

TOWNSHIP OF CHERRY HILL



**Redevelopment Area No. 3
(I-295)**

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 NO. 3 (I-295)
Camden County

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

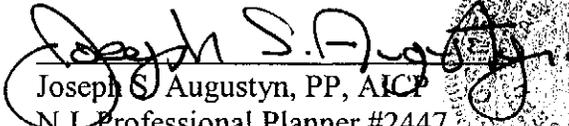
N.J.S.A. 40:12A-1 et seq
December 6, 2004

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 3 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 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. 3. 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.3 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
Joyce A. Walker, Council Vice President
Dr. Bryen C. Barbell, Councilman
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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 No. 3. 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 prepared with the assistance of the Mayor, Council and Planning Board in 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 goals for the Cherry Hill Redevelopment Area No. 3 is to achieve beneficial economic growth, while improving the standard and quality of life for the residents of the Township by strengthening the municipal 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.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 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.

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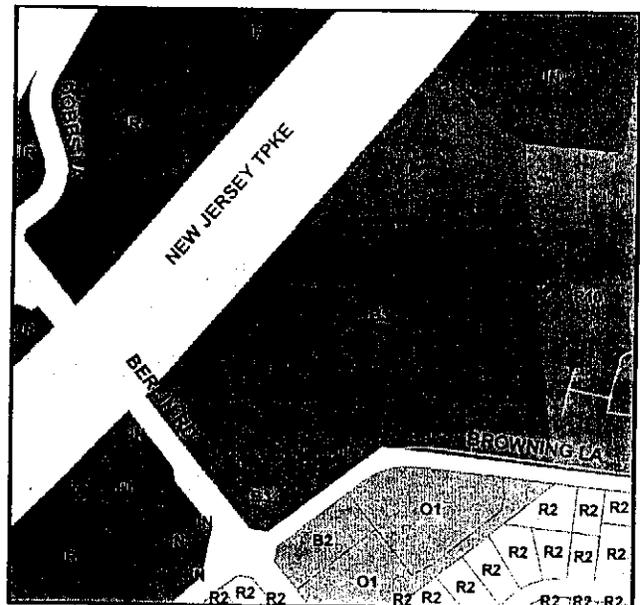
II. PRELIMINARY INVESTIGATION

A. Overview

Redevelopment Area 3, the I-295 vicinity, is composed of Block 433.20, Lot 2 (See Appendices for mapping). Redevelopment Area 3 is approximately 16 acres in size.

Redevelopment Area No.3 is located in the southwestern portion of the Township along Haddonfield-Berlin Road, between Browning Road and the New Jersey Turnpike. This area was settled with the nearby railroad line completion, which is currently the PATCO high-speed line. A bulk of the Redevelopment Area is the Woodcrest Shopping Center, which is entirely within the Shopping Center Business (B3) zone. Immediately to the rear of the Shopping Center is the Cherry Hill Baptist Church, which is zoned Institutional (IN).

Area 3 is bound by the New Jersey Turnpike to the northwest. The Woodcrest residential neighborhood, as well as some adjacent non-residential uses, is across Browning Lane to the southeastern side of the site. The neighborhood that bounds the northwestern portion of Redevelopment Area 3 is Centura, a multi-residential



(R10) townhouse development. Across Haddonfield-Berlin Road is the Cherry Hill Fire Station 13-6 and a large industrial area.

1. Site Conditions

- a. Redevelopment Area No.3 consists of an existing shopping center, which includes: Dollar Tree, Saloon Spa, Subzi, Mandi, Cash and Carry, Foresight Family Eye Care, Family Dentistry, a delicatessen/restaurant, Glo Cleaners, a beauty parlor and a pizza shop.
- b. This shopping center contains two vacant stores.
- c. Outbuildings include a former Eckerd Pharmacy, which is attached to Trio Tire.
- d. The Eckerd Pharmacy is closed and available for rent.
- e. The Eckerd building will need extensive refurbishment since its architecture is unique to that pharmacy.

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- f. Another outbuilding/satellite pad is the Comcast building, which includes drive-thru payment services.
- g. Parking lot pavement is generally in good condition with some evidence of cracking and specific areas that are in fair to poor condition.
- h. A Goodwill donation center trailer exists on this property.
- i. Parking for the Playdrome amusement center also exists on this property.
- j. The major visual deterrent to this shopping center is the closed Eckerd Pharmacy, which is the main anchor to the shopping center positioned immediately adjacent to Haddonfield/Berlin Road.
- k. There is inadequate vehicular stacking at the entrance and exit to the Eckerd site, poor site circulation also exists.
- l. The entire site lacks adequate pedestrian crossings and sidewalk facilities.
- m. The rear of the shopping center is in poor condition as evidenced by pavement condition, accommodations for solid waste, loading and unloading, and employee parking. Extensive ponding is evident.



- n. The front facade is in good condition; however, the rear of the facility shows extensive deterioration.

2. Surrounding Observations

- a. The rear loading area also serves as the only vehicular access to the Cherry Hill Baptist Church.
- b. Area is in close proximity to Woodcrest PATCO Station and along the NJ Transit bus route 451.

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- c. It is also worth noting that the Langston Steel Redevelopment Area, which has been rehabilitated into the Woodcrest Corporate Center, is located further south on Haddonfield-Berlin Road.
- d. Tindale Run (a tributary of Cooper River) is located approximately ¼ mile to the north of Redevelopment Area No. 3

B. Review of applicable Zones and Master Plan designations

1. Zone designations

Redevelopment Area 3 is entirely 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> <ul style="list-style-type: none">A. Shopping Centers.B. Any use permitted in the B-1 Business Zone.C. Office buildings for executive or administrative purposes.

Redevelopment Area 3 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 (Woodcrest neighborhood).
- b. Multi-Residential (R10): It is the purpose of this zone to provide specified areas within the Township appropriate for the development at medium density of townhouses, garden apartments. The zone is also intended to enhance the housing opportunities of all present and future Township residents (Centura)
- c. Industrial Restricted (IR): It is the purpose of this zone to provide areas of the Township for the exclusive use of non-noxious industries, which can meet strict performance standards.

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- d. Office Limited (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.
- e. 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 (Fire Station 13-6).

2. Review of Township Master Plan

- a. Opportunity for this area to be qualified as a Redevelopment Area.
- b. Haddonfield/Berlin Road is identified as requiring new sidewalk linkages to build the proposed bikeway and pedestrian network
- c. Located approximately ¼ mile to the northeast of Redevelopment Area No.3 is Block 404.01, Lot 1-6 (Ludlum/Pam's Path). This area is priority ranked No. 2 on the Township's list of Proposed Acquisition Parcels.

3. Review of State Plan

According to the State Development and Redevelopment Plan, the Cherry Hill Redevelopment Area No. 3 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)

C. 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 3:

1. 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.)
2. Criteria h - Smart Growth Consistency: Redevelopment Area 3 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.

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D. Conclusion

Under New Jersey statutes, the planner's study of the Redevelopment Area has concluded that, in general, the partially vacant and substandard buildings and infrastructure has remained so for a period of years prior to adoption of the Township Redevelopment Areas resolution. Furthermore, the continuing deterioration of the area, buildings, and infrastructure, has resulted in space or land, buildings, and infrastructure not being utilized to their full potential. Full potential being that space or 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 d., and h.). Therefore, the redevelopment criteria required by New Jersey State Law is satisfied.

III. REDEVELOPMENT PLAN

A. Goals and Objectives

The primary goal of Cherry Hill Township, as identified in the Township Master Plan is, "to 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 No. 3.

1. Goals

- a. Encourage economic and employment growth. Encourage redevelopment where needed and increase employment opportunities.
- b. Establish Redevelopment Areas where necessary to promote redevelopment, and business incentives. Encourage redevelopment and proper reuse of abandoned or vacant properties.
- c. Encourage redevelopment and full occupancy in existing commercial locations. Balance new development and ratables with the needs of the community.
- d. Maintain a balance of land uses within the Township that encourage living, working, and recreation within 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. To identify, prevent, and remedy situations or conditions that cause an area to qualify as an area in need of redevelopment.
- g. Insure compatibility with new growth demands for housing, commercial and industrial uses within the community.
- h. Continue the dialogue among citizens and business regarding the needs and concerns of neighborhoods and the business community.

2. Objectives

- a. Encourage the design of open and public spaces that are meaningful to the future residents of the development and the community. Rezone areas of the community where appropriate to reflect current uses
- b. Encourage a plan that is pedestrian orientated.
- c. For all commercial and industrial properties, establish design criteria that minimize the impact of parking, traffic noise, illumination, signage, and smoke odors etc. Analyze improvements in various commercial areas.

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- d. Continue to improve buffers for new development or redevelopment adjacent to established residential areas.
- e. Rezone areas of the community where appropriate to reflect current uses.
- f. Preserve, protect and clean Township waterways. Rezone land to promote the goals outlined in the Master Plan.

B. Relationship to Township Master Plan Definite Objectives

1. Land Uses: Shopping center type commercial uses will be provided with opportunities to locate within this redeveloped shopping center, and to conduct business within a safe, attractive, and efficient environment.
2. Population Density: Residential development is not part of the redevelopment plan for this redevelopment area. It is anticipated there will be no impact to the population density as a result of redevelopment of this area.
3. Transportation: Improvements to onsite parking lots, driveways, and area stormwater infrastructure will result in better circulation and safer parking. As new Planning and Zoning Board applications occur, various site improvements (such as repairs, upgrades, street furniture) will be necessary if the redevelopment of this area is to be successful. The adjacent bus shelter and sidewalks will be inspected and improved as necessary, as Haddonfield-Berlin Road is served by NJ Transit bus route 451. Along Haddonfield-Berlin Road, traffic control design to minimize conflict and maximize internal and external flow of vehicles and delivery trucks is critical to the success of this redevelopment effort. Haddonfield-Berlin Road is a County Road and as such remains under the jurisdiction of the County. Cherry Hill will work closely with the County to achieve the desired aesthetic for this thoroughfare.
4. Public Utilities: All public utilities will be evaluated for adequacy in service, and improved as necessary. As each new construction or redevelopment proposals is received, the applicant will be required to make the necessary repairs or improvements.
5. Recreational and Community Facilities: Opportunities exist for private recreational uses as permitted in Shopping Center Business Zone (B3). Haddonfield/Berlin Road is identified as requiring new sidewalk linkages to complete the proposed pedestrian network, according to the Township's 2003 Master Plan.

C. Proposed Land Use & Building Requirements

Anticipated land uses within Redevelopment Area No. 3 include typical shopping center type commercial uses, any use permitted in the Township B-3 Business Zone, including offices for executive or administrative purposes. Building requirements and bulk standards will be in accordance with NJ Code requirements including ADA regulation.

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D. Acquisition

This Redevelopment Plan does not propose acquisition of specific 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 No. 3.

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 Center 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, Voorhees Township, is within in Planning Area 2 (PA2, Suburban³). Maple Shade Township in Burlington County, which borders Cherry Hill to the east, has State Planning Designation as a Planned Town (PT). Camden City in Camden County, which is located approximately 1.25 miles to the northwest, is designated as a State Planning Urban Center (UC). Haddon Township is positioned 3,000 feet southwest of Redevelopment Area 3.

The land development policies found in the Cherry Hill 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.

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.*

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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, Camden County Improvement Authority (CCIA), DVRPC *Horizons 2025 Plan*, and the State Development and Redevelopment Plan (SDRP).

G. Relationship to Cherry Hill Township Development Regulations

Cherry Hill Township development regulations include the current Zoning Code specific to this planned development, Site Plan and Subdivision Regulations, and Design Standards will apply to Redevelopment Area 3. This does not preclude the Township from amending the Master Plan and Zoning Ordinances, as they may apply to the Redevelopment Area No. 3.

H. Consistency with Cherry Hill Township Master Plan 2003

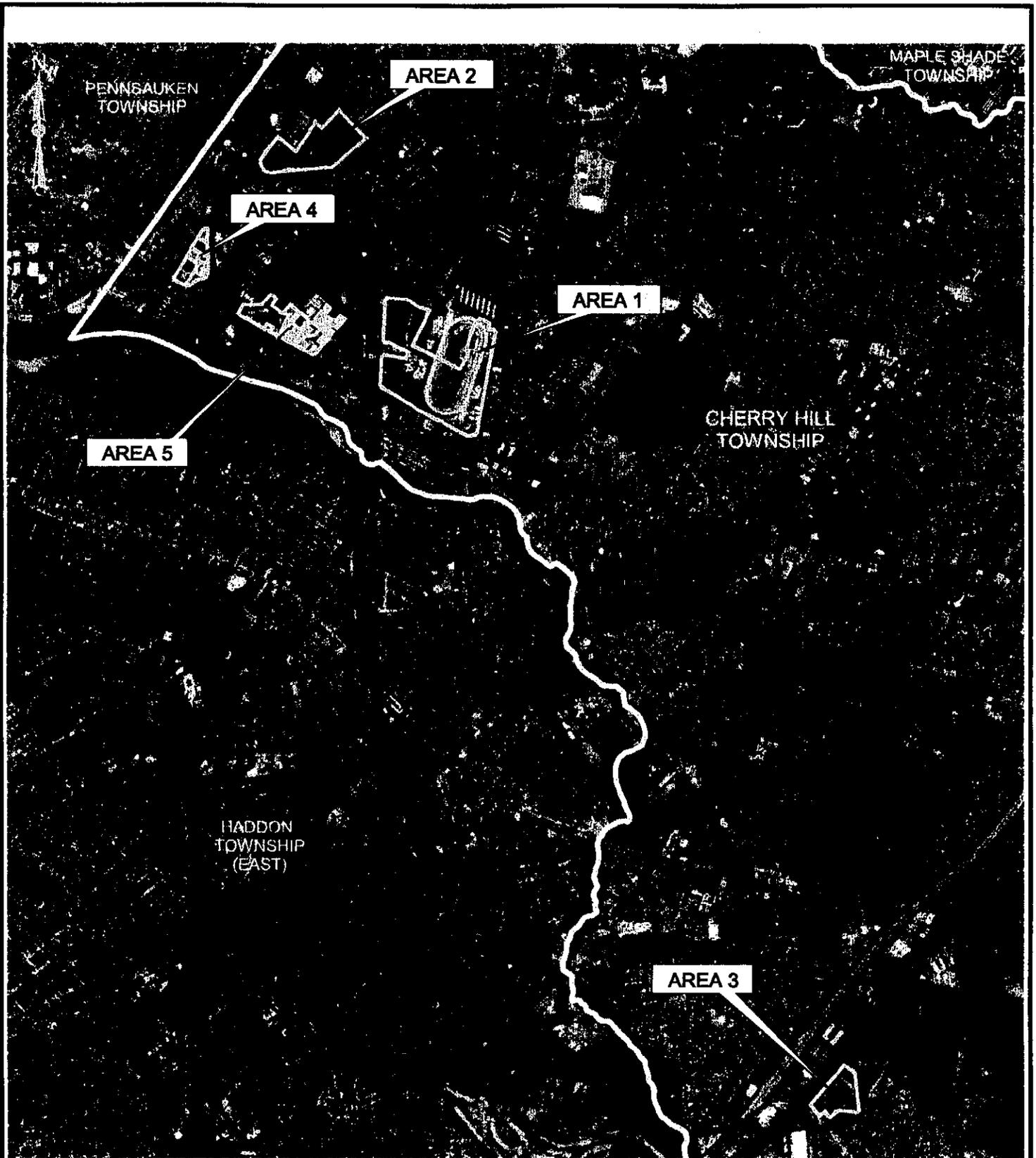
As presented throughout this Plan, consistency is maintained with and between the Comprehensive Master Plan of Cherry Hill and the redevelopment planning effort for Area 3. This consistency includes parallel goals, objectives, purposes, and intent regarding redevelopment of areas in need. Furthermore, 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

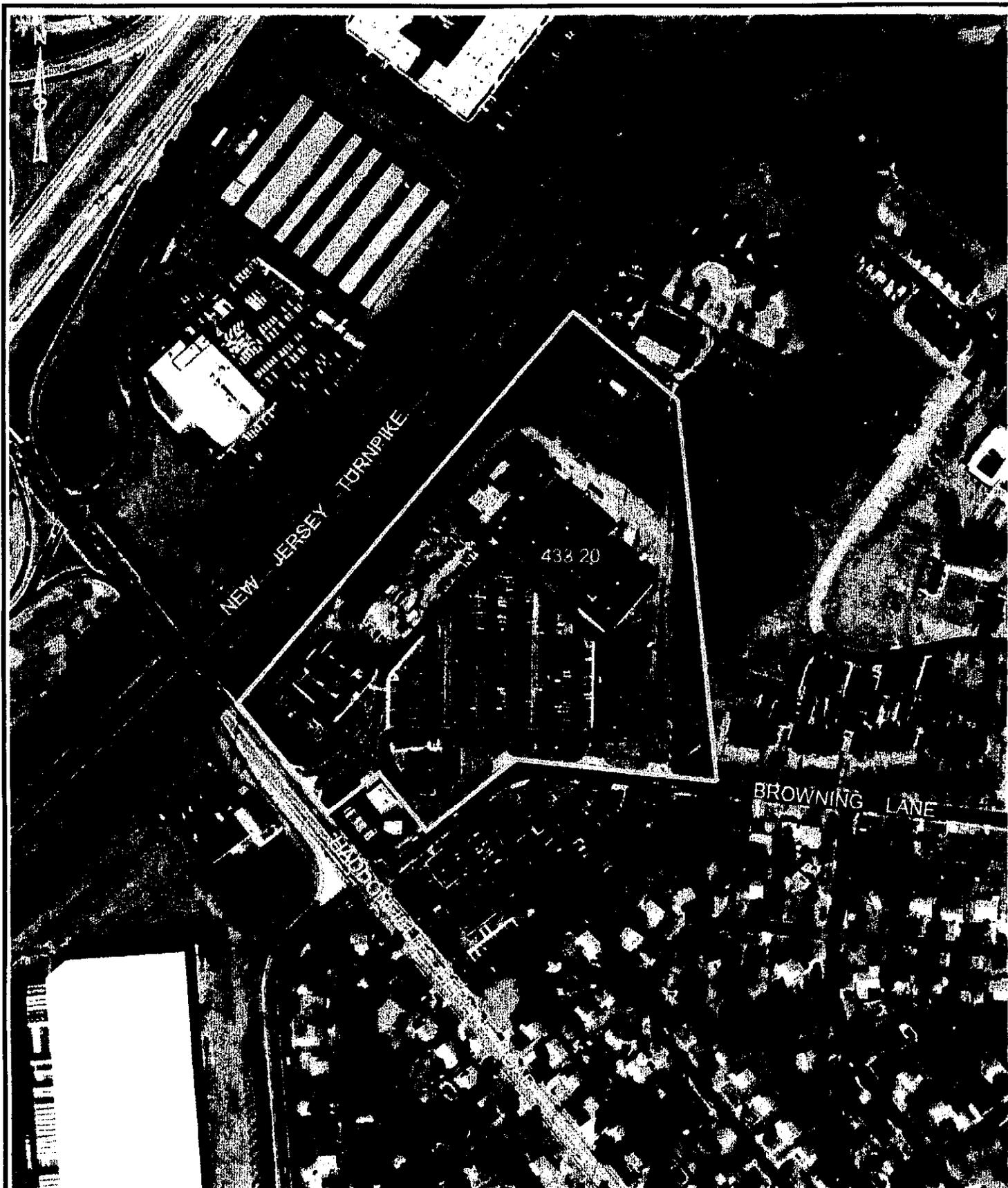


NOTES: 1. AERIAL ORTHOPHOTOGRAPHY FLOWN IN 2002. 2. REDEVELOPMENT AREAS ARE BASED ON TAX MAPS AND ARE APPROXIMATE.

CHERRY HILL TOWNSHIP	 <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>	AERIAL ORTHOPHOTOGRAPH
OVERALL PROJECT KEY MAP		Date: JUNE 2004
Scale: 1" = 3000' (APPROX.)	Drawn By: MAC	Checked By: JSA/KR
		Project No.: A-240-011

Appendix B

Redevelopment Area 3



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

CHERRY HILL TOWNSHIP

AREA 3
BLOCK 433.20 LOT 2

Scale: 1" = 300' (APPROX.)



**RICHARD A. ALAIMO
ASSOCIATION OF ENGINEERS**

Consulting Engineers

200 High Street
2 Market Street

Mount Holly, N.J.
Paterson, N.J.

Drawn By: MAC

Checked By: JSA/KR

AREA 3
AERIAL ORTHOPHOTOGRAPH
SUBJECT PROPERTIES

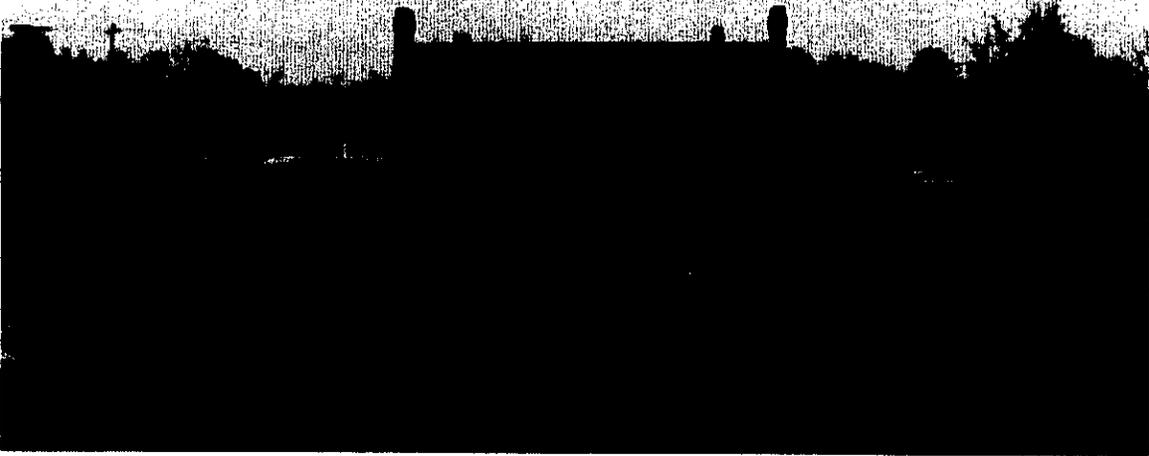
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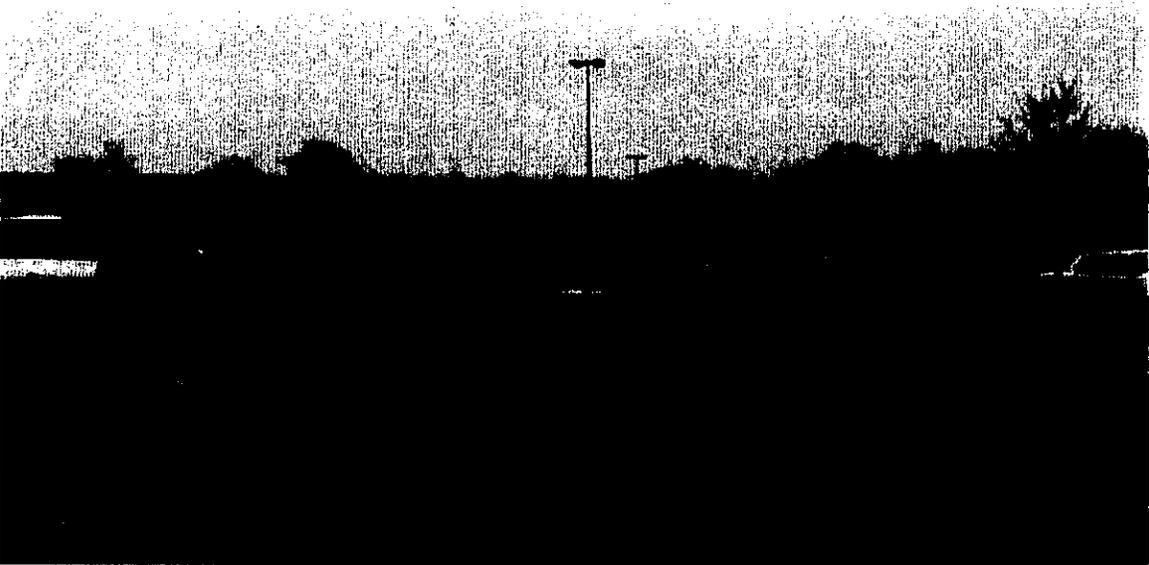
Appendix C

Photographic Journal of Existing Conditions

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



1. Comcast building



2. Parking lot

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



3. Parking lot



4. Donation Trailer

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



5. Un-scaled parking lot in distance



6. Service Center

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



7. Parking lot

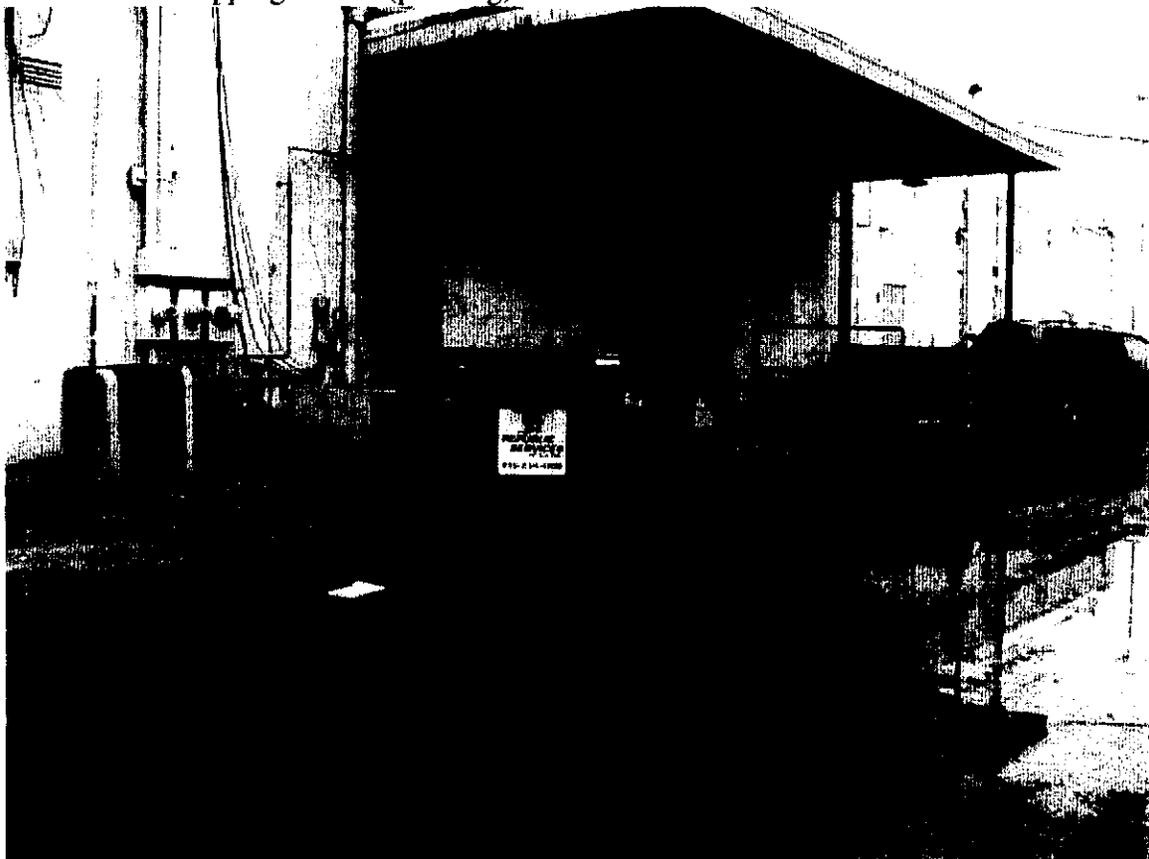


8. Vacant store

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



9. Rear of Shopping Center (ponding)

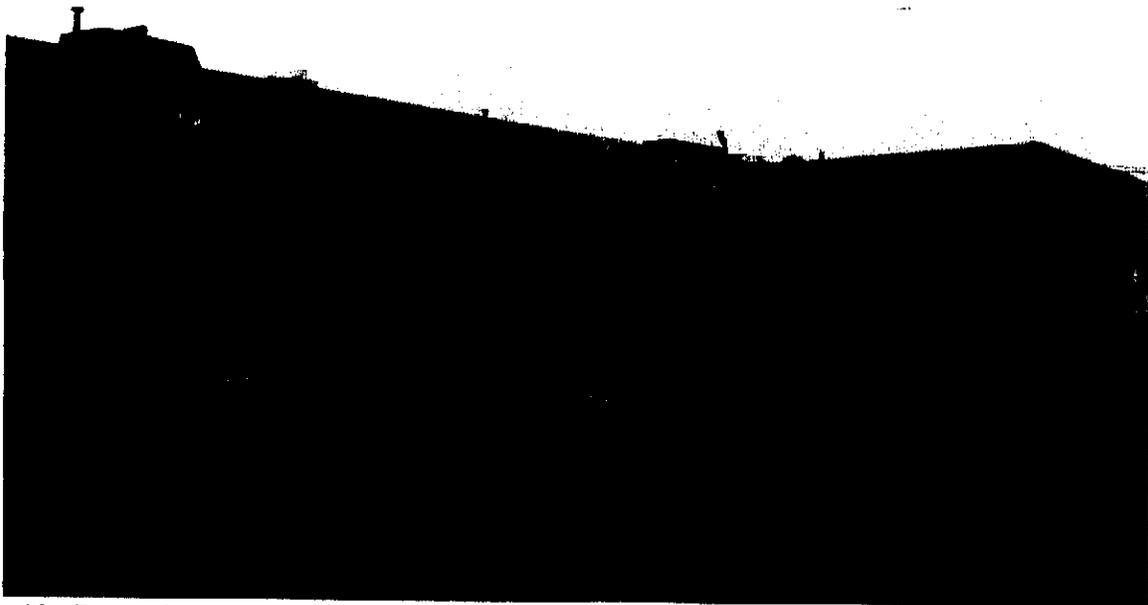


10. Rear of Shopping Center

Cherry Hill Township, Camden County, New Jersey
Area No. 3 (I-295)



11. Rear of Shopping Center



12. Rear of Shopping Center

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

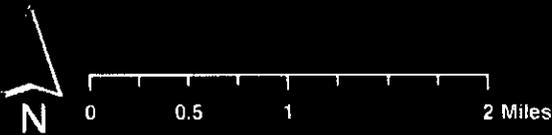
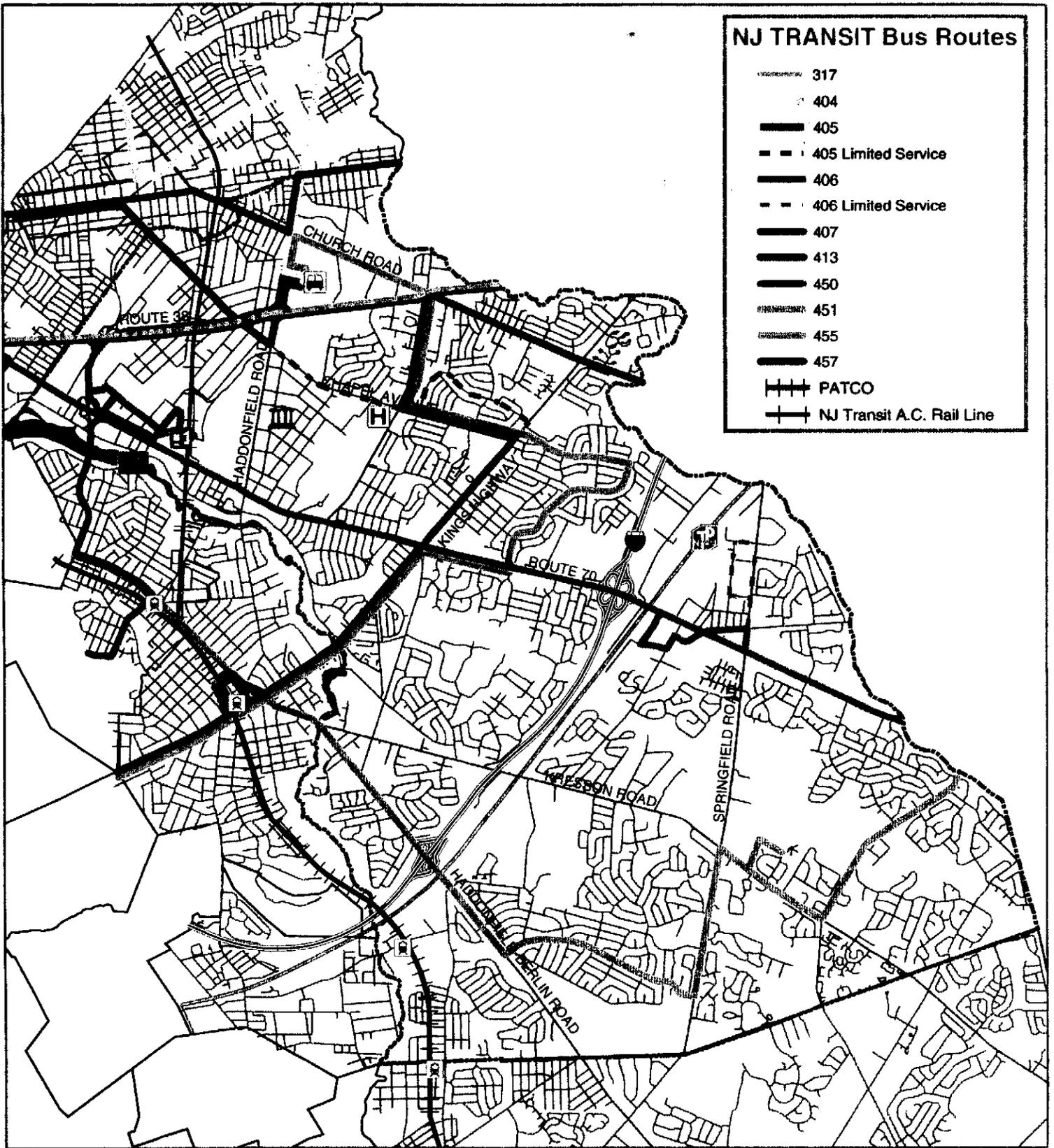
- Community Design and Physical Planning
- Environmental Education Grants Program
- Planning Assistance Unit
- Smart Future Planning Grants
- Sustainable Development Challenge Grant

□ Transportation

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

Appendix E

Township Transit Map



DRAFT

June 2004

Appendix F

Environmental Assessment