

Hampton Road Redevelopment Plan

Block 596.04, Lot 4 & 5; Block 112.01, Lot 11;
and Block 111.02, Lot 7

and Block 108.01, Lots 23 & 24

Cherry Hill Township, NJ

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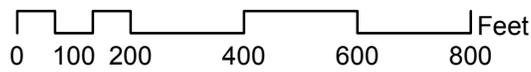
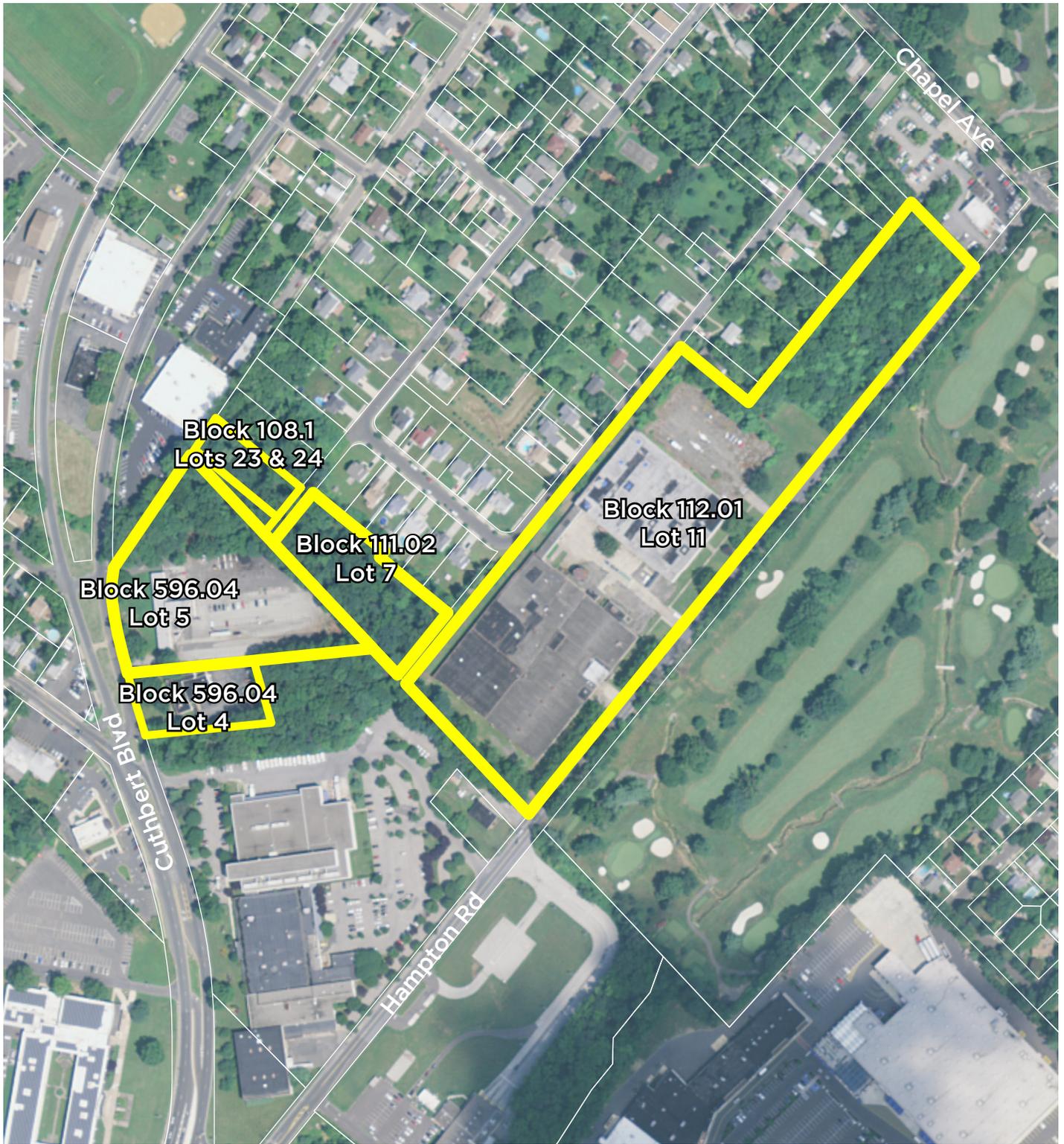
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Hampton Rd Redevelopment Plan

Block 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7 and Block 108.01, Lots 23 & 24

1.0	Introduction	02	6.0	General Provisions	30
	1.1 Relationship to Local Master Plan.....	02		6.1 Redevelopment Entity.....	30
	1.2 Adjacent Municipalities.....	03		6.2 Planning Board Review.....	30
	1.3 Camden County Master Plan.....	04		6.3 Acquisition of Property.....	30
	1.4 State Development and Redevelopment Plan & State Strategic Plan.....	04		6.4 Provisions Related to Off-Site Improvements.....	30
2.0	The Vision	06		6.5 Relocation Provisions.....	30
	2.1 The Vision Plan.....	06		6.6 Affordable Housing.....	31
	2.2 Vision Photos.....	06		6.7 Procedure for Amending the Redevelopment Plan.....	31
3.0	Program: Units & Amenities	07		6.8 Sanitary Sewer.....	31
4.0	Land Use Regulations	09	7.0	Appendices	32
	4.1 Applicability.....	09		A. Resolution #2014-11-7.....	33
	4.2 Zoning Map.....	09		B. Resolution #2015-4-2.....	34
	4.3 Comprehensive Planning.....	09		C. Resolution 2015-4-10.....	36
	4.4 Edge Requirements.....	09		D. Resolution #2016-01-54.....	38
	4.5 Circulation & Parking.....	13		E. Resolution #2016-3-1.....	39
	4.6 Community Spaces & Amenities.....	16		F. Resolution #2016-3-9.....	41
5.0	Architectural Regulations	18			
	5.1 Signage.....	19			
	5.2 Two Story 4-Plex.....	20			
	5.3 Three Story Walk up.....	23			
	5.4 Three & Four Story Elevator.....	25			
	5.5 Clubhouse.....	27			
	5.6 Garages.....	29			

Figure 1: Parcels in Redevelopment Area



LEGEND
 Parcels in Redevelopment Area

1.0 Introduction

Cherry Hill Township has designated Block 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7 and Block 108.01, Lots 23 & 24, 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 or LRHL (N.J.S.A. 40A-12A.1 et seq.). For the purposes of this Redevelopment Plan, Block 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7 and Block 108.01, Lots 23 & 24 shall be referred to as the "Hampton Road Redevelopment Area" or the "Redevelopment Area".

On November 12, 2014, via Resolution #2014-11-7 (Appendix A), the Township authorized an investigation to determine the need for redevelopment of Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lots 4 & 5, 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 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lot 5 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 April 6, 2015 the Planning Board adopted Resolution #2015-4-2 (Appendix B) that recommended to the Governing Body of the Township of Cherry Hill that Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lot 5 be designated as an "Area in Need of Redevelopment." Subsequently, Township Council designated Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lot 5 as an "Area in Need of Redevelopment" on April 13, 2015, as memorialized by Resolution #2015-4-10 (Appendix C), which also directed the Planning Board to prepare a Redevelopment Plan.

On January 25, 2016 via Resolution

#2016-01-54 (Appendix D), the Township authorized an investigation to determine the need for redevelopment of Block 596.04, Lot 4; and Block 108.01, Lots 23 & 24 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 596.04, Lot 4; and Block 108.01, Lots 23 & 24 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 March 7, 2016 the Planning Board adopted a resolution that recommended to the Governing Body of the Township of Cherry Hill that Block 596.04, Lot 4; and Block 108.01, Lots 23 & 24 be designated as an "Area in Need of Redevelopment." Subsequently, Township Council designated Block 596.04, Lot 4; and Block 108.01, Lots 23 & 24 as an "Area in Need of Redevelopment" on March 14, 2016, as memorialized by Resolution #2016-3-9 (Appendix E), 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 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7 and Block 108.01, Lots 23 & 24 in accordance with the LRHL.

1.1. Relationship to Local Master Plan

Per the 2004 Master Plan, Cherry Hill encourages the redevelopment of areas exhibiting decline (i.e. – disproportionate number of vacant, dilapidated and/or substandard structures). This plan serves to capitalize on strategic redevelopment of these areas that are exhibiting such

decline in an effort to ensure that future development will be compatible with the Township's planning vision and goals. As such, it also serves to fulfill the strategic goals and objectives outlined in the 2004 Master Plan and the 2007 Master Plan Reexamination Report as outlined below:

Land Use:

Establish Redevelopment Districts where necessary to promote redevelopment and business incentives (2004 Master Plan).

- The Redevelopment Area contains buildings and uses that are obsolescent, dilapidated, and/or in blighted condition. These stagnant sites require the tools and processes that a designation as an "Area in Need of Redevelopment" provides to promote proper redevelopment and future economic activity.

Coordinate land use to balance economic growth with community and conservation needs (2007 Master Plan Reexamination).

- The Redevelopment Area currently occupies approximately 20.3 acres, a large area of land that could otherwise be developed to accommodate the Township's needs such as residential development. Because it has large vacant, abandoned, and under-performing buildings, there is additional development pressure in other areas of the Township. Redevelopment of this area will relieve some development pressure and help reinforce community conservation efforts.

Encourage redevelopment of brownfields or greyfields, rather than greenfields, whenever possible (2007 Master Plan Reexamination).

- The Redevelopment Area, with large impervious surfaces, a vacant and dilapidated industrial complex, and a lot previously used for commercial vehicle repair and yard storage, fits

within the definition of a greyfield.¹ Through the redevelopment of these properties, development pressure on greenfields within the Township would be lessened.

Economic Development:

Limit new retail within the Township to encourage redevelopment and full occupancy in existing commercial locations. Investigate and establish "Redevelopment Areas", where appropriate (2007 Master Plan Reexamination).

- This investigation carries out this goal, identifying this area as in Need of Redevelopment. The existing development within the area sits predominantly vacant and dilapidated, underutilizing current industrial and office space. Through the redevelopment of this area, new development could be limited from expansion to non-developed areas in the Township.

1.2. Adjacent Municipalities

Cherry Hill is surrounded by nine (9) municipalities in two (2) counties. Those in Burlington County include Evesham Township, Maple Shade Township and Mount Laurel Township. Those in Camden County include Haddon Township, Haddonfield Borough, Lawnside Borough, Merchantville Borough, Pennsauken Township and Voorhees Township. A portion of the Hampton Road Redevelopment Area is directly adjacent to the Pennsauken Township municipal boundary (see Figure 2), and is nearby to the Borough of Merchantville.

¹ Greyfield: a subcategory of vacant or under-performing properties. Greyfields are large, previously developed properties. These sites tend to be large and well-served by transportation and stormwater infrastructure.

U.S. Environmental Protection Agency. "Smart Growth Techniques as Stormwater Best Management Practices." Accessed January 2015. http://www.epa.gov/smartgrowth/pdf/sg_stormwater_BMP.pdf

1.3. Camden County Master Plan

The 2014 Camden County Master Plan identifies the Redevelopment Area's location as an Inner Ring of Camden County, which includes the densest and oldest communities and where a greater share of commercial and industrial development resides. While the County recognizes that there are tracts of land that remain undeveloped, the County encourages that future growth be accommodated through the reuse of previously developed land and reimagine key, underperforming sites to lessen development pressure on rural and undeveloped land.

Furthermore, the Master Plan divides the County into four (4) planning areas, consistent with the State Strategic Plan, and identifies this portion of Cherry Hill as a "Priority Growth Investment Area". Such areas are "best suited for future investment in growth, development, and redevelopment". 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, identifies this portion of Cherry Hill as a "Suburban Center". This Redevelopment Plan serves to fulfill the policy goals outlined in the 2014 Camden County Master Plan as provided below:

POLICY GOAL #1:

- 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.

POLICY GOAL #6:

- Evolve suburban centers to become not just hubs of commerce, but also walkable, mixed-use focal points of the community.

The Redevelopment Area is consistent with the County's planning principles as the program for the Redevelopment Plan promotes more efficient use of land through more compact forms of housing development, provides for high levels of accommodation for pedestrians and encourages pedestrian-friendly streetscapes.

1.4. State Development & Redevelopment Plan & State Strategic Plan

In addition to fulfilling local long-term planning goals, the redevelopment of the Redevelopment Area would ensure consistency with the 2001 New Jersey Development and Redevelopment Plan, which identifies Cherry Hill as a Metropolitan Planning Area,² and the 2012 Draft State Strategic Plan³, which identifies this area as Priority Growth Investment Area (PGIA). According to the State Strategic Plan, a PGIA is "an area where more significant development and redevelopment is preferred and where public and private investment to support such development and redevelopment will be prioritized."

In summary, the redevelopment of the parcels identified as the Hampton Road Study Area is clearly consistent with the Cherry Hill Master Plan and would reinforce key local, County and State smart growth objectives.

2 2001 New Jersey Development and Redevelopment Plan.

<http://www.nj.gov/state/planning/docs/stateplan030101d.pdf>. Accessed February 2015.

3 Draft State Strategic Plan. <http://www.nj.gov/state/planning/spc-state-plan-draft-final.html>. Accessed February 2015.

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2.0 Vision

It is the vision of the Township to redevelop the Hampton Road Redevelopment Area into a multi-family residential complex composed of high-quality buildings and public spaces. The Township envisions the use of high standards, which shall be used to evaluate the design and construction of this new community. The use of energy efficient design and quality materials, water-saving techniques, best-practices in stormwater management, and other sustainable design and construction techniques are highly encouraged.

2.1. Vision Plan

The vision for the Hampton Road Redevelopment Area is to permit up to 252 residential units, a clubhouse with an outdoor pool, open space, and a variety of site amenities to include park-like open spaces, a tot-lot playground, dog-walk park, etc. The Redevelopment Area will incorporate two-story, three-story, and four-story apartment buildings with a mix of on-site surface and garage parking spaces.

It is expected that redevelopment will substantially conform to illustrative plans and photographic examples highlighted throughout this Plan.

Figure 2 reflects and represents the vision for the Redevelopment Area. The exhibit shows a land use plan and identifies major features and improvements associated with each of the land uses described above; e.g. streets, edges, stormwater management areas, open space, building locations, parking areas, pathways, and a variety of site amenities.

The Redevelopment Plan proposes the demolition and removal of all existing on-site buildings and improvements.

2.2. Vision Photos



Outdoor gathering space near clubhouse



Dog-walk park



Park-like open spaces

3.0 Program

The Hampton Road Redevelopment Area shall have the following program:

1. **Residential:** 252 Dwelling Units
 - i. 15% inclusionary affordable housing units for rental developments.
 - ii. 20% inclusionary affordable housing units for for-sale developments.
2. **Parking spaces:** Shall comply with RSIS standards and with ADA requirements.

The Redevelopment Plan intends to allow the development of:

1. **Multi-family Residential Community**
 - i. Multi-family residential buildings shall be a combination of two-story 4-plex, three-story walk-up, three story elevator, and four-story elevator apartment buildings.
 - ii. Two-story 4-plex buildings shall include 40 units total. *
 - iii. Three-story walk-up buildings shall include 78 units total. *
 - iv. Three-story elevator buildings shall include 80 units total. *
 - v. Four-story elevator buildings shall include 54 units total. *

* Unit counts may adjust per building type but development shall not exceed 252 units total.
2. **ClubHouse**
 - i. Clubhouse shall include a fitness center and outdoor pool area.
 - ii. Clubhouse shall include areas for meetings and socialization and shall include both indoor and outdoor areas.
 - iii. Clubhouse shall be a minimum of 5,000 sf.
 - iv. Uses may include fire

elements, bar-b-que facilities, and seating areas.

3. **Pool Area**
 - i. A pool area shall be provided with a minimum surface area of 1,200 sf for the pool and 4,400 sf for the pool surface (patio) surround inclusive of the pool area.
4. **Waste/Recycling Service Area/Maintenance Building**
 - i. A service area shall be provided for use by residents and management.
 - ii. Substantial landscaping shall surround the area.
5. **Open Space/Recreation**
 - i. Two lawn panels shall be provided.
 - 1 Lawn panel 01 and adjacent landscaped areas shall be a minimum area of 25,000 sf (including adjacent sidewalk and planting strip areas).
 - 2 Lawn panel 02 shall be a minimum area of 8,000 sf including adjacent sidewalk and planting strip areas.
6. **Dog Walk Park**
 - i. A dog walk park shall be provided and shall be a minimum area of 2,500 sf within the defined fenced area.
 - ii. The park shall include furniture such as benches and trash/waste receptacles.
7. **Tot Lot/Playground**
 - i. A playground shall be provided and shall be a minimum area of 1,500 sf within the defined fenced area.
 - ii. The playground shall include age appropriate play equipment (in accordance with all applicable rules, regulations, and governing laws) and furniture such as benches, tables and chairs, and trash/recyclable receptacles.
8. **Pump Station**
 - i. A pump station shall be provided if necessary.
 - ii. The pump station shall be privately owned and operated.
 - iii. The pump station shall be located within property boundaries.

Figure 2: Land Use Plan

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Edges

- Main Street Edge
- Residential Edge
- Cuthbert Blvd Edge
- Commercial Edge
- Hampton Rd Edge
- Stormwater Management Edge
- Pennsauken Township Municipal Boundary

Building Type

- Garage
- 4 Story Elevator
- 3 Story Elevator
- 3 Story Walk-up
- 2 Story 4-Plex
- Clubhouse and Maintenance Building
- 1 Lawn Panel 01 * Pump Station
- 2 Lawn Panel 02

*Quality and design of all improvements to be subject to the review and approval by the Redevelopment Entity.

*Edge Requirements are as noted in Section 4.4 and are exempt from buffer requirements in Township Zoning Ordinance Sec. 508.F.



4.0 Land Use

Land Use Regulations assure that building massing and design work in tandem with the street and parking network to achieve the goals of this Redevelopment Plan. The design and location of all elements shall be subject to review and approval of the Redevelopment Entity for consistency of the goal that elements shall be complimentary to the context of the site.

4.1. Applicability

The following regulations shall apply to the Hampton Road Redevelopment Area, known as Block 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7, and Block 108.01, Lots 23 & 24, and shall supersede regulations within Article IV: Zoning Regulations, Section 405, Section 417, and Section 418, except where the regulations herein are silent, in which case the regulations within Article IV: Zoning Regulations shall govern.

4.2. Zoning Map

Hampton Road Redevelopment Area, known as Block 596.04, Lots 4 & 5; Block 112.01, Lot 11; and Block 111.02, Lot 7, and Block 108.01, Lots 23 & 24, which are currently designated as Industrial Restricted (IR), Highway Business (B2), Industrial Restricted (IR), Residential (R3), Residential (R3), and Residential (R3), respectively, shall be designated as the Hampton Road Redevelopment Area on the Cherry Hill Township Zoning Map. The B2, IR an R3 designations are hereby deleted. The Hampton Road Redevelopment Plan supersedes existing zoning and shall not be construed to serve as an 'overlay' zone.

4.3. Comprehensive Planning

Redevelopment of the Hampton Road 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, but such phasing shall be at the sole discretion of the Planning Board during the site plan review process.

4.4. Edge Requirements



Main Street Edge

1. *Edge Condition:* The Main Street Edge aims to create a smooth transition between the Redevelopment Area and the existing residential neighborhood. Architecture shall have adequate windows and building features facing the street. There shall be no blank or unarticulated facades.
2. A 60" high decorative fence (such as an extruded aluminum fence that mimics wrought iron) shall define the front yard. The fence shall have no required setback from the property line and can be installed up to the property line.
3. Front yards along Main Street shall be landscaped with shrubs and trees per Township Zoning Ordinance Section 508.F.4.
4. Existing trees shall be preserved where possible.
5. Redevelopment Area parking areas shall be screened from view of Main Street.
6. *Building and Accessory Building Setback - 25'*
7. *Parking Space Setback - 50'*

B**Residential Edge**

1. *Edge Condition:* The Residential Edge will provide a visual screen between the Redevelopment Area and surrounding areas using new and existing landscaping. Existing trees shall be preserved as much as possible. The edge contains no vehicular or pedestrian access.
2. A 72" board on board fence shall be required.
 - i. The fence shall be installed along the lot line abutting or adjoining any residential use unless declined by the adjoining homeowner.
3. Building Setback - 60 feet
4. *Accessory Structure Setback* - 35 feet
5. *Parking Setback* - 23 feet
6. *Drive Setback* - 20 feet

C**Cuthbert Boulevard Edge**

1. *Edge Condition:* Cuthbert Boulevard Edge aims to create a transition area between Cuthbert Boulevard and the Redevelopment Area with semi-transparent landscaping.
2. The edge shall be defined by a 4' wide sidewalk edge, and planting strip and curb, a minimum of 3 feet wide.
3. The edge shall be defined with clustered street trees and landscaped planting strip.
4. *Building Setback* - 75 feet
5. *Accessory Structure Setback* - 20 feet
6. *Parking Setback* - 20 feet

D**Industrial/Commercial Edge**

1. *Edge Condition:* The Industrial/Commercial Edge will provide a visual screen between the Redevelopment Site and surrounding areas using dense landscaping and may include fencing. The edge contains no vehicular or pedestrian access.
2. *Building Setback* - 12 feet
3. *Accessory Structure Setback* - 20 feet
4. *Parking Setback* - 8 feet

E**Hampton Road Edge**

1. *Edge Condition:* The Hampton Road Edge aims to provide frontage between the Redevelopment Area and Hampton Road with transparent landscaping and moderate setbacks.
2. A 48" (min) high decorative fence (of extruded aluminum to mimic wrought iron) may define the front yard of the 4' wide sidewalk edge, and planting strip and curb, at a minimum of 2'.
 - i. The fence may be a maximum of 6' high.
 - ii. If no fence is provided, privacy buffering shall be provided for 1st floor patios facing Hampton Road.
 - iii. The sidewalk is only required along the Hampton Road Edge where buildings are present.
3. The edge shall be defined with street trees, and landscaped planting. Existing street trees to be preserved where possible.
4. *Building Setback* - 20 feet (with a 15' minimum setback to any balcony).
5. *Accessory Structure Setback* - 15 feet
6. *Parking and Drive Aisle Setback* - 25 feet

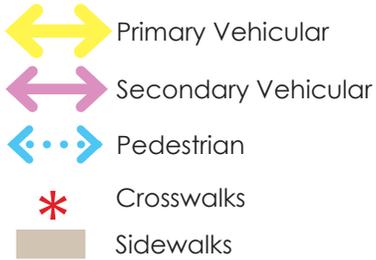


Stormwater Management Edge

1. *Edge Condition:* The Stormwater Management Edge aims to provide a visual screen between stormwater management in the Redevelopment Area and surrounding areas using new and existing landscaping. The edge contains no vehicular access, and shall contain no path or sidewalk.

Figure 3: Circulation Plan

Circulation



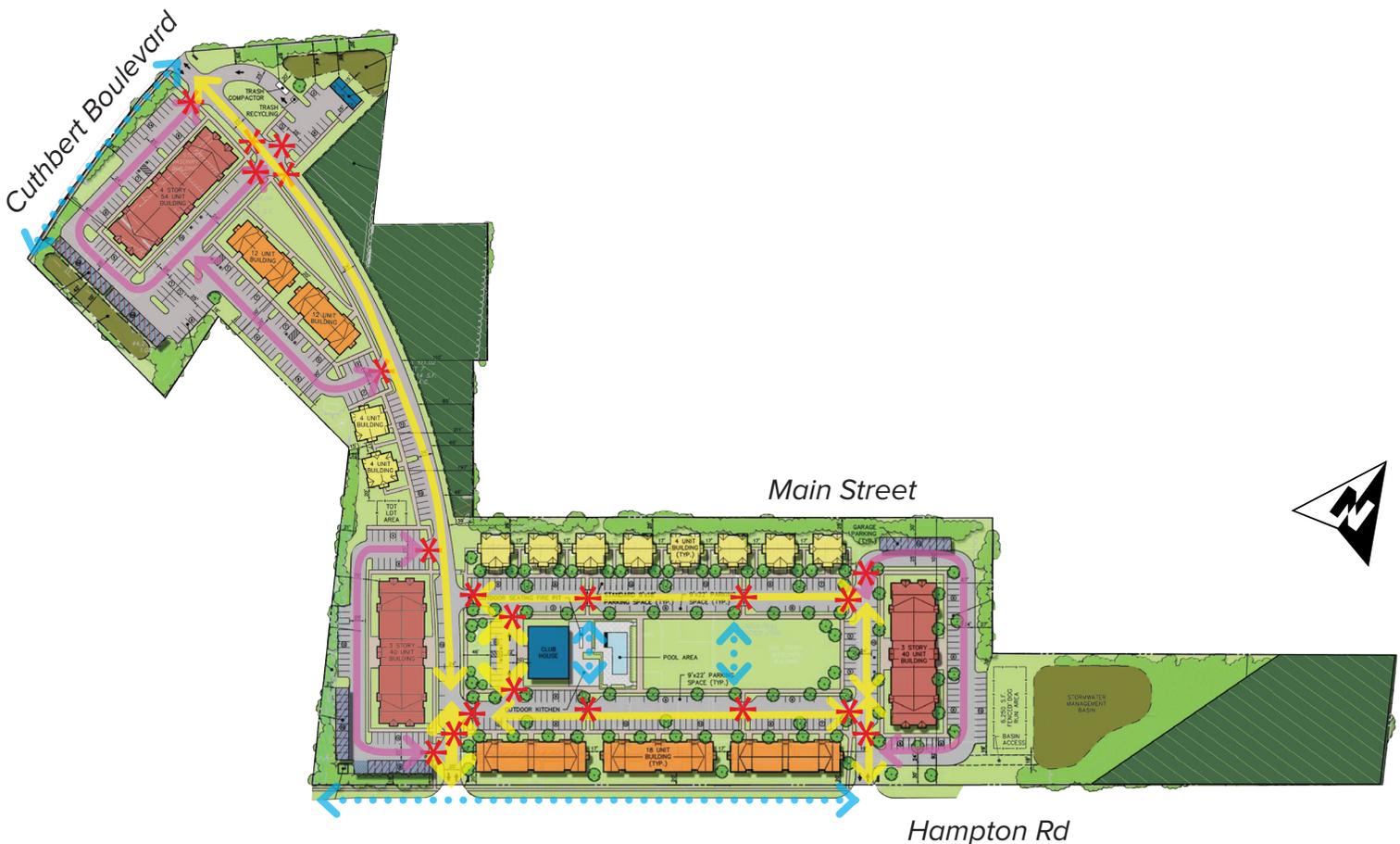
Building Type



*Quality and design of all improvements to be subject to the review and approval by the Redevelopment Entity.

* Pedestrian crosswalks shall be clearly delineated by paint or by a material different from the surrounding road surface through the use of durable, low-maintenance surface materials. Materials and design shall be chosen to further the goal of traffic calming. In all instances, crosswalks shall enhance pedestrian safety, comfort and connectivity, as well as the attractiveness of the pathway. Materials may include brick, stone, colored concrete pavers, decorative asphalt, stamped concrete, or stamped asphalt. All material and design shall require Redevelopment Authority design review.

1. Materials shall differentiate major crossings from other crossings.
2. Minor internal crossings are permitted to be painted crosswalks.



4.5. Circulation & Parking

The Circulation types and their approximate locations are identified in the Conceptual Circulation Diagram (Figure 3).

4.5.a. Path of Circulation - Vehicle

1. Primary Vehicular Circulation: shall allow two-way traffic flow into and within the Redevelopment Area, connecting Cuthbert Boulevard and Hampton Road entrances of the site.
2. Secondary Vehicular Circulation: shall allow access to surface parking and garage areas, and allow for two-way traffic flow within the Redevelopment Area, connecting to Primary Vehicular Circulation routes.
3. "On-street" parking is permitted along portions of Primary and Secondary Vehicular Circulation routes.
4. Curb Cuts
 - i. Curb cuts shall be allowed to provide vehicular access within the Redevelopment Site to parking areas.
 - ii. Curb cuts should be minimized to provide a pedestrian-friendly environment.
2. Traffic Calming Features
 - i. Traffic calming features may be used, per approved site plan.
 - ii. Alternative features shall include as deemed necessary: Stop signs, stop bars, textured raised crosswalks, stamped asphalt, roundabouts, and chicanes.

4.5.b. Path of Circulation - Pedestrian

1. Pedestrian Circulation: shall include pedestrian walkways consisting of a sidewalk and planting strip with street lights and street trees.
2. Pedestrian access is required for all interior streets.

Sidewalk design



Figure 4: Parking and Open Space Plan

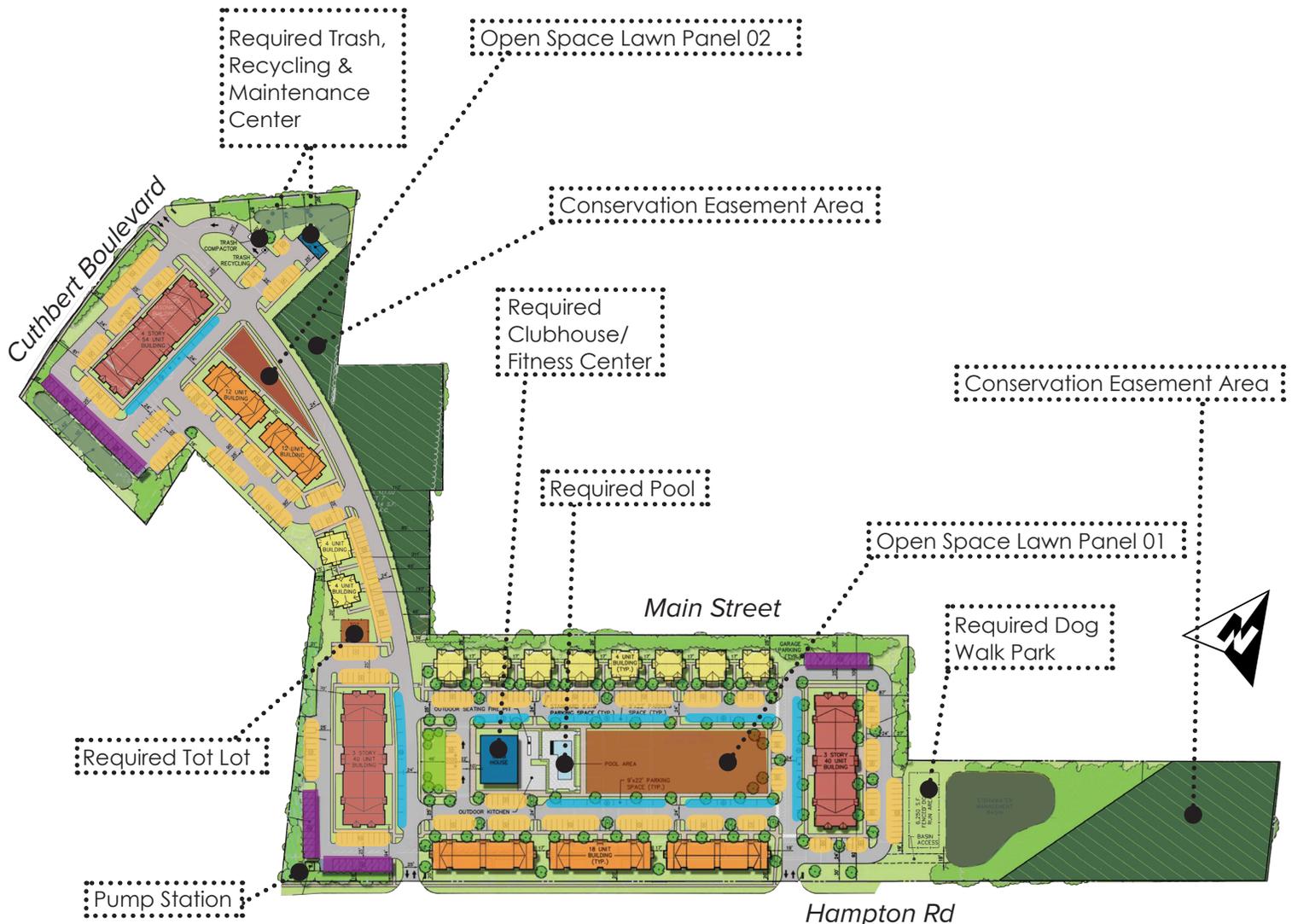
Location

-  Garage Parking
-  Surface Parking - 90 degree
-  Surface Parking - on street (parallel)
-  Detention Basin
-  Usable Outdoor Amenity Area
-  Conservation Easement Area

Building Type

-  Garage
-  4 Story Elevator
-  3 Story Elevator
-  3 Story Walk-up
-  2 Story 4-Plex
-  Clubhouse and Maintenance Building

*Quality and design of all improvements to be subject to review and approval of the Redevelopment Entity.



4.5.c. Parking

1. The location of garages and surface parking shall conform substantially to Figure 4: Parking and Open Space Plan.
2. Landscape
 - i. Landscaping must conform with Landscaping Requirements outline in §508.G (Off-Street Parking & Loading Areas) of the Cherry Hill Township Zoning Ordinance.
 - ii. In lieu of the requirement set forth by §508.G.1, a planting area equivalent to one hundred fifty (150) square feet per twenty (20) parking spaces may be accommodated on other portions of the redevelopment area, provided they meet Landscaping Requirements outlined in §508.G.2-15 (Off-Street Parking & Loading Areas) of the Cherry Hill Township Zoning Ordinance.
 - a. These planting areas are in addition to the buffer planting along the edge of the lot.
 - b. For planting islands that are parallel to spaces, islands shall be a minimum of 120 sf. Pedestrian walks within planting islands shall be in addition to the landscape area requirement.
 - c. No more than fifteen (15) parking spaces shall be placed in one row of parking without an intervening landscape island parallel to the spaces.
 - d. Ends of all parking rows shall be terminated with isolated landscaped planted islands.
 - e. Isolated landscape planter islands, abutting parking aisles, are to measure a minimum of seven (7) feet wide at the midpoint of each island, measured from the location of island where parking striping abuts Landscape Island, exterior curb face to exterior curb face.
 - f. Street lights shall be incorporated throughout surface parking lots.
 - g. Requirements for planted median for every three rows shall

be exempted from §508.G. 5 & 6.

- h. Requirements for off-street loading (§510) shall not apply.

3. Quantity:

- i. Parking spaces within the Redevelopment Area shall conform to RSIS standards. (NB: Clubhouse Parking is included in RSIS calculation total).
- ii. Garage parking spaces are permitted.

4.5.d. Water Detention Basins

Water Detention basins and their approximate locations are identified in the Parking and Open Space Plan (Figure 4) and shall substantially conform in quantity and location.

1. All stormwater management shall comply with §516 (Stormwater Management) of the Cherry Hill Township Zoning Ordinance.
2. Stormwater management areas must be designed to enhance the aesthetic attributes of the proposed development. These areas are required to be designed and landscaped to Redevelopment Entity's review and approval using natural or planted landscape areas.
3. All stormwater management systems for the site will be maintained by the owner of the development.

4.5.e. Conservation Easement

A conservation easement shall be placed on the buffer area identified in the Parking and Open Space Plan (Figure 4) and shall substantially conform in location to this Plan. The conservation easement shall be approximately 2.83 acres of open space.

4.5.f. Municipally Owned Lots

As part of this redevelopment plan, Block 108.01, Lots 23 and 24 shall be placed on the Township's Recreation and Open Space Inventory (ROSI), as to preserve these lots perpetually as passive open space and conservation.

4.6. Community Spaces & Site Amenities

4.6.a. Park-Like Open Space

Park-Like Open Space and their approximate locations are identified in the Parking and Open Space Plan (Figure 4). Their location should substantially conform to this Plan (Figure 4).

4.6.b. Site Amenities

The Redeveloper shall provide for the development of the following site amenities:

1. Clubhouse with exercise, business, and social areas.
2. Pool
3. Tot Lot
4. Lawn Panel O1
5. Lawn Panel O2
6. Dog Park Area
7. 5 Bike racks shall be located within the Redevelopment Area.
8. Site Amenities shall be substantially representative following aesthetic preferences as shown in illustrations on pages 16 & 17.



Dog Park

.....
characteristics:

1. The area must be substantially designed for use by pet owners for dog walking and exercise and shall be landscaped and fenced (5' min height) with a suitable gate arrangement to secure an animal's entry and exit.
2. Street furniture such as benches, waste receptacles and dog waste receptacles shall be provided.
3. Other amenities may be included by the Redevelopment Entity.



Tot Lot/Playground

.....
characteristics:

1. The playground area must be substantially designed as a recreation space for children and families.
2. The area should be accessed by a sidewalk and tree planting strip.
3. Street furniture such as benches and waste receptacles shall be provided.
4. Facility must comply with ADA and safe-playground requirements.

Lawn Panel 01 & 02



characteristics:

5. The areas must be substantially designed as well maintained lawn panels for active and passive uses of the space.
6. The areas should be bordered by a sidewalk a minimum of 4' wide and tree and landscape planting strip a minimum of 5' wide along the length of Lawn Panel 01.
7. Street furniture such as benches, trash receptacles and planters should border the lawn around the perimeter with a minimum of two (2) locations at Lawn Panel 01 and one (1) location at Lawn Panel 02.
8. A minimum of six (6) trees shall be placed around the perimeter of both Lawn Panel 01 and Lawn Panel 02. Trees shall be limited to provide an unobstructed view of the lawn.

Clubhouse & Pool



characteristics:

1. The pool shall be substantially located as drawn on Figure 5 and shall measure no less than 1,200 square feet of surface area.
2. The clubhouse shall be located adjacent to the outdoor pool area and substantially located as illustrated in Figure 5.
3. The design of the pool area shall be harmonious with the design of the clubhouse and the two shall be perceived as parts of a greater whole.
4. Facilities shall comply with all state, local, and ADA requirements.
5. The design of the clubhouse and pool area shall evoke a "resort-like" atmosphere. Design features and details should be visually interesting.
6. Acceptable hardscape materials for this area include: marble, granite, pavers, concrete, floated aggregate concrete, stone and stamped concrete.

Outdoor Grill



characteristics:

1. Up to 5,000 square feet of space adjacent to, or within, the pool area shall be used as permanent outdoor space, including covered and shaded areas.
2. High quality materials shall be used that compliment the architecture of surrounding structures.
3. A variety of seating options and tables shall be provided.
4. Permanent outdoor fire elements and bar-b-que facilities shall be provided for use by the residents of the development.
5. The area shall be permanently landscaped with a mix of trees, shrubs and seasonal plantings and include landscape structure features such as pergolas, gazebos, trellises, etc.

5.0 Architectural Regulations

Architectural Regulations assure that design of all structures within the Redevelopment Area are to high standards. The design and location of all elements shall be subject to review and approval of the Redevelopment Entity.

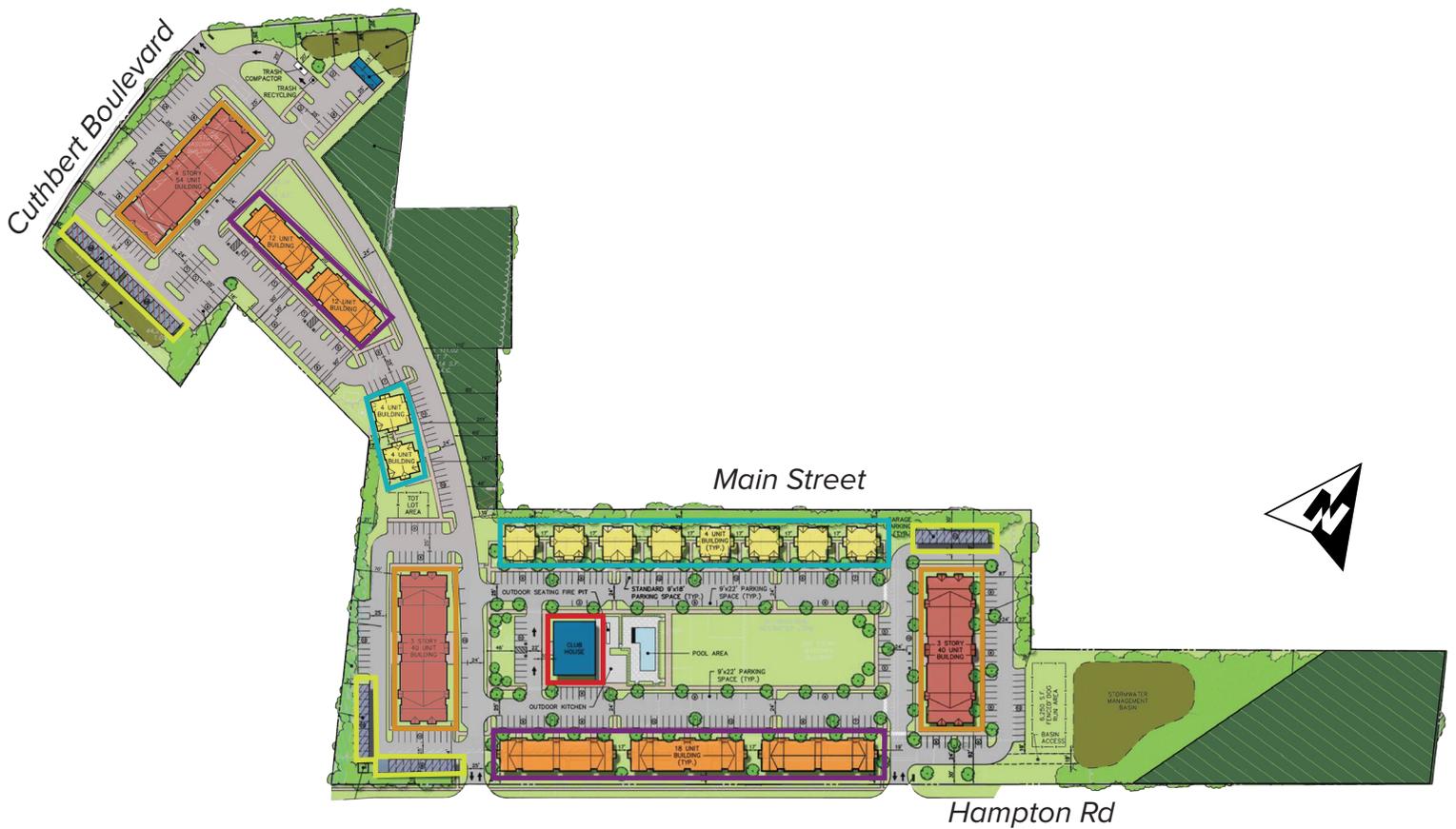
The location of all structure types shall substantially conform to Figure 5.

Figure 5: Building Type Plan

Building Types

- 2 Story 4-Plex
- 3 Story Walk-up
- 3 & 4 Story Elevator
- Clubhouse
- Garage

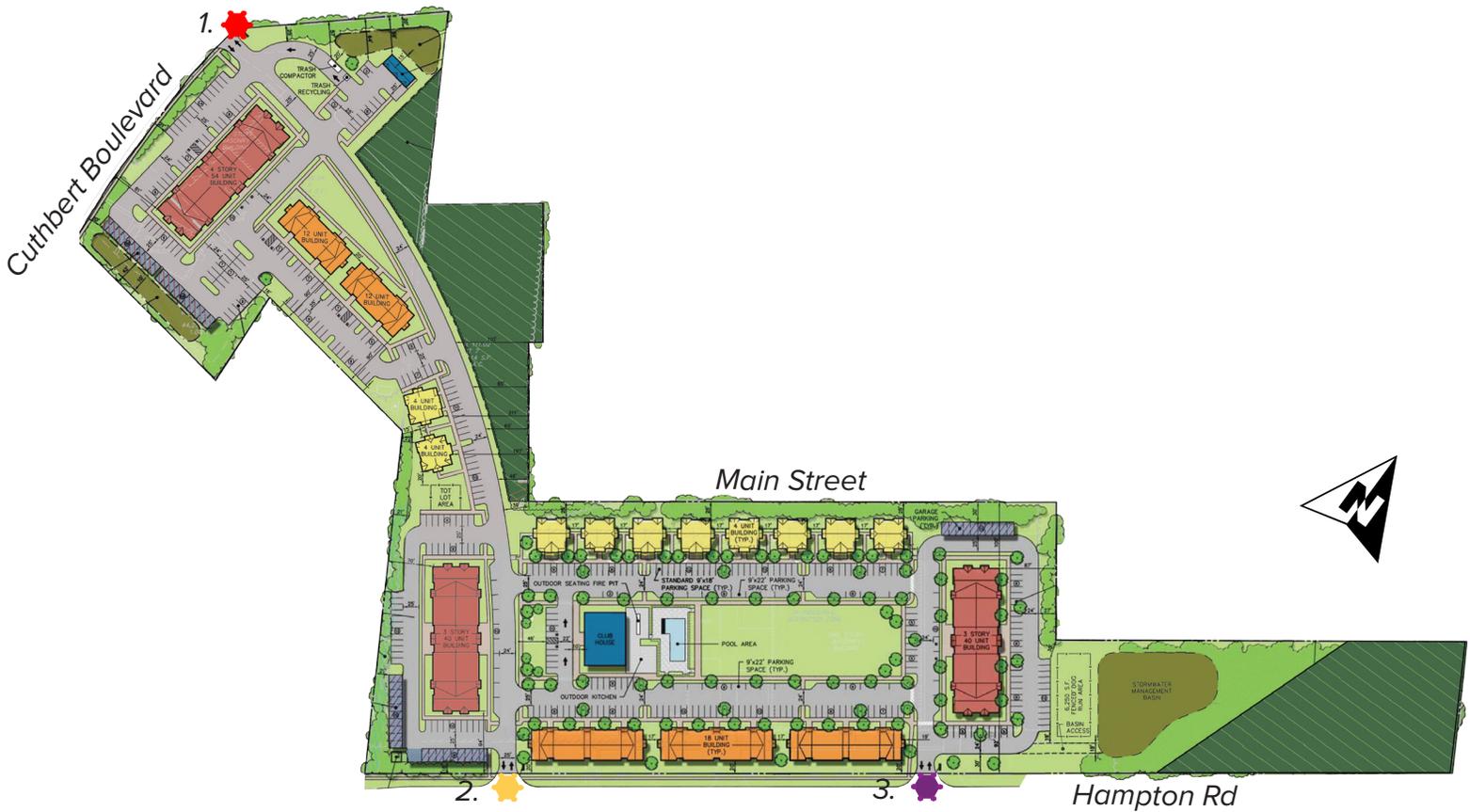
**Quality and design of all improvements to be subject to the review and approval of the Redevelopment Entity.*



5.1. Signage

- ✳ 1. Cuthbert Boulevard (at Primary building site entrance): shall be a monument sign complying with the Township Zoning Ordinance, Section 517 with a masonry base and materials to be harmonious with the project's architectural theme. The area of the sign message shall not exceed 48 sq. ft. in area and 10 feet in height.
- ✳ 2. Hampton Road (at primary site entrance): each sign shall be a monument sign complying with the Township Zoning Ordinance, Section 517 with a masonry base and materials to be harmonious with the project's architectural theme. The area of each sign message shall not exceed 36 sq. ft. in area and 8 feet in height.
- ✳ 3. Hampton Road (at secondary site entrance): shall be a monument sign complying with the Township Zoning Ordinance, Section 517 with a masonry base and materials to be harmonious with the project's architectural theme. The area of the sign message shall not exceed 10 sq. ft. in area and 6 feet in height.

Figure 6: Signage Location



5.2. Two Story 4-Plex

5.2.a. Intent:

The intent of this plan is to develop two story 4-plex residential units along the property edge with Main Street in the adjacent Still Park neighborhood. The scale of the architecture is intended to compliment the context of Main Street.

5.2.b. Location:

The location of two story 4-plex structures are identified Figure 7. The location of 4-plex structures should substantially conform to the Building Type Plan.

5.2.c. Architectural Regulations:

The following architectural regulations shall be adhered to for all two-story 4-plex structures. The quality and design of all structures is subject to Redevelopment Entity review and approval.

Figure 7: 4-Plex Location



Individual Entrance

Building Variation:

1. All facades shall be designed with great attention to detail and quality of material.
2. No blank or unarticulated facades are permitted. All facades shall have fenestration and building element features.
3. Windows shall be sized and oriented to reflect interior floor plans.
4. Horizontal and vertical scale of buildings shall be addressed through materials, building offsets and windows to reflect the single family residential scale of the existing neighborhood on Main Street.

Size:

1. Maximum building width - 75 feet
2. Maximum building depth - 75 feet
3. Maximum building height - 2 stories + attic loft and 35 feet

Offsets:

1. Minimum front yard setback - 25 feet (from Main Street)
2. Minimum front yard setback from interior parking area curb - 10 feet.

Entrances:

1. Each dwelling unit shall have an individual entrance from the outside; entryways shall be prominent features on the facade.
2. Dwelling unit main entrances shall not face Main Street. Entrances shall be limited to side facades and facades facing the interior parking area.
3. Each entrance to a unit shall be clearly identifiable, architecturally articulated and integrated into the architecture.

4. Entryways consisting of overhangs and/or entry porches shall be integral components of the building.
5. All steps and raised porches shall be masonry or concrete. Materials such as wood or wood-like materials are not permitted.
6. Doors shall be wood, steel, fiberglass, paneled or framed glass and be compatible with the architectural design of the building.

Roof Shape:

1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style.
2. Roofs shall be gable, cross gable or hip.
3. The pitch of exposed gable ends shall be a minimum of 6 to 12 pitch.

HVAC:

1. All HVAC systems shall be screened or minimized from public view and from adjacent properties. Screening shall be designed to blend with the architecture of the building.
2. All project interior 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.

Materials:

1. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
2. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
3. Permitted building facade materials:
 - i. Brick, Stone, Cast Stone or other forms of masonry.
 - ii. Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - iii. Metal Panel
 - iv. Steel
 - v. Cementitious Siding Material
 - vi. Vinyl Siding Material, required to be single "board" installation, low gloss finish, and 0.44" thickness with a substantial lap projection of 3/4", at minimum, or substantial equivalent.

- vii. Finished woods
- viii. Composite-based materials (such as Azek)
4. Permitted roofing materials:
 - i. Standing metal seam
 - ii. Copper
 - iii. Natural or artificial slate
 - iv. Rubber sheet roofing
 - v. Asphalt or fiberglass "architectural" shingles
 - vi. TPO
 - vii. EPDM or other layered roof system
5. Permitted patio materials:
 - i. stone
 - ii. slate
 - iii. brick
 - iv. concrete, poured with floated aggregate or patterned
 - v. decorative paver
 - vi. wood or Dura Deck
 - vii. fiberglass

Fenestration:

1. All glass shall be clear and not have a mirrored characteristic.
2. Windows shall comprise of at least 15% of each facade.
3. Windows casings and mullions shall match windowframe color.

Patios/Balconies/Terraces:

1. Porches and balconies shall generally be located facing the parking area (front entry porch) and the sidewalk, but may occasionally be located on the side of a structure.
2. The size of porches and balconies shall be a minimum of 4 feet deep from the front wall of the dwelling to the enclosed porch rail.
3. Balconies are permitted to have roofs, but are required to be open, un-conditioned spaces.
4. Balconies shall match the architectural language of the building, using complimentary details and materials.
5. Vertical underside clearance of all balconies shall be at least 9 feet.
6. Porches and balconies must meet all required setbacks and be within the building set backs.

7. Porch railings shall be a traditional style of wood, wrought iron, composite, steel, or vinyl clad aluminum and shall be painted or stained. Pressure-treated railings are prohibited.

Figure 8: Example of porch design



5.3. Three-Story Walk-up

5.3.a. Intent:

The intent of this plan is to develop multi-unit three-story residential walk-ups along the Hampton Road edge of the property and at Cuthbert Boulevard entrance of the property. Units shall be accessed via open air or enclosed common stair ways. Patios and/or balconies for individual units are encouraged. Materials and design shall reflect a residential pallet. Windows shall reflect in size, grouping, and location of the interior floor plans.

5.3.b. Location:

The location of three story walk up structures are identified in Figure 9. The location of the structures should substantially conform to the Building Type Plan.

5.3.c. Architectural Regulations:

The following architectural regulations shall be adhered to for all 3-story walk-up structures. The quality and design of all structures is subject to Redevelopment Entity review and approval.

Figure 9: Three-Story Walk-up Location



Common Stair Individual Balconies



Building Variation:

1. No blank facades are permitted.

Size:

1. Maximum building width - 200 feet
2. Maximum building depth - 65 feet
3. Maximum building height - 3 stories (lofts are permitted in attic spaces); 45 feet

Offsets:

1. Minimum setback from public right-of-way - 15 feet
2. Minimum setback from interior parking areas - 10 feet

Entrances:

1. Entrances shall be located facing interior parking areas. Entrances to a building shall be clearly identifiable and appropriately articulated.
2. All entry ways shall be well lighted.
3. Dwelling unit entrance doors shall be wood, steel, paneled fiberglass, or paned glass.

Roof Shape:

1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style.
2. Roofs shall be gable, cross gable or hipped.

HVAC:

1. All HVAC systems shall be screened or minimized from public view and from adjacent properties. Screening shall be designed to blend with the architecture of the building.
2. All project interior utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural and landscaping 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.

Materials:

1. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
2. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
3. Permitted building facade materials:
 - i. Brick, Stone, Cast Stone or other forms of masonry.
 - ii. Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - iii. Metal Panel
 - iv. Steel
 - v. Cementitious Siding Material
 - vi. Vinyl Siding Material, required to be single "board" installation, low gloss finish, and 0.44" thickness with a substantial lap projection of 3/4", at minimum, or substantial equivalent.
 - vii. Finished woods
 - viii. Composite-based materials (such as Azek)
4. Permitted roofing materials:
 - i. Standing metal seam
 - ii. Copper
 - iii. Natural or artificial slate
 - iv. Rubber sheet roofing
 - v. Asphalt or fiberglass "architectural" shingles
 - vi. TPO
 - vii. EPDM or other layered roof system

5. Permitted patio materials:

- i. stone
- ii. slate
- iii. brick
- iv. concrete, poured with floated aggregate or patterned
- v. decorative paver
- vi. wood or Dura Deck
- vii. fiberglass

Fenestration:

1. All glass shall be clear and not have a mirrored characteristic.
2. Windows shall comprise of at least 15% of the primary facade.
3. Windows casings and mullions shall match windowframe color.

Balconies/Terraces/Patios:

1. Private porches and balconies may be on any of the four building facades.
2. The size of porches and balconies shall be a minimum of 4 feet deep from the front wall of the dwelling to the enclosed porch rail.
3. Balconies are permitted to have roofs, but are required to be open, un-conditioned spaces.
4. Balconies shall match the architectural language of the building, using complimentary details and materials.
5. Vertical underside clearance of all balconies shall be at least 9 feet.
6. Porches and balconies must meet all required setbacks and be located within the building setbacks. Ground floor patios may be located within setbacks.
7. Porch railings shall be a traditional style of wood, wrought iron, composite, steel, or vinyl-clad aluminum, and shall be painted or stained. Pressure-treated railings are prohibited.

5.4. Three & Four Story Elevator Building

5.4.a. Intent

The intent of this plan is to provide three to four story residential elevator buildings. Private balconies, decks, or patios, and a variation in both materials and roof planes are encouraged.

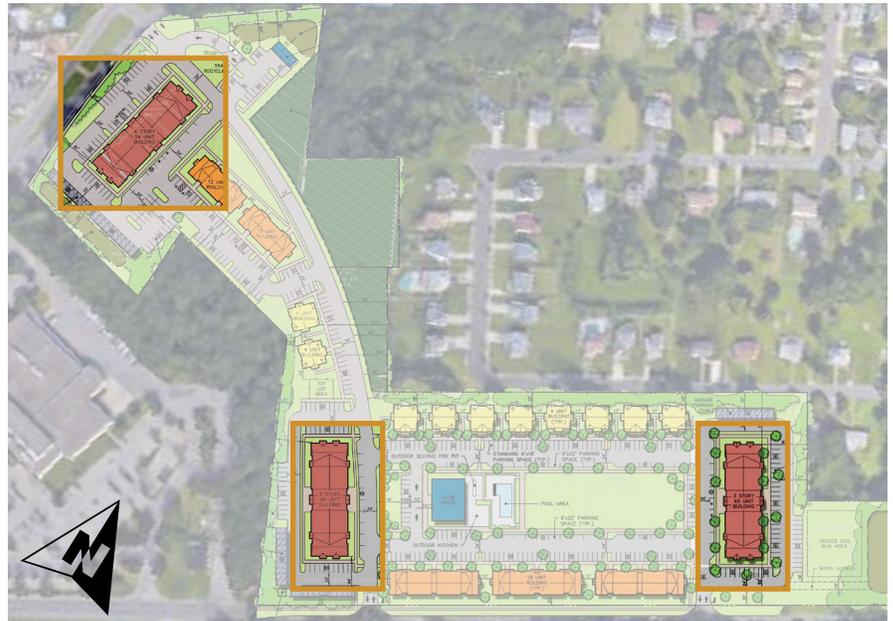
5.4.b. Location

The location of three and four story elevator structures are identified in Figure 10. The location of structures should substantially conform to the Building Type Plan.

5.4.c. Architectural Regulations:

The following architectural regulations shall be adhered to for all 3 and 4 story elevator structures. The quality and design of all structures is subject to Redevelopment Entity review and approval.

Figure 10: Three & Four Story Elevator Building Location



Building Variation:

1. All four facades are of equal importance. All facades shall be designed with attention to detail and quality of material.
2. Variations of roof lines is encouraged.
3. There shall be no blank or unarticulated facades.
4. Windows shall be located on all four facades.
5. The size, location and groupings of windows shall reflect interior floor plans.

Size:

1. Maximum building width - 250 feet
2. Maximum building depth - 80 feet
3. Maximum building height - 4 stories (lofts are permitted in attic spaces); 50 feet

Entrances:

1. Entrances shall be permitted on all four facades.
2. Covered entry, such as porches and overhangs, are required.
3. Entries serve as common access to common corridors and elevators that serve multiple units.
4. Entries shall be properly lighted.
5. Entrances to a building shall be clearly identifiable and appropriately articulated.
6. Entry porches shall be integral components of the building.
7. All exterior steps shall be masonry.

8. Entrance doors shall be wood, steel, fiberglass, glass or a combination.

Roof Shape:

1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style.
2. Roofs shall be gable, cross gable, or hipped.

HVAC:

1. All HVAC systems shall be screened or minimized from public view and from adjacent properties. Screening shall be designed to blend with the architecture of the building.
2. All project interior utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural and landscaping 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.

Materials:

1. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
2. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
3. Permitted building facade materials:
 - i. Brick, Stone, Cast Stone or other forms of masonry.
 - ii. Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - iii. Metal Panel
 - iv. Steel
 - v. Cementitious Siding Material
 - vi. Vinyl Siding Material, required to be single "board" installation, low gloss finish, and 0.44" thickness with a substantial lap projection of 3/4", at minimum, or substantial equivalent.
 - vii. Finished woods
 - viii. Composite-based materials (such as Azek)
4. Permitted roofing materials:
 - i. Standing metal seam
 - ii. Copper
 - iii. Natural or artificial slate
 - iv. Rubber sheet roofing
 - v. Asphalt or fiberglass "architectural" shingles
 - vi. TPO

- vii. EPDM or other layered roof system
5. Permitted patio materials:
 - i. stone
 - ii. slate
 - iii. brick
 - iv. concrete, poured with floated aggregate or patterned
 - v. decorative paver
 - vi. wood or Dura Deck
 - vii. fiberglass

Fenestration:

1. All glass shall be clear and not have a mirrored characteristic.
2. Windows shall comprise of at least 15% of the primary facade.
3. Windows casings and mullions shall match windowframe color.

Balconies/Terraces/Patios and Decks:

1. Patios, balconies, terraces and decks are permitted on all facades and must be integrated into the architecture.
2. The size of patios, balconies and decks shall be a minimum of 4 feet deep from the front wall of the dwelling to the enclosed porch rail.
3. Balconies are permitted to have roofs or awnings, but are required to be open, un-conditioned spaces.
4. Balconies shall match the architectural language of the building, using complimentary details and materials.
5. Vertical underside clearance of all balconies shall be at least 9 feet.
6. Porches and balconies must meet all required setbacks. Ground floor patios may be within setbacks.
7. Railings shall be a traditional style of wood, wrought iron, composite, steel, or vinyl-clad aluminum and shall be painted or stained. Pressure-treated railings are prohibited.

5.5. Clubhouse

5.5.a. Location:

The location of the clubhouse is identified in Figure 11. The location of the structures should substantially conform to the Building Type Plan.

5.5.b. Architectural Regulations:

The following architectural regulations shall be adhered to for the design of the clubhouse. The quality and design of all structures is subject to Redevelopment Entity review and approval.

Figure 11: Clubhouse Location



Architectural Style

Building Variation:

1. The clubhouse structure shall be designed with traditional materials, massing and form, rhythms, and roof lines. There shall be no long horizontal runs of building without building offsets and/or articulation.
2. There shall be special attention paid to the architectural form and the quality of materials. Due to the uniqueness of structure within the site, the building must address the street and the adjacent buildings. Building materials shall be carefully selected, following traditional architectural style and designs. The design and placement of windows and doors shall be carefully considered in order to enhance the site.
3. No blank or unarticulated facades are permitted.

Size:

1. Maximum building width - 120 feet
2. Maximum building length - 200 feet
3. Maximum building height - 2 stories and 35 feet (plus a basement level is permitted).

Entrances:

1. Entrances may be located facing all streets and the pool. The main entrance to the building shall be clearly identifiable and appropriately articulated on the South elevation of the clubhouse.
2. Entrance doors shall be wood, steel, fiberglass, or framed glass paneled in a traditional style.

Roof Shape:

3. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style.
4. Roofs shall be gable or cross gable or hipped.

HVAC:

1. All HVAC systems shall be screened or minimized from public view and from adjacent properties. Screening shall be 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 landscaping 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.

Materials:

1. Exterior building facades shall be composed of two dominant materials and not more than two additional materials.
2. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
3. Permitted building facade materials:
 - i. Brick, Stone, Cast Stone or other forms of masonry.
 - ii. Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - iii. Metal Panel
 - iv. Steel
 - v. Cementitious Siding Material
 - vi. Vinyl Siding Material, required to be single "board" installation, low gloss finish, and 0.44" thickness with a substantial lap projection of 3/4", at minimum, or substantial equivalent.
 - vii. Finished woods
 - viii. Composite-based materials (such as Azek)
4. Permitted roofing materials:
 - i. Standing metal seam
 - ii. Copper
 - iii. Natural or artificial slate
 - iv. Rubber sheet roofing
 - v. Asphalt or fiberglass "architectural" shingles
 - vi. TPO
 - vii. EPDM or other layered roof system
5. Permitted patio materials:
 - i. stone
 - ii. slate
 - iii. brick
 - iv. concrete, poured with floated aggregate or patterned
 - v. decorative paver
 - vi. wood or Dura Deck
 - vii. fiberglass

Fenestration:

1. All glass shall be clear and not have a mirrored characteristic.
2. Windows and glass doors shall comprise of at least 15% of facades, except elevations facing the pool shall be 25% minimum.
3. Window and door casings and mullions shall match windowframe color.

Patios:

1. Patios shall be used to connect the pool area to the clubhouse building.

Pools:

1. Pools shall conform to and be built in accordance with the Uniform Construction Code (UCC) and ADA requirements, and as required by any other applicable law.

5.6. Garages

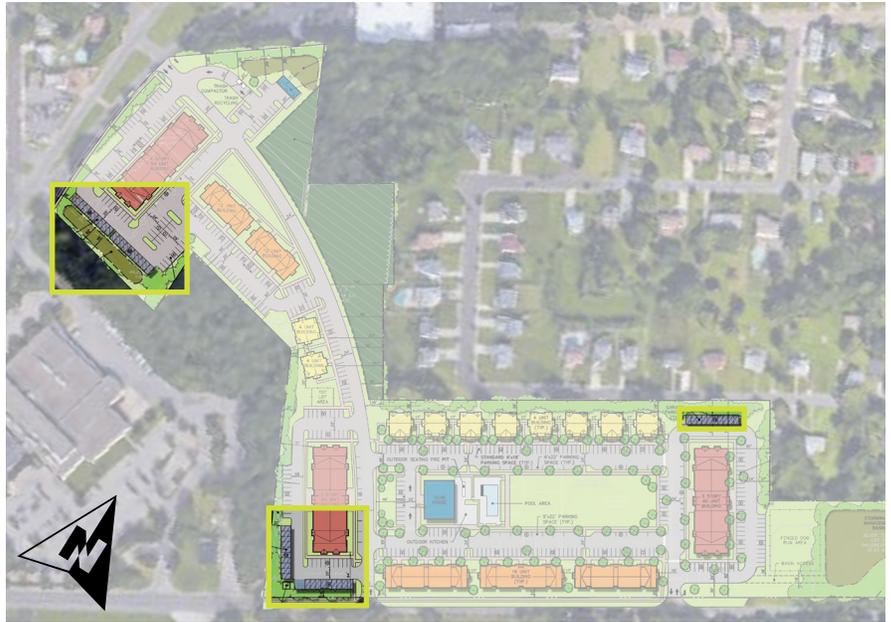
Figure 12: Garage Locations

5.6.a. Location:

The location of garage parking structures are identified in Figure 12. The location of structures should substantially conform to the Building Type Plan.

5.6.b. Architectural Regulations:

The following architectural regulations shall be adhered to for all garage parking structures. It is expected that all garage parking structures are built to the same standard as dwelling structures within the development site. The quality and design of all garage parking structures is subject to Redevelopment Entity review and approval.



Architectural Style

Size:

1. Maximum building width - 120 feet
2. Maximum building depth - 25 feet
3. Maximum building height - 1 story and 15 feet

Roof Shape:

1. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style.
2. Roofs shall be gable or cross gable.

Utilities:

1. All utility and related appurtenances shall be located underground, inside the garage structure, or screened from public view by appropriate architectural or landscape materials (subject to utility company regulations and standards).

Materials:

1. All materials shall be substantially similar to materials used on primary structures within the development area.
2. All materials shall be of high quality and easy to maintain.

6.0 General Provisions

6.1. Redevelopment Entity

The 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.

6.2. 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 3 - Program: Units & Amenities", "Section 4 - Land Use Regulations" and "Section 5 - Architectural Regulations" shall constitute a variance. It is the intention of this Section 6.2 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.

6.3. Acquisition and Conveyance of Property

It is anticipated that any property to be acquired within the Redevelopment Area will be purchased and assembled by private development interests and/or by the Redeveloper. However, if acquisition in this manner proves unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land.

The Township reserves all rights to seek reimbursement for the costs of acquisition from any and all available public or private funds including pursuant to an arrangement with any redeveloper.

The Redevelopment Plan contemplates that a portion of Main Street/Merchant Street shall be vacated to effectuate development and a portion of Merchant Street to effectuate open space preservation.

6.4. 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 as required by Municipal Land Use Law, NJSA 40:55D-42 and per Article IX: Fees, Guarantees, Inspections and Off-Tract Improvements.

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, except for utilities in perimeter roadways.

6.5. Relocation Provisions

The designated Redeveloper shall, at its sole cost and expense, be responsible for providing Relocation Assistance to any and all aspects of the business being displaced. Redeveloper shall comply with the requirements of the Relocation Assistance Act, N.J.S.A. 20:4-1, and the Relocation Assistance Law, N.J.S.A. 52:31B-1 et seq., if applicable.

6.6. Affordable Housing

Article X: Affordable Housing Procedural & Eligibility Requirements of the Cherry Hill Zoning Ordinance was adopted to ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing and to mandate inclusionary zoning that fosters minimum presumptive densities and presumptive maximum affordable housing set-asides. As such, the Ordinance requires that every multi-family development in the Township and any use (d) variance application for multi-family residential development provide a minimum of set-aside 20% for for-sale housing and a 15% set-aside for rental housing. Development within the Redevelopment Area shall be subject to all of the provisions of Article X of the Cherry Hill Township Zoning Ordinance. It is the intention of this Section 6.6, among other things, that the redeveloper shall be responsible for the creation of affordable units in accordance with governing law and regulations and to maintain the affordability of such units in order that the Township will receive full credit for such units towards its affordable housing obligation.

6.7. 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.

6.8. Sanitary Sewer

The Township shall provide sufficient sanitary sewer capacity at the Harvard Avenue Pumping Station (“Pump Station”) and in the Township’s sewer lines from the Hampton Road Redevelopment Area to the Pump Station to allow for the required sanitary sewer capacity to service a project in accordance with the Redevelopment Plan. The Redevelopment entity shall have the authority to waive certain fees associated with the development of the Project in order to facilitate the redevelopment of this and other redevelopment sites.

7.0 Appendices

A. Resolution 2014-11-7

B. Resolution 2015-4-2

C. Resolution 2015-4-10

D. Resolution 2016-01-54

E. Resolution 2016-3-1

F. Resolution 2016-3-9

Appendix A

RESOLUTION 2014-11-7

**RESOLUTION AUTHORIZING THE CHERRY HILL TOWNSHIP PLANNING BOARD TO
UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE IF THE STUDY AREA KNOWN AS
THE HAMPTON ROAD STUDY AREA, BLOCK 111.02, LOT 7; BLOCK 112.01, LOT 11; AND BLOCK 596.04, LOTS 4 & 5
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 Hampton Road Site, also known as Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lots 4 & 5, on the Township's Tax Map, as the "Hampton Road 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 "Hampton Road 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 "Hampton Road Study Area" as an area in need of redevelopment therein; and

WHEREAS, a determination that the "Hampton Road 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 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 Hampton Road Study Area, known as Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lots 4 & 5, 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 Hampton Road Study Area, known as Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lots 4 & 5; 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

Appendix B

MEMORIALIZATION OF RESOLUTION NO. 2015-4-2
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 HAMPTON ROAD STUDY AREA 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. 2014-11-7, 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 the "Hampton Road Study Area", known as Block 111.02, Lot 7; Block 112.01 Lot 11; and Block 596.04, Lots 4 and 5, 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 March 26, 2015 ("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, April 6, 2015 at 7:30 p.m., to consider whether the "Hampton Road Study Area", known as Block 111.02, Lot 7, Block 112.01, Lot 11, and Block 596.04, Lots 4 and 5, qualifies as an area in need of redevelopment;

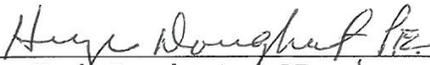
WHEREAS, all persons who are interested in or would be affected by a determination that the delineated area may be a redevelopment area were afforded a full and reasonable opportunity to be heard and any objections to such a determination and evidence in support of those objections, if any, was received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

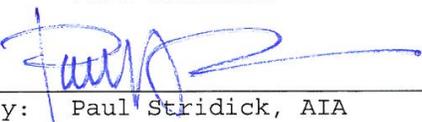
WHEREAS, upon consideration of all of the evidence and information presented during the course of the public hearing, the Planning Board makes the following recommendations to the Governing Body.

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 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lot 5 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 B, C, and D of N.J.S.A. 40A:12A-5 have been met for the areas known as Block 111.02, Lot 7; Block 112.01, Lot 11; and Block 596.04, Lot 5, as proposed to be designated for redevelopment as clearly set forth in the Melvin Report dated March 26, 2015.
3. The Planning Board hereby recommends that the Governing Body determine that Block 596.04, Lot 4 not be designated as an area in need of redevelopment as defined under the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq.
4. 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.
5. 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.
6. This Resolution shall take effect immediately.

Planning Board of the Township of Cherry Hill


 By: Hugh Dougherty, PE
 Vice 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 6th day of April, 2015 by a vote of 8 in favor, 0 opposed, and 0 abstaining.

8 Those in Favor
0 Those Opposed
0 Those Abstaining

RESOLUTION 2015-4-10

RESOLUTION DESIGNATING THE "HAMPTON ROAD STUDY AREA," KNOWN AS BLOCK 111.02, LOT 7, BLOCK 112.01, LOT 11 AND BLOCK 596.04, LOT 5, 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 "Hampton Road Study Area," known as Block 111.02, Lot 7, Block 112.01, Lot 11, and Block 596.04, Lot 5, 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 April 6, 2015, 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 March 26, 2015, 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 b," "criteria c" and "criteria d" of the LRHL, N.J.S.A. 40A:12A-5b, N.J.S.A. 40A:12A-5c, and N.J.S.A. 40A:12A-5d, 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 b," "criteria c," and "criteria d" of the LRHL, N.J.S.A. 40A:12A-6b, N.J.S.A. 40A:12-A-6c, and N.J.S.A. 40A:12A-5d, 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 "Hampton Road Study Area," known as Block 111.02, Lot 7, Block 112.01, Lot 11, and Block 596.04, Lot 5, 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: APRIL 13, 2015



COUNCIL PRESIDENT

ATTEST:



NANCY L SAFFOS, RMC
TOWNSHIP CLERK

Appendix D

RESOLUTION 2016-01-54

**RESOLUTION AUTHORIZING THE CHERRY HILL TOWNSHIP PLANNING BOARD TO UNDERTAKE
A PRELIMINARY INVESTIGATION TO DETERMINE IF THE STUDY AREA KNOWN AS BLOCK 108.01, LOTS 23 & 24; AND
BLOCK 596.04, LOT 4 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 authorizes and directs the Planning Board to undertake a Preliminary Investigation and conduct a public hearing to determine whether Block 108.01, Lots 23 & 24; and Block 596.04, Lot 4, on the Township's Tax Map, 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 Block 108.01, Lots 23 & 24; and Block 596.04, Lot 4, on the Township's Tax Map, as an area in need of redevelopment therein; and

WHEREAS, a determination that Block 108.01, Lots 23 & 24; and Block 596.04, Lot 4, on the Township's Tax Map, 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 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 Block 108.01, Lots 23 & 24; and Block 596.04, Lot 4, on the Township's Tax Map, 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 Block 108.01, Lots 23 & 24; and Block 596.04, Lot 4; 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: JANUARY 25, 2016



COUNCIL PRESIDENT

ATTEST:



**NANCY L. SAFFOS, RMC
TOWNSHIP CLERK**

Appendix E

MEMORIALIZATION OF RESOLUTION NO. 2016-3-1
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 108.01, LOTS 23 & 24 AND BLOCK 596.04, LOT 4 STUDY AREA 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. 2016-01-54, dated January 25, 2016, 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 108.01, Lots 23 and 24, and Block 596.04, Lot 4, 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 February 18, 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, March 7, 2016 at 7:30 p.m., to consider whether the area known as Block 108.01, Lots 23 and 24, and Block 596.04, Lot 4, qualifies as an area in need of redevelopment;

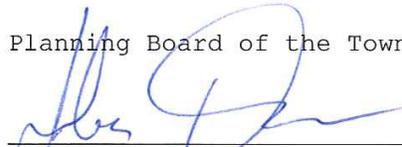
WHEREAS, all persons who are interested in or would be affected by a determination that the delineated area may be a redevelopment area were afforded a full and reasonable opportunity to be heard and any objections to such a determination and evidence in support of those objections, if any, was received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

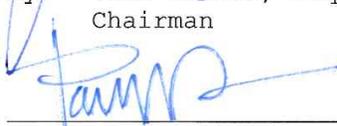
WHEREAS, upon consideration of all of the evidence and information presented during the course of the public hearing, the Planning Board makes the following recommendations to the Governing Body.

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 108.01, Lots 23 and 24, and Block 596.04, Lot 4 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 B, C, and D of N.J.S.A. 40A:12A-5 have been met for the areas known as Block 108.01, Lots 23 and 24, and Block 596.04, Lot 4, as proposed to be designated for redevelopment as clearly set forth in the Melvin Report dated February 18, 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 7th day of March, 2016 by a vote of 8 in favor, 0 opposed, and 0 abstaining.

8 Those in Favor
0 Those Opposed
0 Those Abstaining

RESOLUTION 2016-3-9

RESOLUTION DESIGNATING BLOCK 108.01, LOTS 23 AND 24, AND BLOCK 596.04, LOT 4, 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 No. 2016-01-54, dated January 25, 2016, to undertake a preliminary investigation to determine if the area known as Block 108.01, Lots 23 & 24, and Block 596.04, Lot 4, 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 March 7, 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 February 18, 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 c" and "criteria d" of the LRHL, N.J.S.A. 40A:12A-5b, N.J.S.A. 40A:12A-5c, and N.J.S.A. 40A:12A-5d, 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 c," and "criteria d" of the LRHL, N.J.S.A. 40A:12A-6b, N.J.S.A. 40A:12-A-6c, and N.J.S.A. 40A:12A-5d, 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;

WHEREAS, the Township Council hereby also authorizes and directs the Planning Board to include these properties as part of the Hampton Road Redevelopment Plan per Council's directive dated April 13, 2015 by Resolution No. 2015-4-10.

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 Block 108.01, Lots 23 & 24, and Block 596.04, Lot 4, 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.

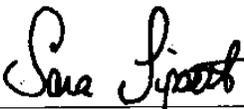
BE IT FURTHER RESOLVED, that the Township Clerk shall cause notice of this determination to be served, within ten (10) days hereof, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written 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: MARCH 14, 2016



COUNCIL PRESIDENT

ATTEST:



**NANCY L. SAFFOS, RMC
TOWNSHIP CLERK**