

CHERRY HILL APARTMENTS

REDEVELOPMENT PLAN

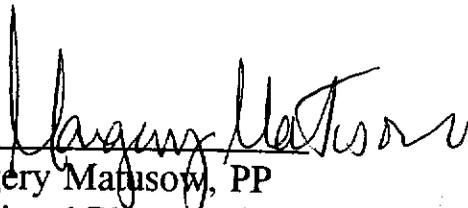
Cherry Hill Township
Department of Community Development
820 Mercer Street
Cherry Hill, NJ 08034
August 17, 1998

CHERRY HILL APARTMENTS REDEVELOPMENT PLAN

CHERRY HILL TOWNSHIP

COUNTY OF CAMDEN

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Department of Community Development

Cherry Hill Township
820 Mercer Street
Cherry Hill, New Jersey

CHERRY HILL TOWNSHIP

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I. INTRODUCTION

In accordance with the NJ Redevelopment and Housing Law, N.J.S.A. 40A:12A, the Township Council of Cherry Hill Township adopted a resolution on May 11, 1998, authorizing the Planning Board of Cherry Hill Township to conduct a preliminary investigation and hearing and make a recommendation as to whether an area on Route 38 (the site of the Cherry Hill Apartments) is in need of redevelopment. The Planning Board conducted a public hearing on August 3, 1998 and adopted a resolution declaring that Block 285.25 Lots 6 & 7 (known as the Cherry Hill Apartments) are in need of redevelopment.

The Cherry Hill Township Council, by Resolution 98-8-21, adopted the preliminary report from the Cherry Hill Township Planning Board, which determined that the referenced blocks and lots shall be a redevelopment zone. Based on the above, the Planning Board, by virtue of this Resolution, is directed to prepare a redevelopment plan.

The purpose of the redevelopment plan for Cherry Hill Apartment/Cherry Hill Palace is to acknowledge the existence of deteriorated conditions which are detrimental to the health, safety and welfare of the public as well as the viability of this area. The plan also supports and encourages the redevelopment of this land. Further, this plan is intended to

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provide a mechanism for the orderly planning and redevelopment of the Project Area consistent with municipal objectives, public policy goals and the best interest of the community and neighborhood. Upon its adoption by the Governing Body, this Redevelopment Plan shall satisfy all statutory requirements and constitute the legal prerequisite for the redevelopment of the project area.

II. STATUTORY REQUIREMENTS

New Jersey Redevelopment and Housing Law N.J.S.A. 40A:12A-5 states the following specific requirements for a redevelopment plan:

N.J.S.A. 40A:12A-7.

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area of need of rehabilitation, or in both, according to the criteria set forth in section 5 or section 14 or P.L. 1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

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- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other improvements.
 - (2) Proposed land uses and building requirements in the project area.
 - (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market.
 - (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
 - (5) Any significant relationship of the redevelopment plan to:
 - (a) the master plans of contiguous municipalities,
 - (b) the master plan of the county in which the municipality is located; and
 - (c) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act", P.L. 1985, c.398 (C.52:18A-196 et seq.).
- B.** A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act", P.L. 1985, c.222 (C.52:27D-301 et

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seq.) and the housing element of the municipal master plan.

- C. The redevelopment plan shall describe its relationship to the pertinent municipal development regulations as defined in the "Municipal Land Use Law", P.L. 1975, c. 291(C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provisions of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law" P.L. 1975, c. 291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on the adoption of the redevelopment plan or subsequent amendments thereof.
- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan. The municipal governing body may adopt a redevelopment plan which is inconsistent with or not

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designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or

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revision or amendment thereof.

F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section. L. 1992, c.7987. II.

III. DESCRIPTION OF PROJECT

The Cherry Hill Apartments Redevelopment Area is located in Cherry Hill Township, on Route 38 between Haddonfield Road and Cooperlanding Road. The Location Plan (Exhibit 1: EX1) clearly delineates the area of concern. Property included in the area, by Block and Lot are: Block 285.25, Lots 6 and 7. The total size of the site is approximately 12.2 acres.

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IV. BASIS AND GOALS OF REDEVELOPMENT PLAN

The basis of creating the redevelopment district was in accordance with the conditions found at the site and as found in the Determination of Need Study, prepared by Cherry Hill Township, Department of Community Development, dated 8/3/98. The condition of the site and buildings were found to be deplorable, as evidenced by the substandard, dilapidated and deteriorated conditions and numerous code violations. The existing building structure was deemed an imminent hazard and unsafe due to holes in the firewalls, faulty fire alarms, non-functional emergency generator, elevators which worked only sporadically, infestation of pigeons and rats and feces, exposed electrical wiring and thousands of other violations sited by the Building Code Official, the Health Department, and the Fire Department. The property has also been sited by the Property Maintenance Department for violations of the municipal ordinance, with problems ranging from unclean, unsafe and unsanitary conditions, disrepair and hazardous sidewalks, driveways, stairs and walkway conditions, overgrown weeds, trees, shrubs and grass, disrepair of exterior walls, structures, doors and windows and many other general maintenance conditions.

The goal of the redevelopment plan is to set forth a viable, realistic plan for the

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elimination, repair or replacement of existing deteriorated property and support and encourage the redevelopment of this area. The plan shall promote the economic, social and environmental viability of the area and promote the best use of the land while not impinging on the existing vibrancy of the neighborhood and surrounding community.

Public policy goals include promoting uses consistent with the surrounding areas.

V. REDEVELOPMENT PLAN/PROPOSED REDEVELOPMENT ACTION

The plan for the redevelopment of the project area includes:

- Determine the best use for the existing site.
- Determine if the land use provided for in the Master Plan is appropriate for the site.
- Acquire the property from the current owner.
- Eliminate unhealthy, unsafe and unsightly conditions at the property.
- Secure a redeveloper and other professionals to design the site plan and building plan (if necessary) to attract the best user to the site for redevelopment.
- Insure that the redevelopment plan is as flexible as possible, in order to foster quality development while maintaining consistency with the goals and objectives.

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This document constitutes a Redevelopment Plan, under the provisions of the applicable State statutes.

VI STATUTORY COMPLIANCE:

- A. (1) The relationship of the redevelopment plan to the local objectives with regard to land use, density of population, traffic/public transportation, public utilities, recreational and community facilities.

The Master Plan for Cherry Hill Township was first created in 1966, and revised in 1973. In 1984, it was again revised, responding to large scale development of the 1960's, 70's and 80's. In 1990 and 1996, the Township undertook reexaminations of the master plan. These re-examination reports set forth major problems and objectives relating to land development in the municipality, the extent to which such problems had been reduced or increased since the last master plan, and if there had been significant changes in the assumptions, policies and objectives which previously formed the basis of the master plan.

The re-examination reports were clear that prior conditions which were the focus of past planning objectives were outdated. Cherry Hill in the 1990's experienced

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stable population and had become nearly fully developed. Recommendations of the reports included the fact that future master plans must look ahead and address different sets of situations, such as the development of small by-passed parcels, negative impacts of traffic on adjacent land uses and the need to revise and redevelop existing structures and land use in selected areas.

The redevelopment site is zoned R-20. It is the primary purpose of this zone to provide specified areas within the Township appropriate for the development of high density residential and accessory uses. 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 schedule of area requirements.

Uses permitted within the "R-20" zone include any high-rise residential structure or group of high-rise residential structures to be developed on a single tract and containing sixty (60) or more dwelling units per acre and meeting the requirements of the following sections: residential, retail, office, restaurants, banks, hotels, movie theaters, recreational facilities, transit/transportation facilities, race tracks and convention centers. According to the provisions of the zone, a site the size of the redevelopment zone (approximately 12.2 acres) would not permit high rise

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apartments of 433 units. For 433 units, you would need a site that has 21.65 acres. Therefore, according to today's standards, the existing acreage of 12.2 would not accommodate two high-rise apartments with a total of 433 units. The facility is permitted as a "pre-existing non-conforming site".

Uses which are determined to be appropriate to the site include the existing high-rise residential apartments, professional office, retail, restaurants, recreational facilities, assisted living facilities, and specialized medical care facilities. Adjacent land use in the area include residential, shopping centers, nursing home, office and restaurants.

In general, the non-residential uses in the area are located along the State Highway, Route 38. The roadway network within this area includes jughandles for Route 38 and Haddonfield Road and direct access from Route 38, east to Cooper Landing Road and Church Road and west, toward Philadelphia. These arteries are owned and maintained by the State DOT and Camden County and are suitable for handling sufficient traffic around the site, particularly, to and from Philadelphia, Camden and neighboring communities to the west.

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The development of an assisted living facility, retail, specialized medical care facility or office would be in keeping with the other land uses immediately adjacent to the site as well as the existing transportation facilities, traffic patterns for such use and impact to the neighborhood. These uses have little, if any, spill over into the adjacent areas, and would both be supported by the neighborhood and positively contribute to it.

Each of these uses would draw from the local neighborhoods or neighboring communities for their occupants. In the case of an assisted living facility, such a draw is often from the nearby long time residents who need increased care but chose to stay in the neighborhood. Similarly, a specialized medical facility would provide necessary care for both local and regional patients. (See Exhibit 1, EX1: Location Plan and Exhibit 2, EX2: Zoning Map)

A. (2) Proposed land uses and building requirements in the project area.

As noted above, proposed land uses within the redevelopment area include an assisted living facility, specialized medical care facility, retail and/or office complex. Building requirements for the site will be a function of whether or not

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the existing buildings remain or are razed and new structures are built.

In the case of the former, there must be a close evaluation of the existing structure, and its ability to meet proper construction building code standards. Further, construction improvements must include upgrades which bring the building into compliance with national standards for Americans with disabilities. At that point, if the buildings are financially feasible for restoration, the only use suitable for the existing buildings is, high-rise apartments and/or condominiums. It is impossible for the existing buildings to meet all building requirements. As previously stated, the acreage of the site is only 12.2 where 21.6 is required, reducing the ability to meet the density, area, parking, open space and yard requirements.

If the buildings are razed, the appropriate uses would be all other uses specified previously. The site would need to be rezoned to accommodate any new specified use and must meet all density, area and yard requirements. A newly designed building and site plan must meet the requirements for building size and height, setbacks from any public right-of-way and abutting residential property, open space, landscaping, pedestrian and transportation access and proper parking and signage.

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- A. (3) Adequate provision for the relocation of residents in the project area.

The apartment buildings have been deemed an imminent hazard and have been closed. All residents residing at the apartments when it was deemed an imminent hazard have been removed and relocated to other area apartments. No additional relocation of residents would be needed in connection with the redevelopment of this site.

- A. (4) Identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

This plan requires the acquisition of the property identified as the “redevelopment property”: noted as Block 285.25 Lots 6 & 7 (known as Cherry Hill Apartments).

- A. (5) Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the County Master Plan and the State Development and Redevelopment Plan.

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The Cherry Hill Apartments Redevelopment Plan is consistent with the Master Plans of contiguous municipalities in several ways. Adjoining and fully developed municipalities, such as Collingswood, Haddonfield, Maple Shade, Merchantville and Pennsauken, share with Cherry Hill the goal of continuing revitalization and renewal. Such policies improve the livability and sustainability of the entire community. In addition, these efforts maintain a viable inner ring of suburbs and reduce the eastward migration of commerce and development. Redevelopment projects such as the Cherry Hill Apartments contribute to the successful image of Cherry Hill and the immediately adjacent towns.

The Route 38 corridor, as it traverses Pennsauken, Cherry Hill, Maple Shade and beyond serves a dual purpose. One of many gateways to South Jersey from the west, Route 38 is a cross-section of what South Jersey has to offer. Route 38 is also a gateway to each municipality that it crosses. This corridor sustains access to some of Cherry Hill's largest commercial developments, office complexes and entertainment venues. In addition, the Cherry Hill Mall, arguably the townships most famous landmark, is located adjacent to the Cherry Hill Apartments and on Route 38. It is vitally important to this region to maintain a prosperous image along this highway. Redevelopment is already taking place in Pennsauken, while

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new development continues to the east. The Cherry Hill Apartments Redevelopment Plan further bolsters the current development and redevelopment of the Route 38 corridor and insures that the gateway image is preserved.

The New Jersey State Planning Commission has developed a series of nine (9) planning goals and strategies. These goals and strategies are detailed in the New Jersey State Development and Redevelopment Plan. The Redevelopment Plan for the Cherry Hill Apartments supports three (3) of these goals and strategies detailed by the State Plan:

(a) Revitalize the State's Cities and Towns

The State Development and Redevelopment Plan has the basic strategy of revitalizing the cities and towns. This applies to municipalities with areas experiencing economic distress similar to the Cherry Hill Apartments. Consequently, the Cherry Hill Apartments Redevelopment Plan will serve as the "Revitalization Implementation Guide" The State Plan also emphasizes the need to invest public resources to improve the livability and sustainability of the these areas. The Cherry Hill Apartments Redevelopment Plan specifically calls for such action.

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The revitalization or demolition of the Cherry Hill Apartments achieves the general goal of revitalizing the State's cities and towns.

(b) Provide Adequate Housing at a Reasonable Cost

The State Plan suggests that provisions should be made to provide housing which is affordable, structurally sound, well maintained.

Additionally, plentiful housing options should be available to those who want the vibrancy of city life, the stability of suburban living or the privacy of rural landscapes. Housing should also be at densities sufficient to support transit and reduce commuting costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. These goals can be achieved if it remains feasible to revitalize the Cherry Hill Apartments.

The Cherry Hill Apartments provide an alternate living environment in a suburb that is predominantly single family homes. The apartments also provide a density and centralized location which supports public transportation and pedestrian circulation .

(c) General Plan Strategy

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The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. Consequently, the Cherry Hill Apartments Redevelopment Plan also meets these three provisions:

- ...encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities and to discourage development where it may impair or destroy natural resources or environmental qualities.
- ...reduce sprawl
- ...promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with responsible expenditures of public funds.

(N.J.S.A. 52:18A-196, et seq.)

The New Jersey State Development and Redevelopment Plan also embodies nineteen (19) statewide policy categories which identify the most effective ways of achieving the nine (9) planning goals and strategies. These policy categories address areas such as comprehensive planning, resource management, public investment priorities, infrastructure investments, economic development, urban

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revitalization, housing, transportation, natural and cultural resources, agriculture and areas of critical concern. The Cherry Hill Apartments Redevelopment Plan corresponds directly with five (5) of these nineteen (19) policy categories:

(a) Economic Development

The Cherry Hill Apartments Redevelopment Plan addresses the economic development policy initiatives of the State Development and Redevelopment Plan on several levels. The State Plan suggests that economic targeting should be administered by municipalities to identify those areas with the greatest potential for growth and public benefit. The Cherry Hill Apartment Redevelopment Plan thoroughly addresses an economic redevelopment target that promotes urban revitalization. The State Plan also suggests that existing economic bases be modernized to ensure the future development and economic viability. The revitalization or demolition and redevelopment of the Cherry Hill Apartments will absolutely improve the image of this segment of the Route 38 corridor and foster new economic development projects in the surrounding area. Finally, State Plan suggests policies oriented toward balancing housing and employment which increases sustainability and pedestrian circulation

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while reducing commuter traffic. A revitalized Cherry Hill Apartments will satisfy this state policy and create the desired pedestrian and employment links. The Redevelopment Plan for the apartments is economic development initiative that will certainly be beneficial for the greater Cherry Hill region.

(b) Urban Revitalization

The State Development and Redevelopment Plan stresses the importance of urban revitalization efforts. The State Plan supports the adaptive reuse of obsolete residential sites through intensive revitalization. In addition, the Plan supports the demolition of obsolete and abandoned residential sites when they are deemed unsuitable for reuse. The Cherry Hill Apartments Redevelopment Plan offers both the option of revitalizing or demolishing the obsolete structures. The State Plan also has a policy which encourages public procurement practices such as those employed with the Cherry Hill Apartments Redevelopment Plan.

(c.) Housing

If it remains feasible to revitalize the Cherry Hill Apartments, the

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resulting residential units will incorporate numerous State policies with respect to housing. The State Development and Redevelopment Plan encourages a mix of housing, jobs, retail, open space and transit within reasonable proximity to one another. The State Plan also suggests that a concerted effort should be made to provide a range of different housing types and costs. The obvious fact remains that the Cherry Hill Apartments are directly in the center of what can be considered “downtown” Cherry Hill. The housing density provided by the Cherry Hill Apartments is exactly the type of development encouraged for such areas. The current trend is to retrofit existing malls and commercial areas with a residential element. This effort creates an area that not only functions as a regional shopping center but also as a neighborhood center. Thus, a more sustainable community is created.

(d) Transportation

The development of public transportation and pedestrian access are two essential State Plan policies. A revitalized Cherry Hill Apartments will remain in the center of an already established public transportation and pedestrian oriented hub. Residents, tenants, visitors and/or users will be

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able to walk or use public transportation to commute to work, shopping or entertainment activities. This type of development enhances the movement of people and goods and reduces the dependency on vehicles. Once again the redevelopment of this site directly corresponds with the policies established by the State Plan.

(e) **Design**

The sound physical design of communities is essential to the implementation of the State Plan. This includes the development of mixed land uses, improved pedestrian circulation and transit supportive environments. The State Plan suggests that typical suburban sprawl should incorporate development policies that foster these types of designs. The redevelopment Plan for the Cherry Hill Apartments provides an opportunity to revitalize an extensive residential element in a predominantly commercial zone. The reuse of such an element fosters the mixed use theme while providing optimum utilization of the existing pedestrian and transit links.

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- B. Provision of Affordable Housing in accordance with the “Fair Housing Act” and the housing element of the Master Plan:

Cherry Hill Township’s plan for affordable housing, is in accordance with the Stipulation of Settlement, which established Cherry Hill’s fair share obligation on 3/12/93. The fair share number is 706, plus, 52 “post-credited indigenous need units (Total 758). Of these units, 79 senior housing are referenced to be provided at St. Mary’s facility and other senior housing facilities such as the Dubin House. Therefore, Cherry Hill Township can meet its affordable housing obligation without assigning a specific number of units at this location.

- C. Redevelopment plan’s relationship to municipal development regulations as defined in the Municipal Land Use Law:

The redevelopment plan complies with development regulations as defined in the Municipal Land Use Law. The redevelopment plan proposed for the site will require Planning Board submission, review and approval. It is recommended that special attention be paid to building set-backs, site plan requirement and

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bulk characteristics. This will insure that new structure and site plan will meet acceptable Township design standards. Characteristics which are imperative include landscaping, open space, pedestrian and vehicle circulation (both to and through the site), drainage, parking, recreation (if appropriate) and aesthetic distinction.

D. Redevelopment plan's relationship to the Municipal Master Plan:

The Township's master plan, as it relates to the development of this site, suggests that both commercial or continued apartment use would be appropriate.

The master plan suggests that a wide variety of housing types and densities should be provided throughout the Township. The revitalization of the Cherry Hill Apartments would certainly complement the variety of housing types and densities that exist in Cherry Hill Township. The plan also states that a commercial or office zoning is appropriate for sites along major corridors such as Route 38. This may be a necessary revitalization alternative in the event that apartment renovation becomes unattainable. In any case, the redeveloper shall agree to comply with the conditions and requirements of the Township Planning Board and goals and objectives of this redevelopment plan.

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VII. REDEVELOPMENT ENTITIY AND/OR REDEVELOPER

If necessary for the implementation of this plan, the governing body of the Township of Cherry Hill may designate a redevelopment entity to implement redevelopment plans and carry out the redevelopment project in the area designated by this plan (C.40A:1 2A-4). When necessary for the implementation of this plan, the Township or redevelopment entity may enter into a contact with a redeveloper for any construction or other work forming a part of this redevelopment plan (N.J.S.A. 40A:1 2A-4 (c)).

VIII. TIME LIMITS

The redeveloper of this project shall be required to begin and complete the redevelopment of the land for the uses specified in this plan and the construction of improvements within a reasonable time period, not to exceed two years (2) from approval of the site plan by the Planning Board. It is anticipated that the Township will promptly obtain a developer within six (6) months of Township approval of this plan.

This redevelopment plan, as it may be amended from time to time, shall be in effect for a period of 20 years from the date of adoption by the Governing Body of the Township of Cherry Hill.

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IX. GENERAL PROVISION

The definitions provided in N.J.S.A. 40A:1 2A3 are incorporated into this plan by reference. No covenant or other instrument shall be executed whereby land or structures within this redevelopment area are restricted upon the basis of race, creed, color, gender, marital status, age, handicap, familial status or national origin.

X. PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

This plan may be amended from time to time upon compliance with the requirements of law, and the approval of the Governing Body of the Township.

XI. REPEAL AND SEVERABILITY STATEMENTS

All ordinances or parts of ordinances inconsistent with this redevelopment plan are repealed to the extent of such inconsistency only. If any provision or regulation of this redevelopment plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this plan which shall remain in full force and effect.

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XII. SUMMARY

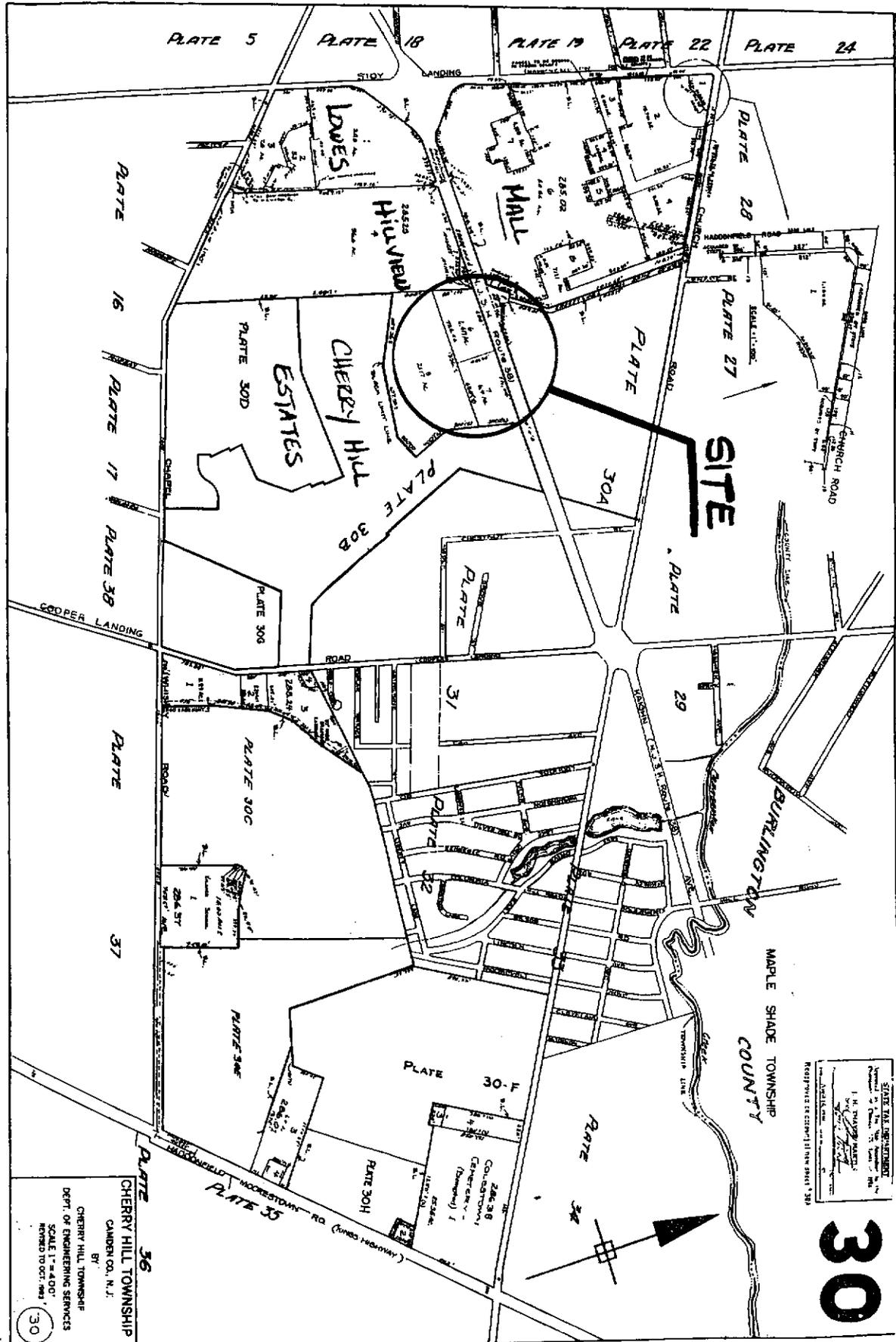
In sum, this report strongly urges the redevelopment of this area. If the apartment buildings are found to be a financially feasible to redevelopment, then the buildings should remain as apartments. If in fact it is found that the redevelopment of these apartments are not financially feasible then the buildings should be demolished and a new use and building(s) should be developed that would fit that area.

LOCATION PLAN

Not to Scale

STATE TAX DEPARTMENT
 Prepared by: *[Signature]*
 I, *[Signature]*,
 REGISTERED ENGINEER IN CIVIL ENGINEERING,
 No. 12345, State of New Jersey,
 do hereby certify that the above is a true and correct copy of the original plan filed in my office on *[Date]*, 19*[Year]*.

30



CHERRY HILL TOWNSHIP
 CAMDEN CO., N.J.
 BY
 CHERRY HILL TOWNSHIP
 DEPT. OF ENGINEERING SERVICES
 SCALE: 1" = 400'
 DRAWN TO OCT. 1963

30

ZONING MAP

Not to Scale

