, Route 38 West to Philadelphia



Site entrance Route 38 West to Philadelphia

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)

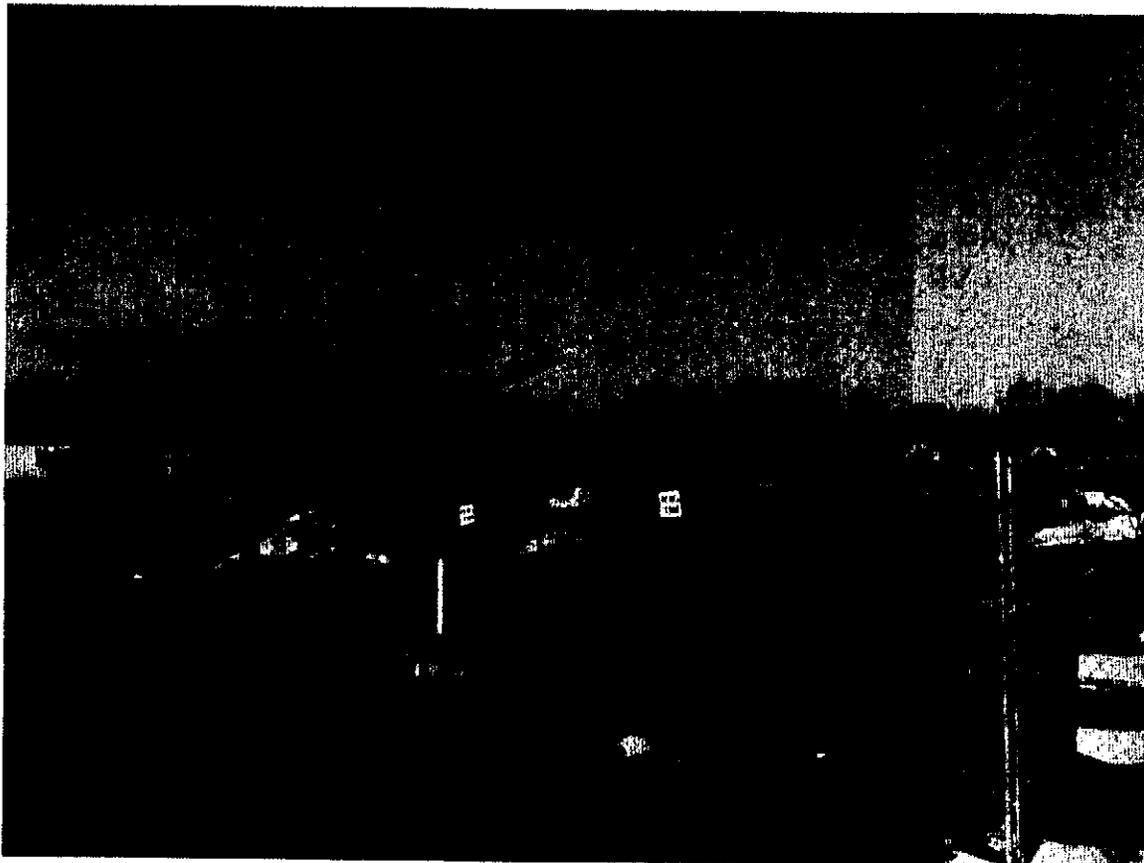


Median drainage southern site boundary Route 38.

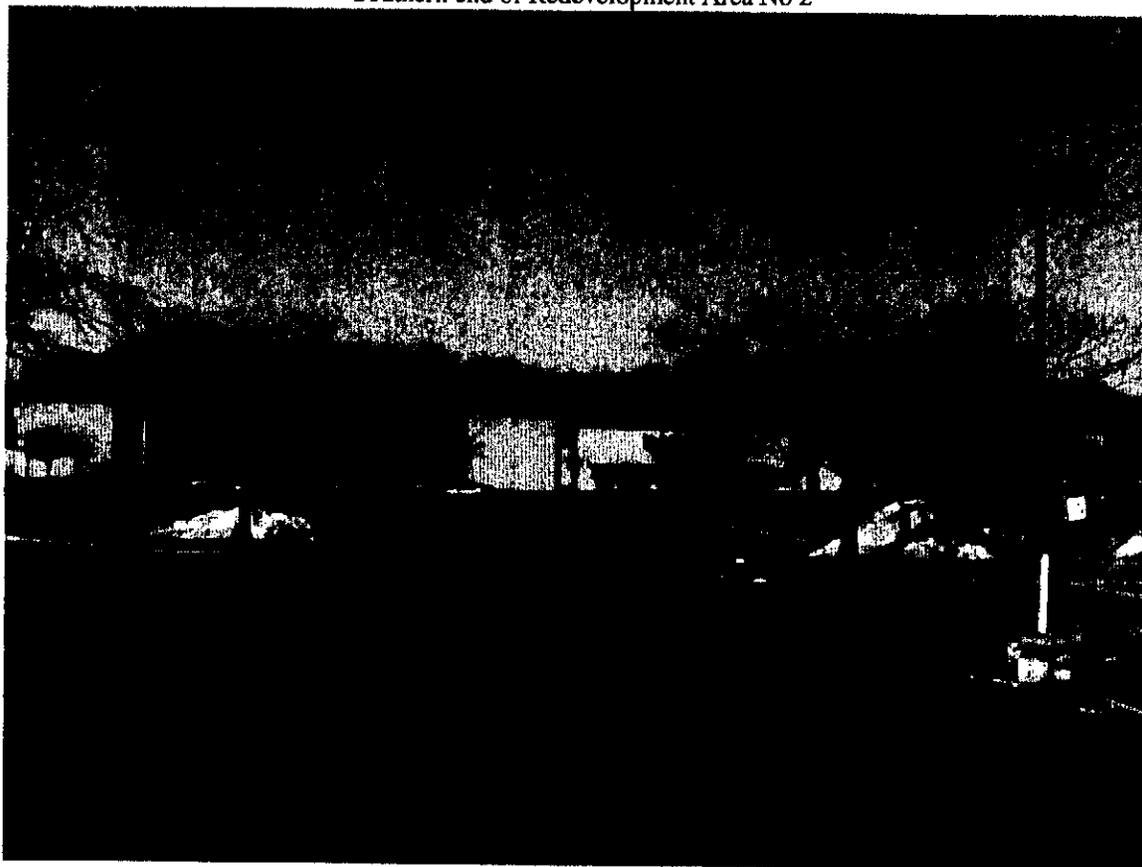


Route 38 looking east along Redevelopment Area No 2. Boundary

Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Southern end of Redevelopment Area No 2



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



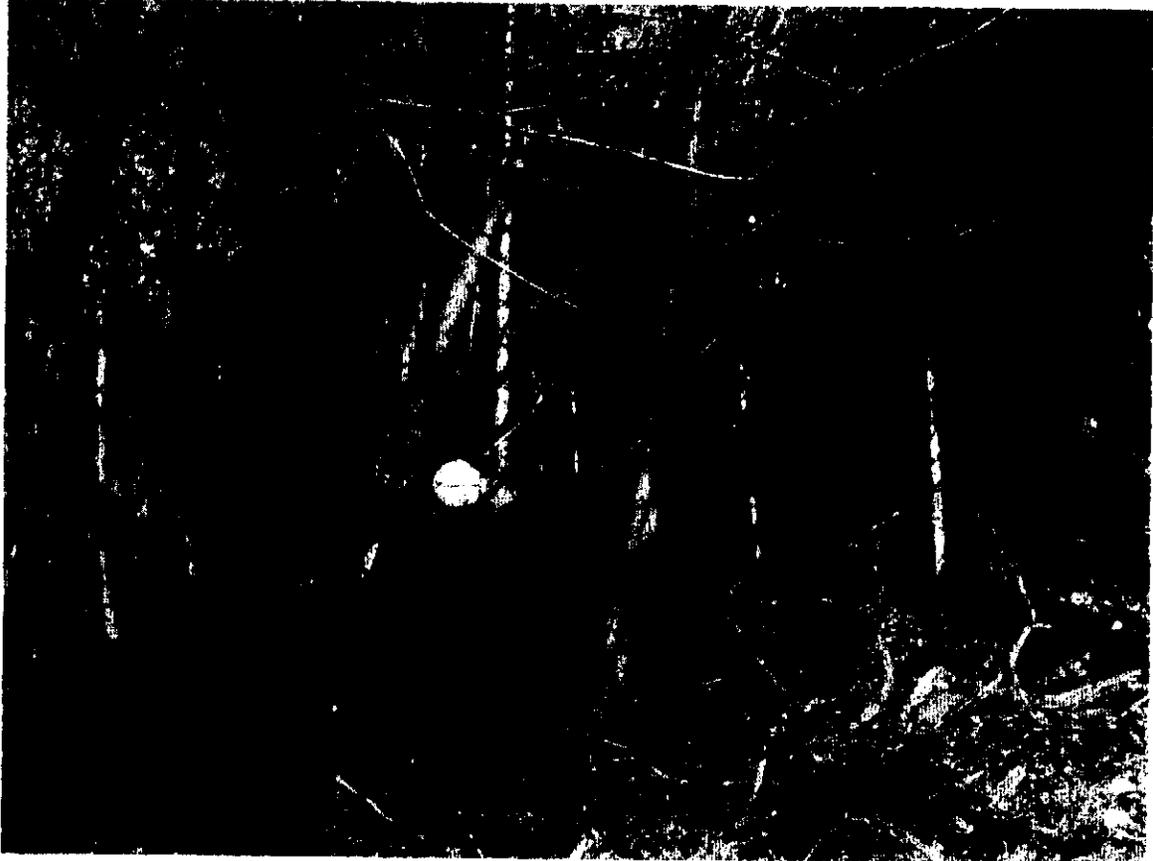
Southern end of Redevelopment Area No 2



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Freshwater wetlands looking up towards Route 38



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



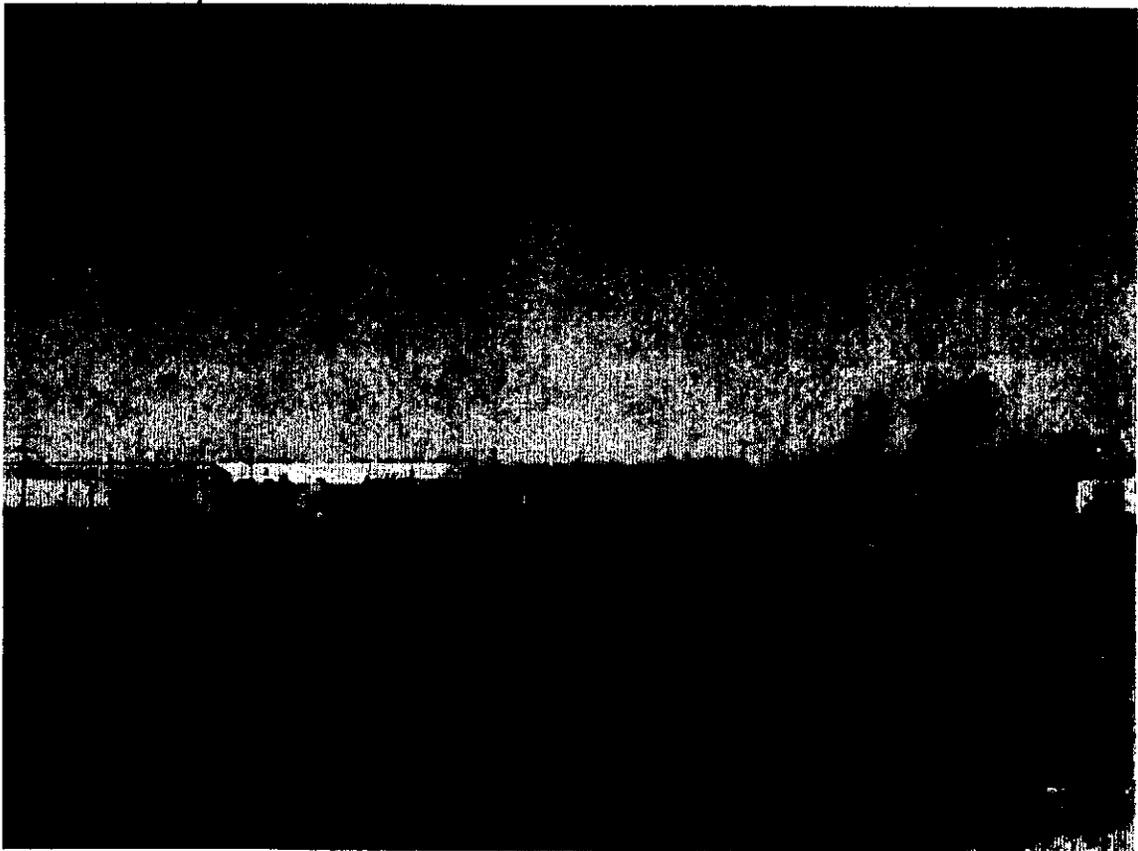
Freshwater wetlands and stream which runs through Redevelopment Area No 2



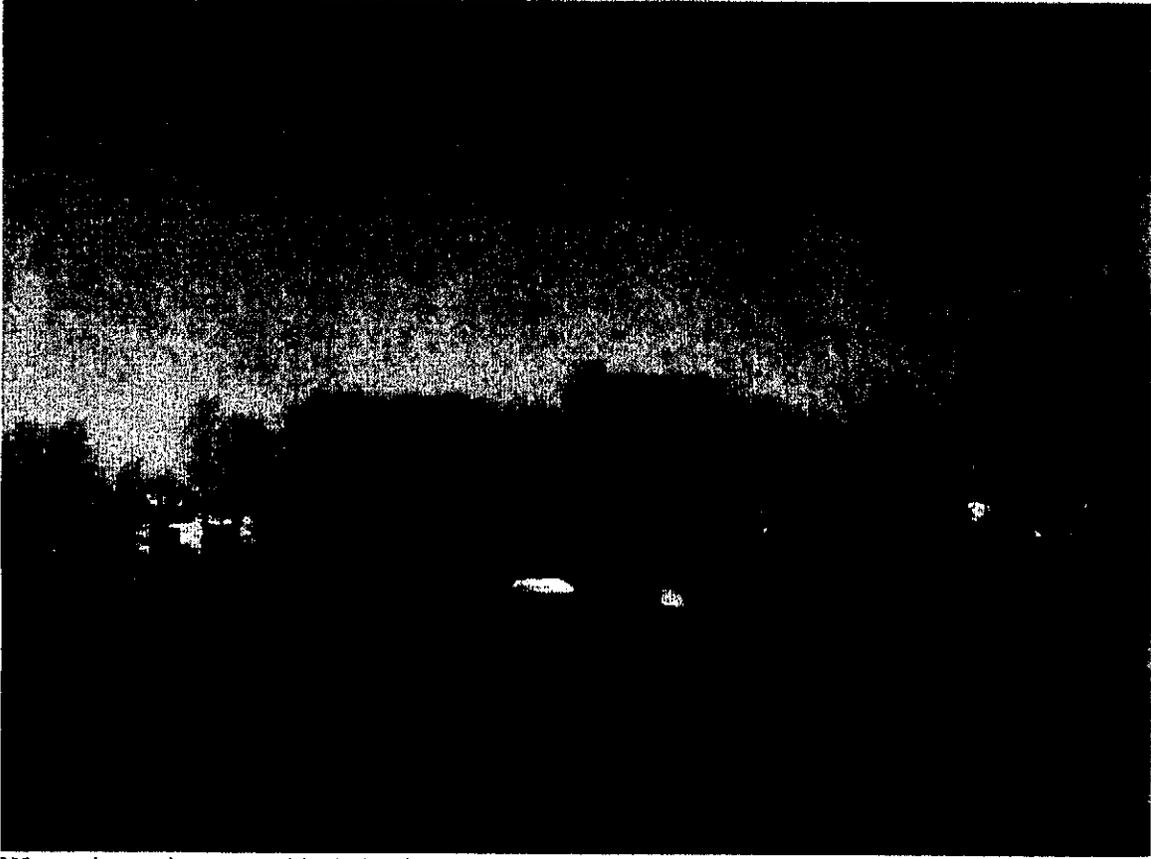
Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Route 38 and Hampton Road intersection



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



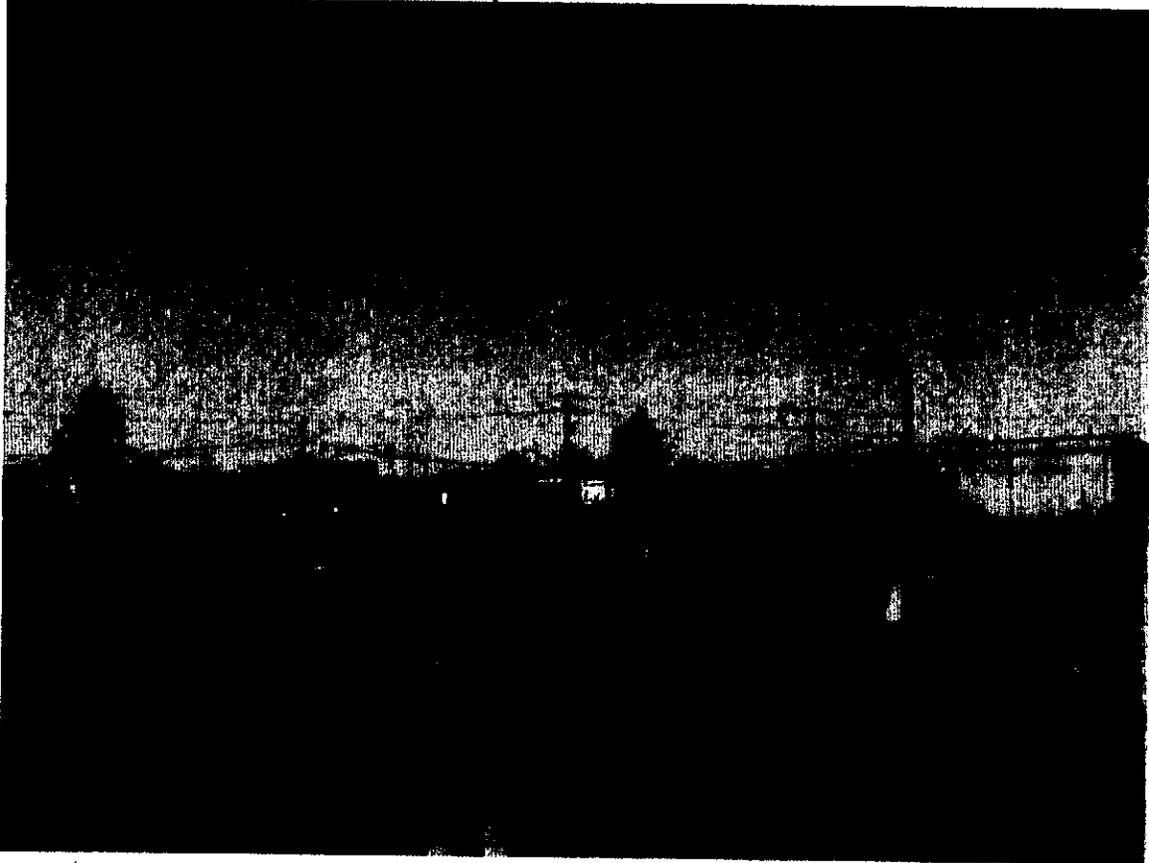
NJ state inspection center, block 595.02, lot 2 -& Route 38



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Connection from Hampton Road to Redevelopment Area No 2



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Stream at the rear of NJ State inspection center and existing buildings on block 595.02 lot 1



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



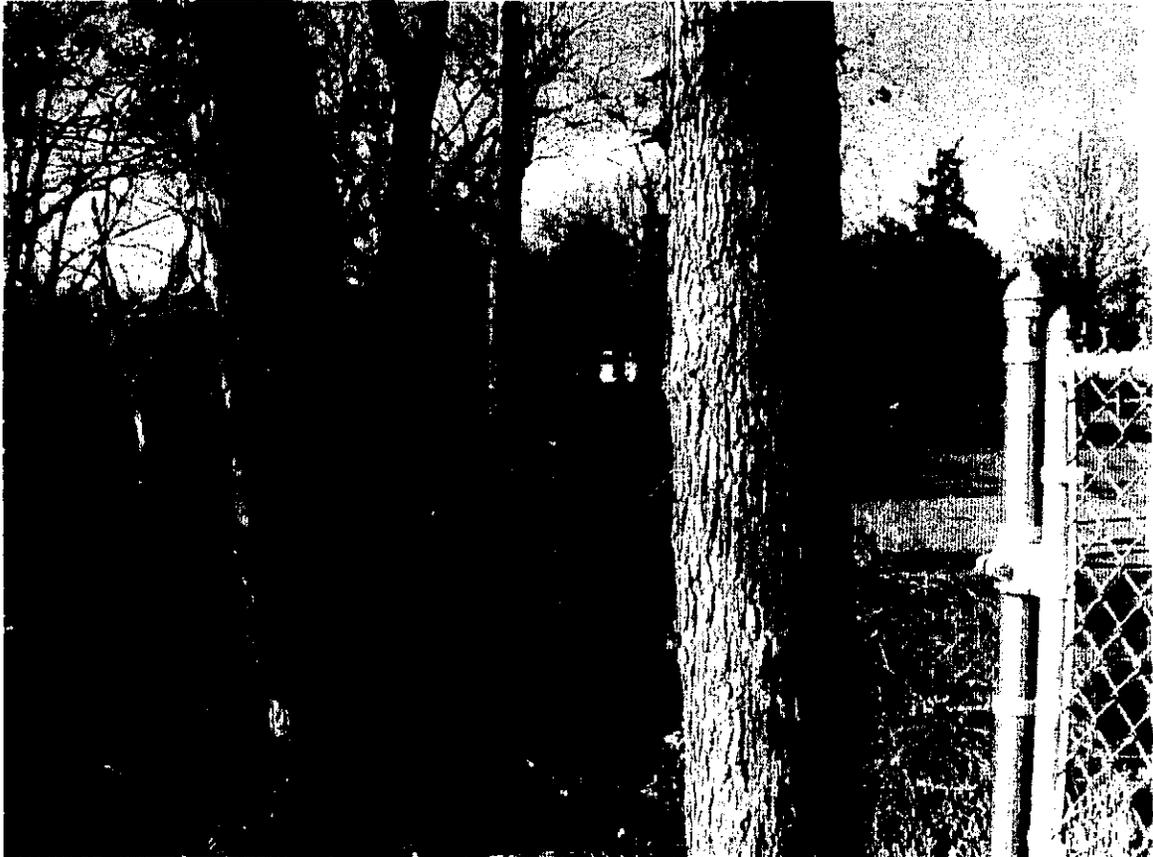
NJ State Inspection center, Hampton Road



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Rear of existing buildings along western boundary of Redevelopment Area No 2, adjoining golf course



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Golf course and access to block 595.02 lot 1, located at rear of existing buildings



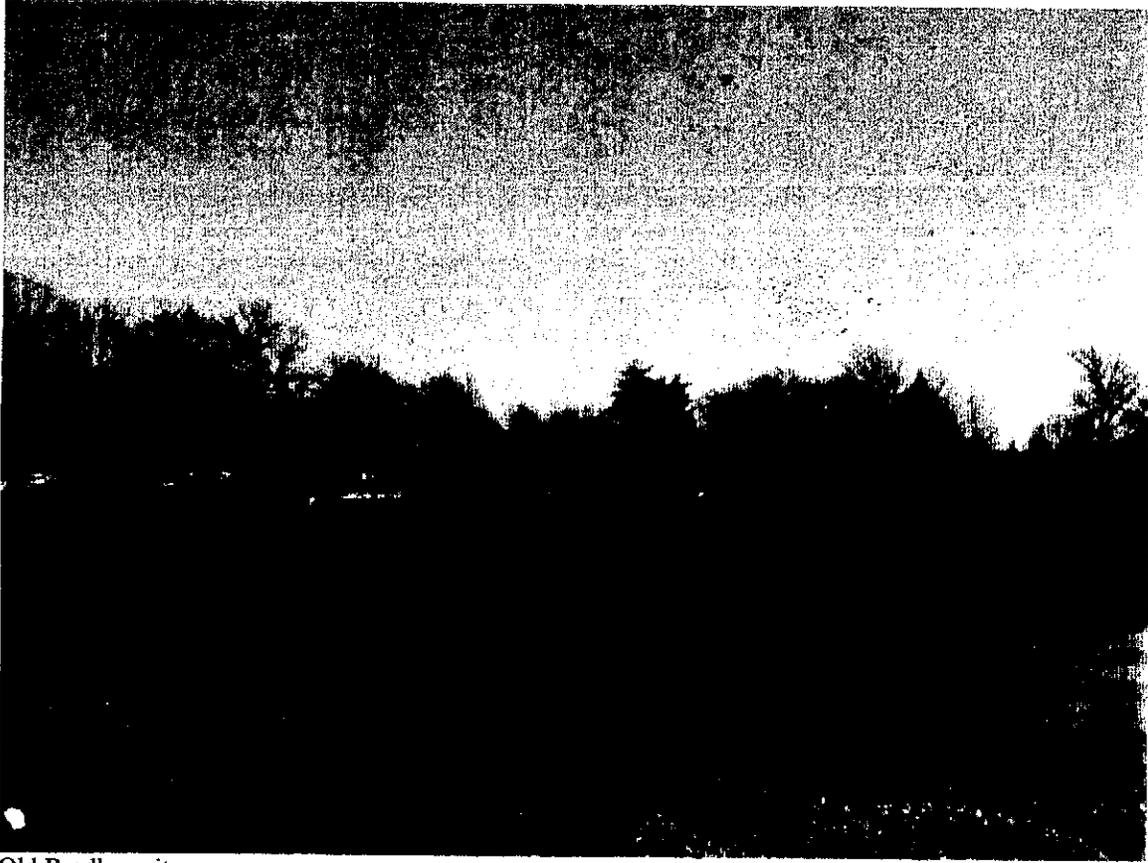
Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Old Bradlees site



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



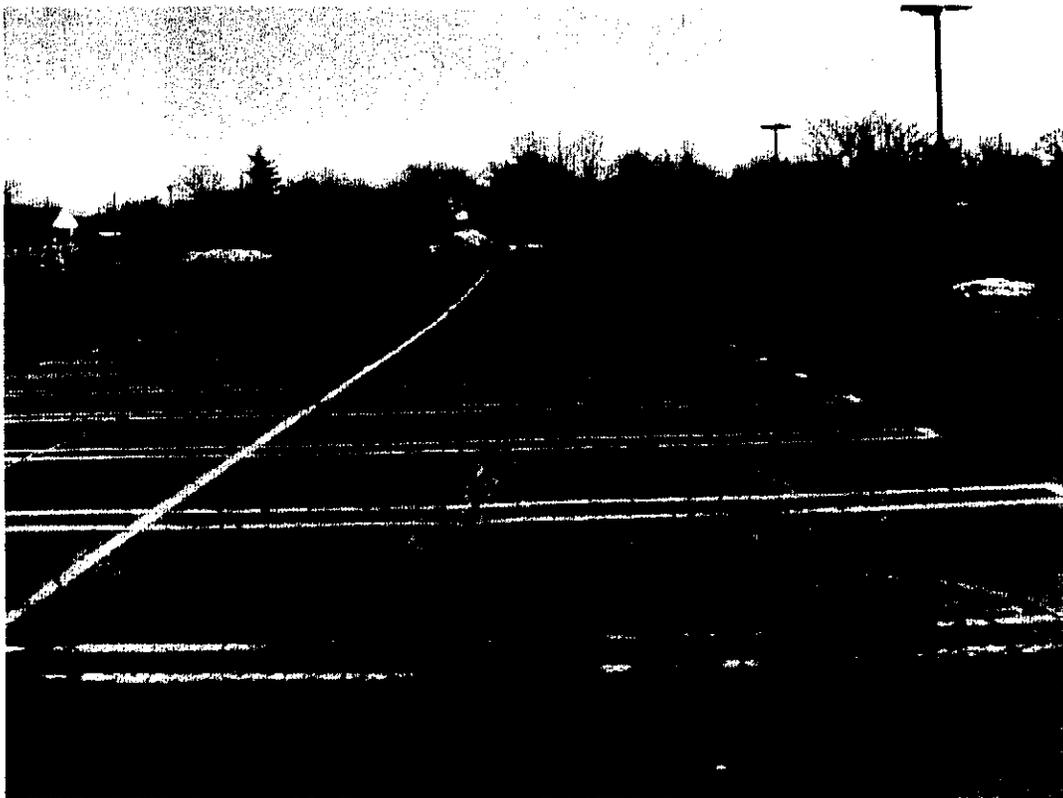
Old Bradlees site



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Redevelopment Area No 2 looking south through the site from Narduc Avenue Cherry Hill



Redevelopment Area No 2 existing deteriorated car park

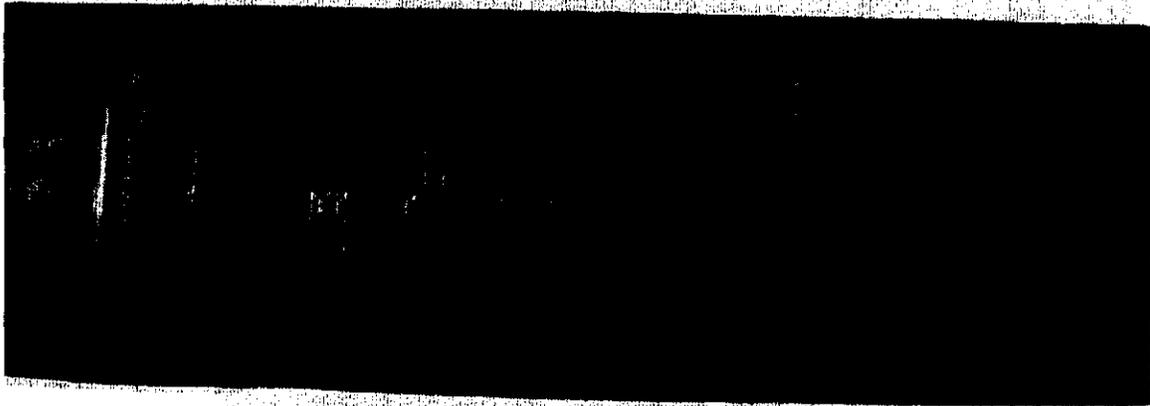
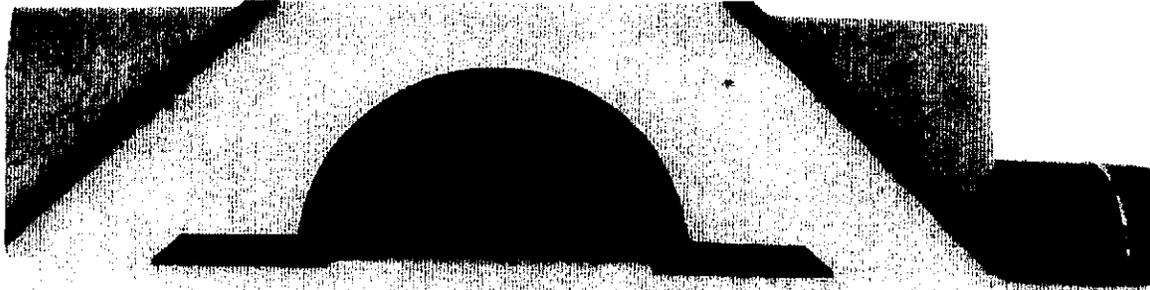
Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Vacant "Kids R Us" building



Cherry Hill Township, Camden County, New Jersey  
Redevelopment Area No. 2 (Route 38)



Existing vacant store



Existing stores located at northern end of Redevelopment Area No 2

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## **Appendix D**

### Smart Growth Planning & Program Resources

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

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**□ 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

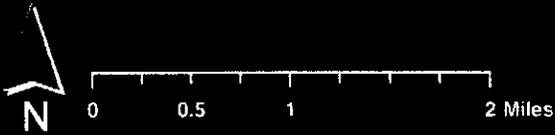
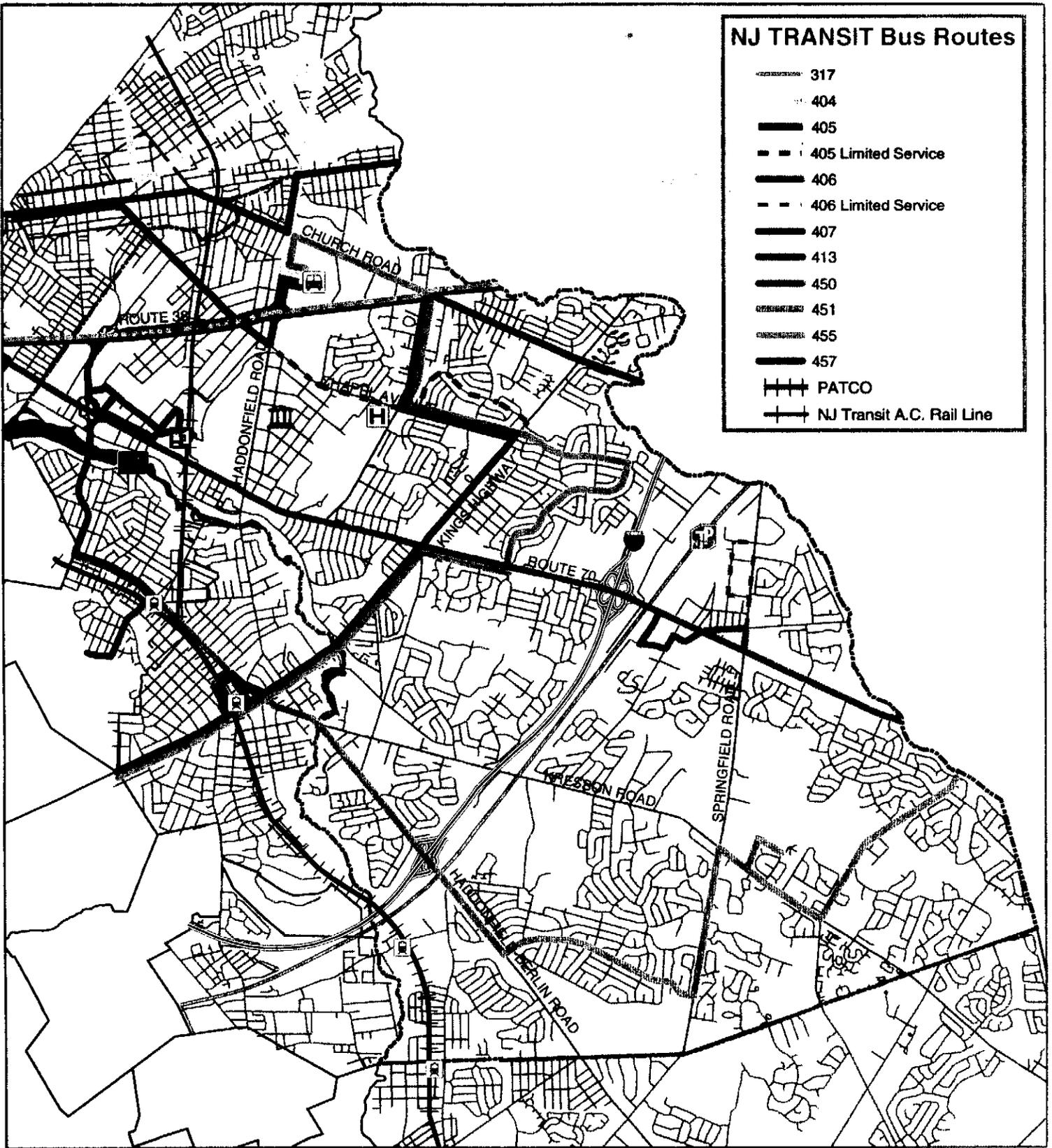
**□ Transportation**

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

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**Appendix E**

Township Transit Map



**DRAFT**

June 2004

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## **Appendix F**

### Environmental Assessment

