

CUTHBERT BOULEVARD GATEWAY:

BAKER LANES REDEVELOPMENT PLAN

Cherry Hill, NJ

Block 66.01, Lot 1

APPROVED BY THE CHERRY HILL TOWNSHIP PLANNING BOARD FOR
RECOMMENDATION OF ADOPTION BY TOWNSHIP COUNCIL ON
FEBRUARY 6, 2017

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Acknowledgements

Mayor

Chuck Cahn

Township Council

David Fleisher, Council President
Sara Lipsett, Council Vice President
Jim Bannar
Brian Bauerle
Carolyn Jacobs
Melinda Kane
Carole Roskoph

Planning Board

John Osorio, Esq., Chair
Hugh Dougherty, PE, Vice Chair
Steven Sweeney, Class I
Kevin McCormack, Class II
Councilwoman Carolyn Jacobs, Class III
William Carter
Sam Kates
Moly Hung, Esq.
Marlyn Kalitan
Betty Adler, Esq., Alternate #1
Sheila Griffith, Alternate #2

Planning Board Secretary

Lorissa Luciani, PP, AICP, Director of Planning and
Deputy Director of Community Development

Planning Board Solicitor

James Burns, Esq.
Dembo, Brown & Burns, LLP

Planning Board Engineer/Traffic Consultant

Stacey Arcari, PE, PP, PTOE, CME
Environmental Resolutions, Inc.

Redevelopment Planner

Group Melvin Design

Redevelopment Attorney

Edward Boccher, Esq.
Decotiis, Fitzpatrick & Cole

Community Development

Lorissa Luciani, PP, AICP, Director of Planning and
Deputy Director of Community Development

PREPARED BY:



ROBERT F. MELVIN, PP/AICP
NJ PLANNER LICENSE NO. 04018

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1.0 INTRODUCTION

1.1 Introduction

On November 14, 2016, Cherry Hill Township designated Block 66.01, Lot 1 (also known as 761 Cuthbert Boulevard, Cherry Hill, New Jersey 08002) as an "Area in Need of Redevelopment" and as a "Condemnation Redevelopment Area" in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A.1 et seq.). For the purposes of this Redevelopment Plan, Block 66.01, Lot 1 shall be referred to as the "Baker Lanes Redevelopment Area" or the "Redevelopment Area."

On November 12, 2014, via Resolution #2014-11-5, the Township authorized an investigation to determine the need for redevelopment of Block 66.01, Lot 1 pursuant to N.J.S.A. 40A:12A-6. A Preliminary Investigation for Determination of an Area in Need of Redevelopment was prepared by Robert F. Melvin, PP/AICP, of Group Melvin Design. That report concluded that Block 66.01, Lot 1 qualified to be declared an "Area in Need of Redevelopment" and as a "Condemnation Redevelopment Area" in accordance with the LRHL. As a result, on October 7, 2016 the Planning Board adopted a resolution (Resolution #2016-10-1) that recommended to the Governing Body of the Township of Cherry Hill that Block 66.01, Lot 1 be designated as an "Area in Need of Redevelopment." Subsequently, Township Council designated Block 66.01, Lot 1 as an "Area in Need of Redevelopment" on November 14, 2016, as memorialized by Resolution #2016-11-2, which also directed the Planning Board to prepare a Redevelopment Plan.

As such, this Redevelopment Plan has been prepared to articulate the Township's vision for this Redevelopment Area and describes the standards and procedures for the development and redevelopment of Block 66.01, Lot 1 in accordance with the LRHL.

1.2 Cherry Hill Township

Cherry Hill Township, New Jersey is 24.2 square miles and is located in the northeast portion of Camden County, approximately 8 miles southeast of Philadelphia, Pennsylvania. Cherry Hill is surrounded by nine municipalities located within two counties. Those municipalities located within Burlington County include Evesham Township, Maple Shade Township and Mount Laurel Township. Those municipalities located within Camden County include Haddon Township, Haddonfield Borough, Lawnside Borough, Merchantville Borough, Pennsauken Township and Voorhees Township.

Cherry Hill is well connected to surrounding communities via several highways. New Jersey State Highway Route 70, which has three (3) interchanges along the western side of the Township, provides connections to Camden and Philadelphia to the north and to Evesham Township to the south. The Redevelopment Area is located just north of one of these interchanges. Interstate 295 and the New Jersey Turnpike cross the Township from east to west connecting to N.J.S.H. Route 30 and I-76. These major highways form the principal elements of the circulation system in Camden County and are important links between Cherry Hill and surrounding communities.

1.3 Site Description

Block 66.01, Lot 1 is 3.6 acres in size and is located north of the intersection of Cuthbert Boulevard (County Route 636) and New Jersey State Highway Route 70, at the site of the former Baker Lanes Bowling Alley. The lot is bounded generally to the North by Dubell Lumber Company, to the East by an unnamed tributary of the Cooper River and a small wetland area, to the South by a 30' wide access road (often referred to as an extension as King Avenue) located on Block 66.01, Lot 2 known as 4 Executive Campus, and to the West by Cuthbert Boulevard.

The boundary of the redevelopment plan site is illustrated in **Figure 1. Location of Redevelopment Site.**

1.4 Redevelopment Planning in New Jersey

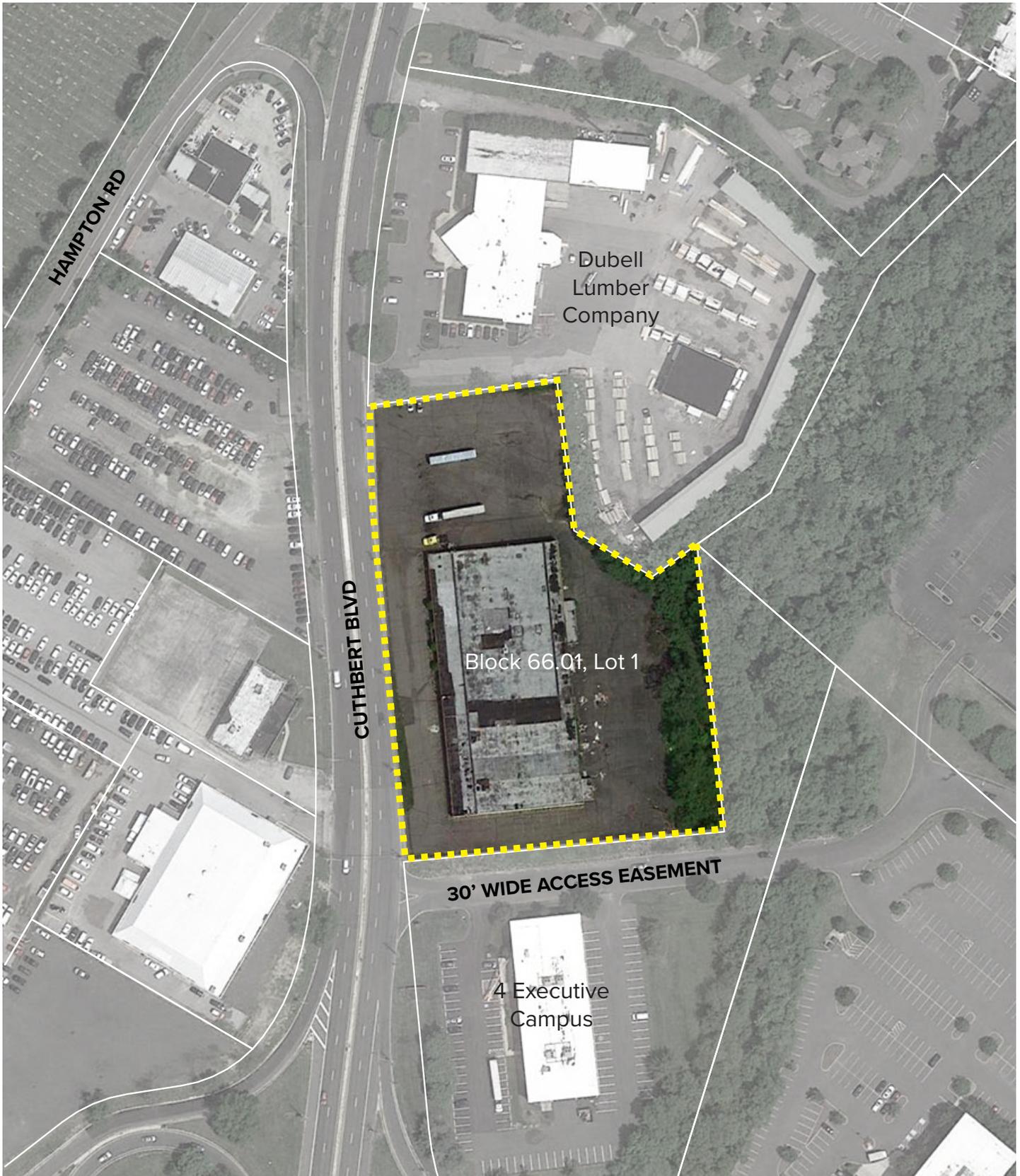
New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas.

The Redevelopment Process

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the municipality's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.

Figure 1. Location of Redevelopment Site



5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
6. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to municipality’s Zoning Ordinance.

Only after completion of this process the municipality is able to exercise the powers granted to it under the State Redevelopment Statute. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

2.0 CHERRY HILL GOALS AND OBJECTIVES

2.1 Local Goals and Objectives

The Redevelopment Plan Vision is consistent with the goals of Cherry Hill Township. This Redevelopment Plan furthers the following list of goals and objectives that were identified in the Township Master Plan Re-Examination Report (2007).

2.1.a. Economic Development

“Retain and promote existing businesses. Limit new retail industries within the Township to encourage redevelopment and full occupancy in existing commercial locations. Investigate and establish ‘Redevelopment Areas’ where appropriate” (Objective 1). By seeking redevelopment of an existing commercial property, the Redevelopment Plan supports this objective.

2.1.b. Land Use

“Coordinate land use to balance economic growth with community and conservation needs” (Objective #1). The redevelopment plan will support this objective by reclaiming impervious surfaces in favor of more green space and mitigating negative impacts on the adjacent wetland area.

“Encourage the connection of living and working in land use development within the Township. Encourage redevelopment of brownfields or greyfields, rather than greenfields, whenever possible” (Objective 3). The redevelopment of a vacant property supports the objective to encourage redevelopment in an existing brownfield area, rather than creating a new greenfield development in the Township.

3.0 THE REDEVELOPMENT VISION

3.1 The Redevelopment Plan Vision

The Baker Lanes site is a prominent property along Cuthbert Boulevard, which has been in a state of disrepair for years and is in dire need of redevelopment and revitalization. The site's location, while strategically located within the region, has attributes that make it difficult to attract viable commercial users to the site, such as limited access. However, it is those same attributes that make the site particularly suitable for the proposed medical use. The vision for this Redevelopment Plan is to redevelop the Baker Lanes site into a residential substance use disorders treatment facility that will provide rehabilitative healthcare services to individuals struggling with substance abuse and addiction. The primary mission of this facility is to provide patient-centered care in an environment that empowers individuals towards a path of recovery.

The location and attributes of the Baker Lanes site make it particularly suitable for medical uses such as a residential behavioral health treatment facility. The property is conveniently located on a main arterial road with access proximate to both Route 70 and Route 38. Although the site is conveniently accessible from Cherry Hill's major roadways, any use on the property can be easily secured and rendered private by lush landscaping and decorative fencing, making it attractive to the passerby, as well as to the patients who will reside at the facility.

The facility will be wholly-contained and self-sufficient, with patients receiving counseling, treatment, meals, recreation and other necessary amenities on-site. Patients will be accepted on a voluntary basis only and must be above the age of 18 to receive treatment at this facility. Non-residential or outpatient treatment will not be provided on site and patients will not be entitled to keep a car on site during their treatment period, though visitor parking will be accommodated. The site will be secured and rendered private by fencing and landscaping, which will include internal/external security.

The facility will be staffed 24 hours a day by medical doctors, registered nurses, behavioral health technicians, licensed clinicians, transportation staff, activities staff, maintenance staff, and food services staff. The site will provide adequate parking, medical treatment rooms, offices, and other facilities to accommodate staff.

3.2 The Importance of Rehabilitation Treatment Facilities

In 2012, the National Institute of Drug Abuse reported that an estimated 2.1 million people in the United States suffer from substance use disorders related to prescription opioid pain relievers and an estimated 467,000 people are addicted to heroin. The Institute also reports that the number of overdose deaths from prescription pain relievers has more than quadrupled since 1999. Similarly, according to the Centers for Disease Control (CDC), more than half a million people died from drug overdoses between 2000 and 2015. The CDC also reports that 91 Americans die every day from an opioid overdose.

3.3 Structure and Powers of Redevelopment Entity

The Cherry Hill Township Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Township Council shall have the powers set forth in N.J.S.A. 40A:12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

Figure 2. Redevelopment Site Conceptual Plan - Option 1

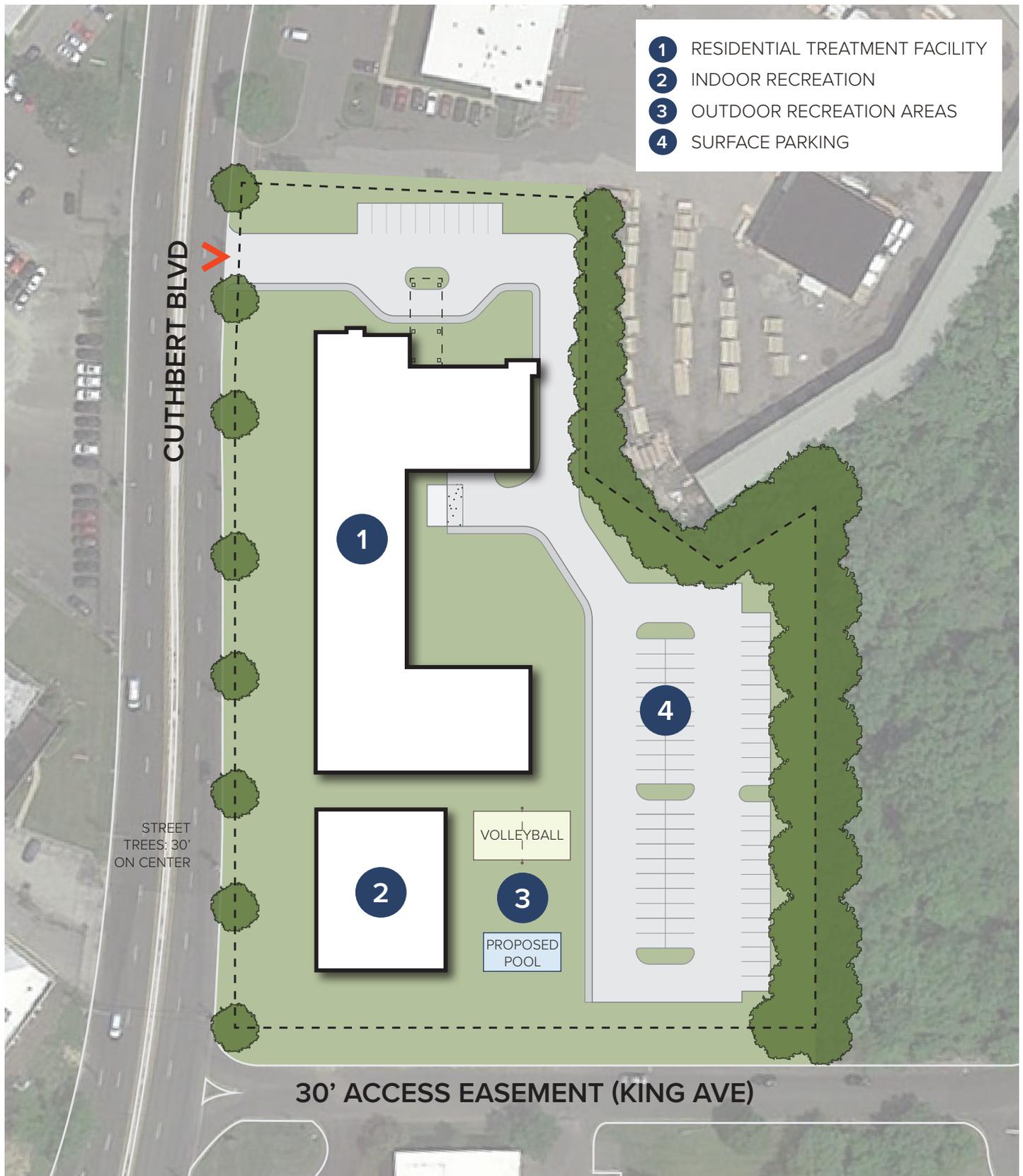


Figure 3. Redevelopment Site Conceptual Plan - Option 2



4.0 REDEVELOPMENT PROGRAM

The redevelopment of the subject site shall substantially conform to one of the two the concept site plans (Figures 2 and 3) and architectural standards provided in this plan. All elements must be designed to the satisfaction of the Redevelopment Entity.

The overall goal of the Baker Lanes Redevelopment Plan is to redevelop the site into a residential substance use disorders treatment facility that will provide rehabilitative health services to individuals addicted to drugs and/or alcohol with accompanying amenities to enhance patient comfort and well being. The land uses, building requirements, and design standards stipulated in this Plan shall provide the following components:

1. Residential Substance Use Disorders Treatment Facility
2. Accessory Indoor Recreation Pavilion
3. Accessory Outdoor Amenities and Recreation
4. Accessory Off-street Parking Facilities

4.1 Residential Substance Use Disorders Treatment Facility

1. An inpatient residential substance use disorders treatment building or buildings 2-4 stories in height with a maximum aggregate building footprint of 30,000 square feet not to exceed a capacity of 90 patient beds
 - a. Patient bedrooms
 - b. Medical treatment spaces
 - c. Therapy offices directly associated with the treatment facility
 - d. Group meeting rooms and other gathering spaces
 - e. Cafeteria
 - f. Administrative offices directly related to the treatment facility
 - g. Other staff facilities such as a break room and locker room
 - h. Other programming required for residential substance use disorder treatment facilities as outlined in NJAC 10:161A
2. Off-street loading and unloading areas
3. Screened refuse and recyclable storage areas to service the facility

4.2 Accessory Indoor Recreation Pavilion

1. An indoor recreation building with a maximum footprint of 10,000 square feet, freestanding or connected to the main treatment building
 - a. Basketball court (half-size)
 - b. Indoor running track
 - c. Men's and women's locker rooms, storage, or other uses directly related to the recreation facilities
 - d. Any other indoor recreational needs ancillary to the operation of the Inpatient Residential Healthcare Treatment Facility

4.3 Accessory Outdoor Amenities and Recreation

1. An area for outdoor amenities and recreation
 - a. An in-ground swimming pool
 - b. A volleyball court
 - c. Gardens and outdoor seating areas
 - d. Any other outdoor recreational needs ancillary to the operation of the Inpatient Residential Healthcare Treatment Facility

4.4 Parking

1. An off-street surface parking lot shall be provided for patients, staff, and visitors as described in Sections 5.8.c and 6.4.c of the Redevelopment Plan.

5.0 LAND USE

Land Use Development Regulations assure that the building massing and design, circulation, open space, and parking work together to achieve the goals of this Redevelopment Plan and provide a safe and therapeutic environment for its residents and the people that treat them. The design and location of all elements are subject to review and approval of the Redevelopment Entity for consistency and to ensure all elements are complimentary to the context of the site.

5.1 Applicability

The following regulations shall apply to the Baker Lanes Redevelopment Area, known as Block 66.01, Lot 1, and shall supersede regulations within Article IV: Zoning Regulations (“Article IV”), Section 417 except where the regulations herein are silent, in which case the regulations withing Article IV shall govern.

5.2 Zoning Map

The provisions of this Redevelopment Plan shall constitute an overlay zone over the existing Regional Business (B4) Zoning District of Cherry Hill Township Zoning Ordinance to regulate development within the Baker Lanes Redevelopment Area in accordance with New Jersey’s LRHL per N.J.S.A. 40A:12A-7c. The Official Zoning Map of the Township of Cherry Hill is hereby amended to designate Block 66.01, Lot 1 as the “Baker Lanes Redevelopment Overlay Zone.”

5.3 Comprehensive Planning

Redevelopment of the Baker Lanes Redevelopment Area shall be undertaken as a single, comprehensive plan that incorporates the entirety of the redevelopment area. Subdivision of land within the Redevelopment Area is not permitted but a reduction of land due to required dedication for public purposes (i.e. street right-of-way) or the addition of land (i.e. right-of-way vacation) is permitted. This requirement does not foreclose the consideration of phasing of site development by the Planning Board during the site plan review process.

5.4 Permitted Principal Uses

1. Licensed inpatient Residential Substance Use Disorders Treatment Facilities per N.J.A.C. 10:161.A

5.5 Permitted Accessory Uses

1. Indoor recreation buildings or gymnasias
2. Outdoor recreation including swimming pools, volleyball courts, gardens, and outdoor seating areas

3. Off-street Parking Facilities

5.6 Lot and Performance Requirements

1. Minimum Lot Size: 3.5 acres
2. Minimum Lot Frontage: 150'
3. Minimum Lot Depth: 125'
4. Maximum Building Height: 75' (inclusive of roof screening)
5. Maximum Lot Coverage: 70%
6. Maximum Building Coverage: 30%
7. Minimum Open Space Coverage: 25%

5.7 Edges

Each edge of the site is unique and requires different setback and buffering requirements tailored to that edge's characteristics. Edges are identified below in **Figure 4. Site Edge Diagram**.



Figure 4. Site Edge Diagram

5.7.a. Cuthbert Boulevard Edge (A)

1. Edge Condition: Edge A will provide a visual screen and an attractive street front along Cuthbert Boulevard.
2. Minimum Building Setback: 50'
3. Minimum Accessory Structure(s)/Recreation Setback: 50'
4. Minimum Off-street Parking Setback: 50'
5. Minimum Pedestrian Circulation: N/A
6. Buffer Requirements
 - a. Edge A buffer is 30 feet wide.
 - b. Buffering shall provide a year-round visual screen in order to minimize adverse impacts from adjacent areas. Buffering shall also ensure privacy and minimize adverse impacts from traffic, noise, and glaring light.
 - c. Edge A buffer shall contain a berm that is a minimum of 4 feet tall and may be
 - i. Full-earth slope or terraced on both sides
 - ii. Full-earth slope or terraced on one side with an interior/decorative retaining wall on the other side
 - iii. A combination of berm, decorative fencing, and landscaping
 - d. Edge A buffers shall consist of a combination of shade trees and/or evergreen trees at a rate of one tree per 300 square feet. In addition and at the Redevelopment Entity's



Figure 5. Example Buffer Imagery



Figure 6. Example Buffer Imagery

discretion, additional plants or shrubs, ornamental grasses, ornamental trees, mulch, and/or boulders shall be required to achieve the intended result of screening service areas from public view. Evergreen trees shall be at least 2.5 inches in caliper and 8 feet high at time of planting and shrubs shall be at least 3 feet high (5 gallon containers) at time of planting (See Figures 5 and 6).

- e. Sidewalks and/or multi-purpose paths are permitted in Edge A buffer but are not required.
- f. Any fencing required for security must be on the interior of all buffers and berms.
- g. All buffer areas shall be provided with irrigation systems.

5.7.b. Dubell Lumber Edge 1 (B)

- 1. Edge Condition: Edge B will provide a visual screen between the redevelopment site and the Dubell lumber property to create a pleasant treatment environment.
- 2. Minimum Building Setback: 70'
- 3. Minimum Accessory Structure(s)/Recreation Setback: 30'
- 4. Minimum Off-street Parking Setback: 5'
- 5. Minimum Pedestrian Circulation: N/A
- 6. Buffer Requirements:
 - a. Edge B buffer is at least 5 feet wide.
 - b. Buffer will consist of a solid board-on-board privacy fence (see Figures 7 and 8) and shrubs. Fences erected for screening purposed shall be a minimum of six feet in height and shall be constructed of redwood, cedar, or No. 1 pressure-treated wood, with posts sunk into the ground at least three feet. Shrubs shall be planted 3 feet on center and shall



Figure 7. Example Board-On-Board Privacy Fence Imagery



Figure 8. Example Fence with Shrubs Imagery

be a minimum of 3 feet in height. Fencing shall be transitioned at lower heights, where necessary, as not to obstruct any on-site and/or off-site triangles.

- c. All buffer areas shall be provided with irrigation systems.

5.7.c. Dubell Lumber Edge 2 (C)

1. Edge Condition: Edge C will use a fence and landscaping to provide a visual screen between the redevelopment site and the Dubell lumber property.
2. Minimum Building Setback: 35'
3. Minimum Accessory Structure(s)/Recreation Setback: 35'
4. Minimum Off-street Parking Setback: 5'
5. Minimum Pedestrian Circulation: N/A
6. Buffer Requirements:
 - a. If the buffer is 5 feet or less, it shall consist of a solid board-on-board privacy fence 6 feet in height and shrubs.
 - b. If the buffer is more than 5 feet, it shall consist of a solid board-on-board privacy fence 6 feet in height and evergreen trees. Trees must be at least 8 feet in height at time of planting and planted a maximum of 10 feet on center.

5.7.d. Unnamed Cooper River Tributary/Wetland Edge (D)

1. Edge Condition: Edge D abuts an existing wetland area, providing a natural site edge.
2. All setbacks for all uses shall conform to Federal, State and local laws for environmentally regulated spaces.
3. Minimum Pedestrian Circulation: N/A
4. Buffer requirements:
 - a. Edge D will use existing tree line as a natural buffer.
 - b. All natural areas shall be protected by a conservation easement and shall not violate any Federal, State, and/or local regulations governing these areas.

5.7.e. Executive Campus/30' Wide Access Easement (King Avenue) Edge (E)

1. Edge Condition: Edge E provides a visual screen and attractive street front along King Avenue.
2. Minimum Building Setback: 20'

3. Minimum Accessory Structure(s) Setback: 20'
4. Minimum Recreation Setback: 30'
5. Minimum Off-street Parking Setback: 10'
6. Minimum pedestrian circulation: N/A
7. Buffer Requirements:
 - a. Edge E Buffer is at least 10 feet wide when adjacent to surface parking, and at least 30 feet wide when adjacent to recreational amenities.
 - b. If adjacent to surface parking or building structure, Edge E buffer shall consist of vertical evergreens, such as "Green Giant" or "Emerald Green" arbor vitae or similar species, planted at an interval equal to 10 feet on center for the length of any parking or service areas.
 - c. If adjacent to recreational areas, buffer will consist of a berm that is a minimum of 4' tall and of similar design and character to those described in Section 5.7.a.
 - d. Any fencing required for security must be on the interior of all buffers and berms.
 - e. All buffer areas shall be provided with irrigation systems.

5.8 Circulation and Parking

5.8.a. Vehicular Circulation

1. Primary vehicle circulation shall allow access to surface parking area and allow for two-way traffic flow within the Redevelopment Area. A round about or drop off shall be provided at the main entrance.
2. Primary vehicle access along Cuthbert Boulevard will use the driveway as depicted in Figures 2 and 3.
3. Secondary access along King Avenue is encouraged if easement is acquired.

5.8.b. Pedestrian Circulation

1. Adequate pedestrian circulation shall be provided to connect all permitted principal and accessory uses, parking areas, and open spaces internal to the site.
2. All parking areas shall provide appropriate sidewalks and crosswalks for the safe, efficient and logical movement of pedestrians through the parking lot.
3. Where appropriate, traffic calming and/or crosswalks shall be provided consisting of textured

concrete or pavers.

4. Pedestrian circulation shall be subject to review and approval of the Redevelopment Entity.

5.8.c. Parking requirements

1. Location of surface parking shall conform substantially to Figures 2 and 3. Surface parking should be pushed back from Cuthbert Boulevard. and concealed by buildings to preserve and enhance the character of the public street front and provide the potential for secondary access off the 30' wide access road known as King Avenue (or limited emergency-only access).
2. Minimum distance between parking and buildings: 10'
3. Parking shall be provided at the following ratios:
 - a. 1 Parking Space/Employee (Maximum Shift) = 64 (*intended user anticipates 64 employees on maximum shift*).
 - b. Reserve and Maximum Parking. The number of off-street parking spaces permitted above may be increased, if determined after occupancy, that the demand of the use warrants additional parking that may not be immediately required. The site plan may show reserved or "ghosted" parking areas, to be developed in the future, but not at more than 10% of the required spaces provided above in 5.8.c.3.a. and subject to the following regulations:
 - i. The site plan shall clearly indicate both the portion of the parking area to be initially paved and the total parking area to eventually be paved and the total parking needed to provide the number of spaces required.
 - ii. The portion of the parking area not to be paved initially shall be landscaped, in accordance with the approved performance standards noted herein.
 - iii. All site requirements, including parking calculation, drainage impacts, zoning requirements, utility infrastructure, and similar must be based on the assumption that all reserve parking will be constructed.
 - iv. Any change of use on a site for which the Board of Jurisdiction may have approved a partial paving of off-street parking areas to a use, which requires more parking spaces than are provided on the site shall require submission of a new site plan.
 - v. Any such reserved parking must be constructed upon request of the Director of Community Development or Zoning Officer. A formal agreement between the Township and the developer must be executed to ensure that such parking will be constructed upon the direction of the Director of Community Development or Zoning Officer.
4. Minimum Parking Stall Size: 9' x 18'



Figure 9. Example Outdoor Pool Imagery



Figure 10. Example Outdoor Seating Area Imagery

5.9 Outdoor Amenities and Recreation

1. The Redeveloper shall provide the following outdoor amenities to promote a visually pleasing, safe, and healing/calming environments for patients, staff, and visitors:
 - a. An in-ground swimming pool (Figure 8)
 - b. A volleyball court
 - c. Courtyards, gardens, and/or outdoor seating areas (Figure 9)
2. Street furniture such as benches and trash/recycling receptacles shall be provided at the primary and secondary pedestrian entrances as well as around the outdoor recreation areas.
3. The redeveloper may incorporate pergolas, fences, or other screening accessory features to enhance the character and quality of outdoor amenity spaces.
4. All site furniture and fixtures should comply with design and review standards in Section 6.9 of this plan.

Where bulk standards, and/or performance and design standards in this plan are not clearly defined or provided, the standards for compliance shall default to the requirements provided in the Township's Zoning Ordinance.

6.0 DESIGN STANDARDS

The following general design standards are applicable in the Baker Lanes Redevelopment Plan Area. They are intended to ensure that development is of the highest quality and adheres to the vision articulated in the Redevelopment Plan.

6.1 Architectural Design Standards

All architecture and materials are subject to approval by the Redevelopment Entity. The following shall be required of the primary treatment facility. Any accessory buildings should conform substantially to these requirements.

6.1.a. Building Design Standards

1. Facades and Exterior Walls
 - a. All facades shall be of equal design quality. There shall be no “front” or “back.”
 - b. All facades shall be designed with great attention to detail and high quality of material.
 - c. The primary entrance shall be designed as a key architectural feature, consisting of a glass entryway equal to the building’s height, wood or panel system, and a porte-cochère with decorative posts (see Figure 12).
 - d. Facades shall be broken up horizontally and vertically using material change or offsets. Vertical material change or offsets shall occur a minimum of every 30 linear feet of facade. Horizontal offsets or material change shall occur a minimum of every 24 vertical feet (see Figure 11).

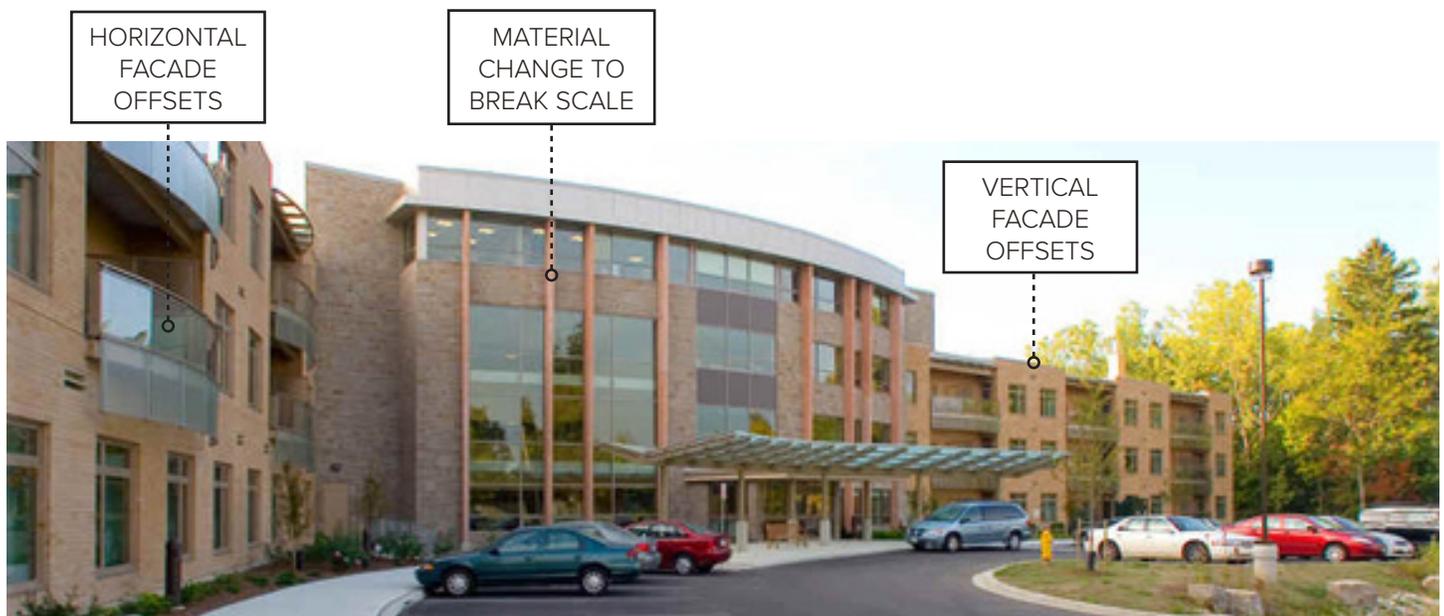


Figure 11. Example Exterior Facade Imagery

- e. No blank or unarticulated facades are permitted.
- 2. All buildings shall have pedestrian access on the off-street parking lot, drop-off, and/or recreation side of the building.

6.1.b. Fenestration and Doors

- 1. Windows and other glass elements shall make up at least twenty percent (20%) of the total aggregate of the building's facades.
 - a. No facade shall have less than 15% clear vision glass windows and other glass elements. Spandrel glass may be used in addition to vision glass, but will not count toward required ratio.
 - b. Shaded or colored glass is prohibited.
 - c. Windows shall be architecturally attuned with the style, materials, color and details of the building.
 - d. Windows and doors shall have a minimum of a 4 inch recess into the facade wall.
 - e. There shall be no "fake" mullions.
- 2. Entrances shall be permitted on all four facades subject to Redevelopment Entity review and approval.
- 3. All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, columns, posts, overhangs, or breezeways. Any such features shall be compatible to the style and color of the building as a whole.

6.1.c. Building Roofs

- 1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with its architectural style.
- 2. Roofs shall be flat, hip, or gable.
- 3. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, HVAC equipment, elevator mechanical rooms or shafts, or roof mounted equipment including renewable energy systems shall be integrated into the architecture.
- 4. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.

5. All rooftop/building architectural elements including, but not limited to, penthouses, elevator over-rides, mechanical rooms, screen walls, parapets, equipment towers, spires, antennae, and cupolas shall be four sided.

6.1.d. HVAC, Roof Top Equipment, and Utility Structures

1. All HVAC systems shall be fully screened or minimized from public view and from adjacent properties. Screening shall be four-sided and designed to blend with the architecture of the building.
2. All utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural and landscape materials (subject to utility company regulations and standards).
3. Building related equipment, such as generators, shall be screened and landscaped from view and shall be located within the building setback.
4. All roof top equipment shall be fully screened from view. Screening shall be four-sided and incorporated in a complimentary way to the architecture of the building.



Figure 12. Sample Exterior Rendering - Main Entrance



Figure 13. Sample Exterior Rendering - Recreation Side

6.1.e. Building Colors and Materials

1. Consistency of materials is encouraged to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. Design features on buildings and the color of signage shall be consistent and compatible.
2. The building colors and materials design standards shall, to the maximum extent possible, be adhered to in future site plan submissions.
3. All building facades may be composed of two dominant materials and not more than one additional material, excluding glass.

4. Permitted building facade materials:
 - a. Brick, Stone, Cast Stone, or other forms of masonry
 - b. Stucco, synthetic stucco, or EIFS (not to exceed 50% of the building facade). Stucco shall be broken up a minimum of every 30 feet with either a brick or cast stone vertical architectural element that extends from the ground to the top of the parapet. Alternatively, durable fiber-cement or clapboard maybe used in lieu of stucco and is highly encouraged.
 - c. Exterior Insulation and Finish Systems (EIFS)
 - d. Clear glass (frosted, etched, opaque, or spandrel glass are limited to 10%)
 - e. Wood, synthetic wood, or panel system as an accent material only, not to exceed 10% of any facade
 - f. Vinyl and aluminum siding is prohibited.
5. Permitted roofing materials:
 - a. Standing metal seam
 - b. Copper
 - c. Natural or artificial slate
 - d. Rubber sheet roofing
 - e. Asphalt or fiberglass “architectural” shingles
 - f. EPDM or other layered roof system

6.2 Fences, Walls, and Hedges

1. Fences and walls are to be used for decorative purposes as well as for screening and buffering purposes. All fences and walls shall be designed as integrated parts of the overall site architecture and elements.



Figure 14. Example Decorative Fence Imagery

2. Concrete masonry unit/cinder block wall systems are prohibited. Permitted wall and wall veneer materials are limited to brick and natural stone.
3. Permitted fence types are limited to wrought iron, extruded aluminum, and wood (board-on-board).
4. Chain Link and all other fences not mentioned above are prohibited.
5. Fences, walls, and hedges used for buffer or screening purposes may be erected to a height deemed appropriate to the Redevelopment Entity. All other fences, wall and hedges shall be limited to a maximum of 6 feet in height.

6.3 General Landscaping

1. The Redeveloper must submit a landscape design plan subject to the approval of the Redevelopment Entity.
2. Landscaping shall be conceived holistically and be designed to achieve a thorough integration of the various elements of site design, including building and parking placement, the natural features of the site and the preservation of pleasing or aesthetic views. Landscaping shall be used to accent and complement the form and type of building proposed.
3. Landscape is permitted to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, fences, walls, pergolas, and site furniture.

6.4 Circulation and Parking

6.4.a. Vehicular Circulation

1. Vehicle access and circulation requirements shall be provided as described in Section 5.8.b.
2. Curb cuts shall be allowed to provide vehicular access within the Redevelopment Area to parking areas.
3. All vehicular control fixtures including but not limited to traffic signal posts, arms and housing, stop sign posts, street sign posts, and guide rails shall be black.

6.4.b. Pedestrian Circulation

1. Pedestrian access and circulation shall be provided as described in Section 5.8.c.
2. Sidewalks shall be a minimum of 6 feet wide.

3. Pedestrian paths shall consist of floated aggregated concrete and/or concrete pavers to enhance the design of internal pedestrian walkways.
4. Decorative pavers and/or other enhancements shall be provided at the porte-cochère drop-off subject to the review and approval of the Redevelopment Entity.

6.4.c. Parking Lot Design and Landscaping

1. Unless modified here-in, parking and loading shall adhere to requirements set-forth in Section 511 of the Cherry Hill Township Zoning Ordinance with respect to off-street parking.
2. A screen planting (hedge) and/or berm, not less than 3 feet in height shall be provided on all external edges of off street parking areas.
3. Parking lots shall be constructed using Belgian block curbing.
4. Planting islands interior to the parking lot shall conform to the following minimum standards:
 - a. One (1) planting island, a minimum of 9 feet wide by 18 feet long, spaced not more than 110 feet apart or every 12 parking stalls, in single or double bays.
 - b. Islands shall be placed opposite each other in adjacent rows of parking.
 - c. The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.
 - d. Each 9' x 18' planting island as defined above, shall contain one (1) shade tree. Additionally, the island shall be planted with shrubs or ornamental grasses at a spacing of 3.5 feet on-center.
 - e. The round about/drop off feature shall have an enhanced landscape treatment subject to the review and approval of the Redevelopment Entity.

6.5 Street Trees

1. Street trees shall be provided in addition to any buffer requirements at a rate equivalent to one tree per 30 feet on center along Cuthbert Boulevard and King Avenue.
2. Street trees shall be 2.5 inches in caliper and 10 feet high at time of planting.

6.6 Signage

1. One (1) freestanding monument sign, adhering to the following regulations:
 - a. Maximum height of 15 feet.

- b. Maximum size of 70 square feet.
 - c. Monument sign shall have a decorative base and consist of masonry material complimentary to the building.
 - d. Pylon signs are not permitted.
 - e. Freestanding signs shall conform to Section 517.C.2. of the Cherry Hill Township Zoning Ordinance.
 - f. Directory signs may be permitted subject to review and approval of the Redevelopment Entity.
2. One (1) facade sign, adhering to the following regulations:
 - a. Facade signs shall be individual channel letter or individual letter halo signs. Channel letter signs cannot be mounted on an exposed backlit raceway.
 - b. Maximum size of 150 square feet.
 - c. Interior lit box signs are prohibited.
 3. The location, computation of size, illumination, and other standards not outlined in this Redevelopment Plan shall default to the requirements outlined in Section 517 of the Cherry Hill Township Zoning Ordinance.

6.7 Lighting

1. A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the facility shall be provided with the first Preliminary Site Plan application. Lighting design and fixtures are subject to the review and approval of the Redevelopment Entity. Plans should address parking areas, streets, walkways and building lighting.
2. All street fixture heads shall be decorative and residential in nature, as to the satisfaction of the Redevelopment Entity, such as an acorn or tear drop fixture. Similarly, all pole bases shall be skirted and shall not be exposed concrete pedestals.
3. All street lighting fixture heads and posts shall be black in color.
4. All parking area lighting fixture heads and posts shall be black.
5. All streets and parking areas shall meet Township standards for minimum illumination as noted in Section 509 of the Cherry Hill Township Zoning Ordinance.

6.8 Loading, Refuse & Recycling, and Service Utility Areas

1. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened and landscaped to reduce visibility from any neighboring property or adjacent street. Evergreen trees and shrubs shall be planted to successfully obscure the view of the facilities throughout the year.
 - a. All loading, refuse collection, service and utility areas shall be setback a minimum of 100 feet from any street line.
 - b. Architectural walls must be a minimum of 8 feet tall.
 - c. All other standards for trash facilities not provided herein shall comply with Section 511.M of the Cherry Hill Township Zoning Ordinance.
2. The required method of screening for dumpsters and trash compactors shall consist of brick or masonry walls and metal and wood gates compatible in color and texture with building walls that extend 1 foot above the highest point of the dumpster or trash compactor. A buffered landscape strip shall be required where necessary. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.
3. No collection areas shall be permitted in a side setback or between a street and the front of a building.
4. Dumpsters and loading areas shall be located on the site to provide clear and convenient access for collection vehicles.
5. Transformers located on the ground shall be screened to the satisfaction of the Redevelopment Entity. Screens shall not interfere with use and/or maintenance requirements of the transformers. Transformers may not be located within any required building setback or buffer.
6. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts the lot line of any adjoining property or district. Noise impacts shall be required to meet Township, County, and State requirements. The applicant shall provide an effective litter management plan, subject to Redevelopment Entity review and approval. Such management plan shall be submitted with an application for preliminary approval.
7. An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.
8. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.

9. Buildings shall provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.
10. Installation of on- and off-site infrastructure improvements necessary to service the site program shall be the sole responsibility of the Redeveloper.

6.9 Site Furniture

1. Site furniture and lighting shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. All elements of site furniture including, but not limited to, lighting, trash receptacles, benches, bollards, and armatures for traffic lights shall be black.
3. A site furniture amenities package shall be submitted for review and approved at the time of the first site plan application.

6.10 Stormwater Management

1. A Comprehensive Stormwater Management Plan and specific stormwater management designs shall be provided at preliminary site plan approval and is subject to approval by the Redevelopment Entity.
2. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:
 - a. Preservation of natural areas
 - b. The use of native ground covers
 - c. The use of vegetative filters and buffers
 - d. Minimizing parking and driveway areas
 - e. Minimizing impervious surfaces
 - f. Providing disconnects between impervious areas
 - g. The use of vegetated roofs
 - h. The use of porous paving materials

3. Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout a site and provide ways to more closely mimic the site's pre-developed hydrology. Included in this category are items such as drywells, infiltration systems, bio-retention basins and both surface and sub-surface detention basins.
4. All stormwater management systems for the site will be maintained by the owner of the Redevelopment Area.

6.11 Maintenance

1. All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, and lighting must be maintained in good condition and repair by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:
 - a. Prompt removal of all litter, trash, refuse, and wastes
 - b. Lawn mowing
 - c. Tree and shrub pruning
 - d. Landscape watering
 - e. Keeping exterior lighting and mechanical facilities in working order
 - f. Keeping lawn and garden areas alive, free of weeds, and attractive
 - g. Keeping parking areas, driveways, and roads in good repair
 - h. Complying with all government health and police requirements
 - i. Striping of parking areas and repainting of improvements
 - j. Repair of exterior damages to improvements
 - k. Snow removal

6.12 Other Standards

Any performance and design standards not provided herein, shall comply with the Cherry Hill Township Zoning Ordinance, especially Article V: Performance and Design Standards.

7.0 IMPLEMENTATION

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Cherry Hill Township. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure.

8.0 RELATIONSHIP TO OTHER PLANS

8.1 Camden County Master Plan

The 2014 Camden County Master Plan divides the County into four planning areas, consistent with the State Strategic Plan. This portion of Cherry Hill is identified as a “Priority Growth Investment Area.” Additionally, the County’s Community Vision Overlay Map, which provides a framework for a future land use pattern consistent with the vision, principles, and goals for the County, designates this portion of Cherry Hill as a “Suburban Center.” This Redevelopment Plan serves to fulfill the following policy goal outlined for these areas:

1. Policy Goal # 1 (PGIAs): “Promote population and employment growth, development, and redevelopment activities in existing communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.” The Redevelopment Area is consistent with the County’s planning principles as the program for the Redevelopment Plan focuses future growth, development, and investment in the form of revitalization and redevelopment of underutilized sites.

8.2 State Development and Redevelopment Plan

Relationship to State Development and Redevelopment Plan

The Redevelopment Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 1 (PA 1), the Metropolitan Planning Area, encompasses the site in question. PA 1 is intended to:

- Provide for much of the state’s future redevelopment;
- Revitalize cities and towns; promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

According to the State Plan, the following are relevant policy objectives for the Metropolitan Planning Area (p. 191-192):

1. Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

2. Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.
3. Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.
4. Economic Development: Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage job training and other incentives to retain and attract businesses. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

The Redevelopment Plan will result in efficient and beneficial utilization of scarce land resources; use open space to reinforce community identity; and promote economic development. As such, the Redevelopment Plan as detailed herein is in accordance with the State Development and Redevelopment Plan (2001).

9.0 GENERAL PROVISIONS

9.1 Planning Board Review

Development review shall be conducted by the Cherry Hill Township Planning Board pursuant to N.J.S.A. 40:55D-1, et seq. Any deviation from “Section 4: Redevelopment Program,” “Section 5: Land Use” and “Section 6: Design Standards” shall constitute a variance. It is the intention of this Section 9.1 that the Cherry Hill Township Planning Board may grant variances, waivers or deviations from the strict application of the regulations contained within this Redevelopment Plan, for “bulk standards” or design criteria, in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c, but that the Planning Board may not grant variances for use and other standards governed by N.J.S.A. 40:55D-70d. Any relief from standards otherwise governed by N.J.S.A. 40:55D-70d shall require that this Redevelopment Plan be amended as hereafter set forth.

9.2 Procedure for Amending the Redevelopment Plan

This Plan may be amended from time to time upon compliance with the requirements of law. If there is a designated Redeveloper, as provided under N.J.S.A. 40A:12A-1 et seq., said Redeveloper shall pay for the costs to amend the Redevelopment Plan in accordance with Article IV of the Cherry Hill Township Zoning Ordinance. If no Redeveloper has been designated, the appropriate agency and/or entity shall be responsible for any and all costs. No amendment of this Plan shall be approved without the review and recommendation of the Cherry Hill Township Planning Board.

9.3 Provisions Related to Off-Site Improvements

The designated redeveloper (or other such parties responsible for the development of the redevelopment area) shall be responsible for their fair share of any and all improvements required by the redevelopment as determined by the Township, such as installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, streets, curbs, sidewalks, street lighting and street trees.

The extent of the redeveloper’s responsibility will be outlined in the redeveloper’s agreement with the Township.

All infrastructure improvements shall comply with applicable local, state and federal codes and laws, including the Americans with Disabilities Act. All utilities shall be placed underground.

9.4 Condemnation

The Baker Lanes Redevelopment Area has been determined to satisfy the criteria for designation as a

“Condemnation Redevelopment Area.” As such, Cherry Hill reserves the right to use all powers provided in the legislature for the use in a designated area in need of redevelopment, including the use of eminent domain pursuant to NJSA 40A:12A-1.

9.5 Relocation

Township officials will not have a need for temporary relocation of a business and/or residents since the site is devoid of any business or residents.

9.6 Affordable Housing

This site shall comply with all State required affordable housing regulations, as applicable, and as determined by the Redevelopment Entity.

9.7 Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

10.0 APPENDIX

RESOLUTION 2016-11-2

**RESOLUTION DESIGNATING THE "CUTHBERT BOULEVARD GATEWAY:
BAKER LANES STUDY AREA," KNOWN AS BLOCK 66.01, LOT 1, AS AN AREA IN NEED OF
REDEVELOPMENT AND DIRECTING THE CHERRY HILL TOWNSHIP PLANNING BOARD TO
PREPARE A REDEVELOPMENT PLAN IN
ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Cherry Hill Township Council directed the Planning Board by resolution, dated November 12, 2014, to undertake a preliminary investigation to determine if the area known as the "Cuthbert Boulevard Gateway: Baker Lanes Study Area," known as Block 66.01, Lot 1, on the Township's Tax Map ("the Property"), satisfies the criteria for designation as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et. Seq., as amended, and as a "Condemnation Redevelopment Area," such that the municipality may use all those powers provided in the Legislature for the use in a in a designated area in need of redevelopment, including the use of eminent domain, pursuant to NJSA 40A:12A-1 et seq.; and

WHEREAS, the Planning Board prepared a map of the study area and undertook a preliminary investigation in accordance with the requirements of N.J.S.A. 40A:12A-6 to determine whether the Property qualifies as an area in need of redevelopment as provided under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board conducted a public hearing on October 17, 2016, where the Planning Board, among other things, provided an opportunity to hear all persons who were interested in or would be affected by the determination that the delineated area is a redevelopment area; and

WHEREAS, at the public hearing the Planning Board reviewed the findings of the Preliminary Investigation Study for the Property ("the Study") prepared by Robert Melvin, PP, AICP of GroupMelvinDesign, dated October 17, 2016, heard expert testimony from Mr. Melvin and received public comment; and

WHEREAS, the Planning Board by a unanimous vote of its members concluded that the Property is characterized by those conditions set forth at "criteria a", "criteria b", and "criteria d" of the LRHL, N.J.S.A. 40A:12A-5, as set forth in the Study, and recommended that the Township Council designate the Property as an area in need of redevelopment; and

WHEREAS, the Township Council has received and considered the recommendation from the Planning Board that the Property be deemed an area in need of redevelopment; and

WHEREAS, the Township Council accepts the findings and recommendations of the Planning Board, and the Study, that the condition of the Property satisfies "criteria a", "criteria b", and "criteria d" of the LRHL, N.J.S.A. 40A:12A-5, and endorses and incorporates those findings by reference, meets one or more of the criteria set forth in Section 5 of the LRHL, and concludes that the Property may be and should be declared an area in need of redevelopment as provided under the LRHL;

WHEREAS, the Township Council hereby also authorizes and directs the Planning Board to prepare a Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(f) and transmit the proposed plan to the Governing Body for its adoption.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Cherry Hill in the County of Camden, New Jersey, that the findings, conclusions and recommendations of the Planning Board are accepted, and the Study endorsed, and that the area known as the "Cuthbert Boulevard Gateway: Baker Lanes Study Area," known as Block 66.01, Lot 1, on the Township's Tax Map, is hereby determined to be and is designated as an area in need of redevelopment pursuant to the LRHL and designates the Property area in need of redevelopment.

BE IT FURTHER RESOLVED, that the Township Clerk shall cause notice of this determination to be served, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, as provided by N.J.S.A. 40A:12A-6b(5)(d).

BE IT FURTHER RESOLVED, that the Township Clerk shall deliver a copy of this Resolution, signed and sealed, to the Commissioner of the New Jersey Department of Community Affairs pursuant to the requirements of N.J.S.A. 40A:12A-6b(5)(c).

BE IT FURTHER RESOLVED, that the Township Council hereby authorizes and directs the Planning Board to prepare a Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(f) and transmit the proposed plan to the Governing Body for its adoption.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

ADOPTED: NOVEMBER 14, 2016



COUNCIL PRESIDENT

ATTEST:



NANCY L. SAFFOS, RMC
TOWNSHIP CLERK

RESOLUTION AUTHORIZING THE CHERRY HILL TOWNSHIP PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE IF THE STUDY AREA KNOWN AS THE CUTHBERT BOULEVARD STUDY AREA, BLOCK 66.01, LOT 1 AND BLOCK 595.01, LOTS 2 & 3 QUALIFIES AS AN AREA IN NEED OF REDEVELOPMENT AND AS A "CONDEMNATION REDEVELOPMENT AREA" IN ACCORDANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW AND TO PROVIDE RECOMMENDATIONS TO TOWNSHIP COUNCIL

WHEREAS, in accordance with the procedures set forth in the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1, et. seq., the Township of Cherry Hill (the "Township") seeks to identify an area in need of redevelopment, potentially develop a plan for the redevelopment of such an area, and to undertake or oversee the redevelopment of such area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality, by resolution, authorizes the Planning Board to undertake a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 and in accordance with the procedures set forth in N.J.S.A. 40A:12A-6 (the "Preliminary Investigation"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, a Preliminary Investigation is to be undertaken upon public notice and public hearing as provided in the LRHL; and

WHEREAS, the Township hereby designates property known as the Cuthbert Boulevard Site, also known as Block 66.01, Lot 1 and Block 595.01, Lots 2 & 3, on the Township's Tax Map, as the "Cuthbert Boulevard Study Area" for purposes of a Preliminary Investigation; and

WHEREAS, the Township hereby authorizes and directs the Planning Board to undertake a Preliminary Investigation and conduct a public hearing to determine whether the "Cuthbert Boulevard Study Area," qualifies as an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5 and to prepare a Preliminary Investigation Report and to include any and all recommendations respecting designation of the "Cuthbert Boulevard Study Area" as an area in need of redevelopment therein; and

WHEREAS, a determination that the "Cuthbert Boulevard Study Area" qualifies as an area in need of redevelopment shall authorize the Township to use all those powers provided by the New Jersey Legislature for use in a redevelopment area, including the power of eminent domain (a "Condemnation Redevelopment Area"), as provided under N.J.S.A. 40A:12A-6; and

WHEREAS, the Township hereby further directs that the Planning Board shall provide that the notice of public hearing specifically state that a redevelopment area determination shall authorize the Township to exercise the power of eminent domain to acquire any property in the delineated area; and

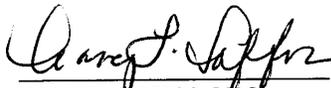
NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Cherry Hill, County of Camden and State of New Jersey that:

1. The Cherry Hill Township Planning Board is hereby directed to undertake a preliminary investigation and conduct a public hearing to determine whether the Cuthbert Boulevard Study Area, known as Block 66.01, Lot 1 and Block 595.01, Lots 2 & 3, qualifies as an area in need of redevelopment and as a "Condemnation Redevelopment Area," such that the municipality may use all those powers provided in the Legislature for the use in the designated area in need of redevelopment, including the use of eminent domain, pursuant to N.J.S.A. 40A:12A-1 et seq.; and
2. The Department of Community Development and its consultants are hereby directed to assist the Planning Board in conducting the preliminary investigation for the Cuthbert Boulevard Study Area, known as Block 66.01, Lot 1 and Block 595.01, Lots 2 & 3; and
3. The Planning Board shall submit its recommendations to Township Council, in accordance with N.J.S.A. 40A:12A-6, once the preliminary investigation and public hearing process is completed.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

ADOPTED: NOVEMBER 12, 2014

ATTEST:


NANCY L. SAFFOS, RMC
TOWNSHIP CLERK


COUNCIL PRESIDENT

MEMORIALIZATION OF RESOLUTION NO. 2016-10-1
OF THE CHERRY HILL TOWNSHIP PLANNING BOARD RECOMMENDING TO THE
TOWNSHIP COUNCIL OF THE TOWNSHIP OF CHERRY HILL, NEW JERSEY THAT THE
AREA KNOWN AS BLOCK 66.01, LOT 1 BE DECLARED AN AREA IN NEED OF
REDEVELOPMENT AS DEFINED UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW
N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Township Council of the Township of Cherry Hill ("the Governing Body"), by Resolution No. 2014-11-5, dated November 12, 2014, directed the Township of Cherry Hill Planning Board (hereinafter "Planning Board") to review, consider and make recommendations as to whether an area known as Block 66.01, Lot 1 (hereinafter "Cuthbert Boulevard Gateway: Baker Lanes Study Area", qualifies as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, ("the Redevelopment Law") N.J.S.A. 40A:12A-1 et seq., and as a "Condemnation Redevelopment Area," pursuant to that statute; and

WHEREAS, the Planning Board prepared a map of the study area and authorized a factual investigation and expert analysis to be undertaken, both by the Township Department of Community Development and by Robert F. Melvin, PP, AICP of Group Melvin Design, to assist it in undertaking a preliminary investigation in accordance with the requirements of N.J.S.A. 40A:12A-6 to determine whether the Property qualifies as an area in need of redevelopment as provided under the Redevelopment Law, N.J.S.A. 40A:12A-5; and

WHEREAS, Robert F. Melvin, PP, AICP prepared a report dated October 17, 2016 ("the Melvin Report") which, together with the map of the study area, was made available for inspection by the public; and

WHEREAS, the Planning Board caused notice of a public hearing to be published and served in accordance with the requirements of N.J.S.A. 40A:12A-6; and

WHEREAS, the Planning Board conducted a public hearing on Monday, October 17, 2016 at 7:30 p.m., to consider whether the "Cuthbert Boulevard Gateway: Baker Lanes Study Area", known as Block 66.01, Lot 1, qualifies as an area in need of redevelopment;

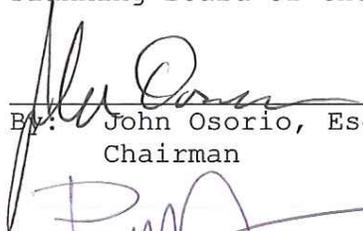
WHEREAS, all persons who are interested in or would be affected by a determination that the delineated area may be a redevelopment area were afforded a full and reasonable opportunity to be heard and any objections to such a determination and evidence in support of those objections, if any, was received and considered and made part of the public record; and

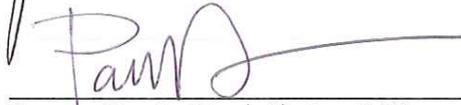
WHEREAS, upon consideration of all of the evidence and information presented during the course of the public hearing, the Planning Board makes the following recommendations to the Governing Body.

NOW, THEREFORE, BE IT RESOLVED, by the Cherry Hill Township Planning Board:

1. The Planning Board hereby recommends that the Governing Body determine that Block 66.01, Lot 1 be designated as an area in need of redevelopment and as a "Condemnation Redevelopment Area," as defined under the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.
2. The investigation of the Redevelopment Study Area reveals that the statutory criteria under sections A, B, and D of N.J.S.A. 40A:12A-5, have been met for the area known as Block 66.01, Lot 1, as proposed to be designated for redevelopment as clearly set forth in the Melvin Report dated October 17, 2016.
3. In support of these recommendations the Planning Board incorporates by reference and adopts the findings and conclusions of the Melvin Report, and the evidence contained in the record, and for the reasons set forth in the record.
4. The Chair, or his designee, is hereby authorized and empowered to forward this recommendation and determination to the Mayor and Council of the Township of Cherry Hill for further deliberation, together with the report of findings of the Planning Board.
5. This Resolution shall take effect immediately.

Planning Board of the Township of Cherry Hill


By: John Osorio, Esq.
Chairman


By: Paul Stridick, AIA
Planning Board Secretary

This is a Decision of the Cherry Hill Township Planning Board made and adopted at a regular meeting held on the 17th day of October, 2016 by a vote of 9 in favor, 0 opposed, and 0 abstaining.

9 Those in Favor
0 Those Opposed
0 Those Abstaining



TAX MAP
TOWNSHIP OF CHERRY HILL
 CAMDEN COUNTY, NEW JERSEY
 SCALE: 1"=200' 10/1/02
William E. Alburger, P.L.S.
 JCA ASSOCIATES, INC.
 1256 NORTH CHURCH STREET, SUITE 3
 MOORESTOWN, NEW JERSEY

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D).