

VICTORY REFRIGERATION REDEVELOPMENT PLAN

CHERRY HILL TOWNSHIP, NEW JERSEY

BLOCK 431.18
LOT 8



RECOMMENDED BY THE CHERRY HILL TOWNSHIP PLANNING BOARD ON
MONDAY, MAY, 21, 2018

GROUP **melvin** DESIGN

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1.0 Introduction

1.1 Introduction

Cherry Hill Township has designated Block 431.18, Lot 8 as an "Area in Need of Redevelopment" 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 431.18, Lot 8 shall be referred to as the "Victory Refrigeration Redevelopment Area" or the "Redevelopment Area".

On June 11, 2013 via Resolution #2013-6-14 (Appendix A), the Township authorized an investigation to determine the need for redevelopment of Block 431.18, Lot 8. 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 431.18, Lot 8 qualified to be declared an "Area in Need of Redevelopment" because it met the "D" and "H" Criterion in accordance with the LRHL.

As a result, on October 21, 2013 the Planning Board adopted a resolution that recommended to the Governing Body of the Township of Cherry Hill that Block 431.18, Lot 8 be designated as an "Area in Need of Redevelopment." Subsequently, Township Council designated Block 431.18, Lot 8 as an "Area in Need of Redevelopment" on November, 14 2013, as memorialized by Resolution #2013-11-19 (Appendix B), 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 431.18, Lot 8 in accordance with the LRHL.

1.2 Description of Redevelopment Area

The site measures approximately 35 acres in size and is located north of Woodcrest Road (County Route 667), west of Burnt Mill Road (County Route 670), south of the New Jersey Turnpike, and east of the PATCO / NJ Transit passenger rail right-of-way. The site sits within 1/4 - 1/2 mile of PATCO's Woodcrest Station.

Block 431.18, Lot 8 is situated at a prime transportation node within the region. The site is located within walking distance of PATCO's Woodcrest Station (a regional mass transit line), which provides direct access to Center City Philadelphia within 20 minutes.

The site is proximate to the I-295 interchange via Essex Road (Exit 31) and Haddonfield-Berlin Road (County Route 561)(Exit 32), a highway system which runs parallel, and with access to, the New Jersey Turnpike. It sits at the southeast corner of Cherry Hill Township, near the municipalities of Haddonfield Borough, Tavistock Borough, Lawnside Borough, Somerdale Borough, and Voorhees Township.

On-Site Structures:

The building and site was developed in 1959, around the same time that the New Jersey Turnpike and I-295 were constructed. The site was once occupied by a 230,000 square foot manufacturing facility, but has remained as a cleared and vacant lot since the facility's demolition in 2016.

Figure 1. Block 431.18 and Surrounding Areas



Easements:

There are a number of easements that impact the site. Two easements run along the northern edge of the site, parallel to the New Jersey Turnpike; a 20 foot wide easement for the Sinclair Oil Pipeline and a 65 foot wide easement for the Colonial Pipeline. Lots 7 and 7.01 lie to the east and contain a large, modern industrial/transportation logistics facility and an ingress/egress point to that facility, respectively. There is also a 30 foot wide access easement to the CCMUA that runs along the common property line with Lots 5 and 6 of Block 431.18 and then continues along the PATCO line to the CCMUA's force main at the western corner of the site. A 50 foot wide CCMUA sanitary sewer utility easement cuts through the northwest corner of the property. Two-hundred and fifty feet to the southwest of the subject site is Block 598.01, Lots 5 and 6, which are owned by the NJTransit and leased to the Delaware River Port Authority (DRPA), operator of the PATCO transit line. This site is home to PATCO's Woodcrest Station and its associated surface parking lots.

Neighboring Land Uses:

The site's western edge runs parallel to the PATCO High-Speed Line and NJ Transit's Atlantic City Line. Originally, this right-of-way (ROW) was used to access train freight cars directly into the site's loading area, but it appears that those loading bays have not been in use since the construction of the PATCO Line in the late 1960's.

The site is also in proximity to residential neighborhoods to the west (Woodcrest) and south (Ashland), consisting primarily of single-family detached housing developed during the 1950's and 1960's. Despite being within a half-mile of the station, these two neighborhoods are largely disconnected from the site.

Offices and a few houses mixed in with some vacant lots and wooded areas also flank the site, along with the on/off ramp to I-295, also known as Essex Road. In addition, the site is near several recreation areas, a multi-family development known as Centura, a strip shopping center at the intersection of Haddonfield-Berlin Road and Browning Lane, known as Woodcrest Shopping Center, which sits within a designated redevelopment area, the national headquarters of National Freight Industries (NFI), and Woodcrest Corporate Center, a major employment hub, which houses offices for Xerox, Comcast, Pinnacle Foods, Towers Watson, and, formerly, American Water. This building was formerly a Langston Steel industrial plant.

Area Land Use Trends:

In 1980, the Woodcrest Station of the PATCO Line opened and according to the 2007 Master Plan Re-examination, today serves an average of 2,723 passengers on weekdays and 572 passengers on Saturdays. This PATCO station serves in large part as a park-n-ride lot for commuters and is the only PATCO station located in Cherry Hill Township.

The site and several of the surrounding industrial developments once comprised an industrial hub in the County. However, the trend in the immediate area has been to redevelop these older industrial sites for office use that take advantage of the site's proximity to the Woodcrest Station. The most illustrative example of this condition is the Woodcrest Corporate Center, located directly across Woodcrest Road from the subject site. The Corporate Center was redeveloped in 2004 under the Redevelopment Statute from an industrial site into executive offices. In addition, just northwest of the subject site is an additional Redevelopment Area, as illustrated on Figure 1.

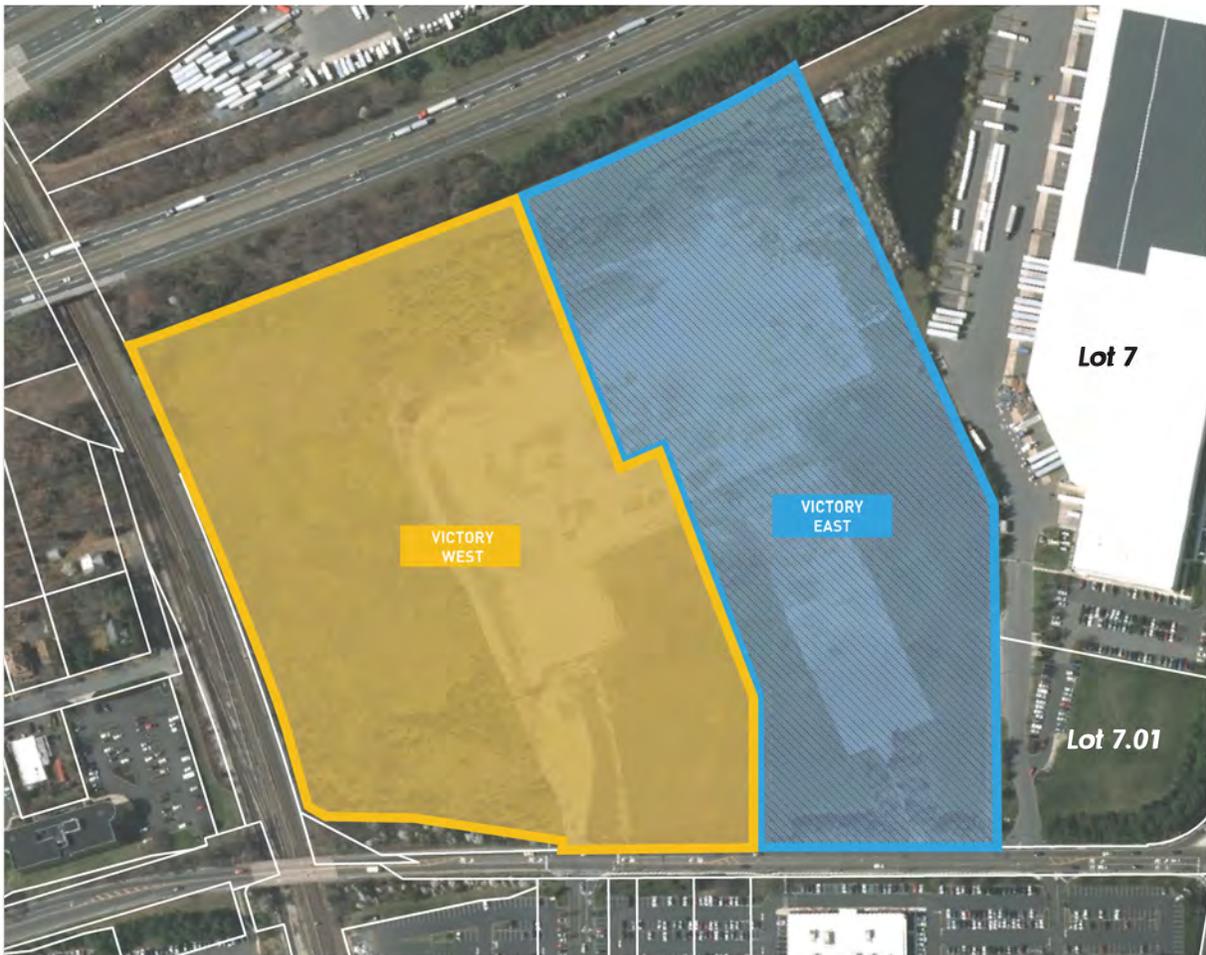
As a result of the changing land uses in the area, any future (re)development would necessitate on-site and off-site improvements to ensure that future development meets the needs of pedestrians, transit riders, cyclists, and those traveling in automobiles.

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.

Redevelopment Phasing:

The Victory Refrigeration Redevelopment Area, for the purposes of this redevelopment plan, shall be comprised of two (2) redevelopment phases: Victory West and Victory East, as illustrated in Figure 2. This division does not constitute a subdivision of the parcel. All standards and regulations found within this redevelopment plan shall apply to the entire Victory Refrigeration Redevelopment Area, unless a specific area is otherwise referenced.

Figure 2. Division of Land - Victory West and Victory East Boundaries



1.3. 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. The Victory Refrigeration Redevelopment Area is approximately 1200 feet from the Lawnside Borough municipal boundary and 1500 feet from Tavistock Borough, and is nearby to the Tavistock Country Club, which lies diagonal to the site, separated by I-295 and the New Jersey Turnpike.

1.4. Applicability

The regulations within this redevelopment plan shall apply to the Victory Refrigeration Redevelopment Area, known as Block 431.18, Lot 8, and shall supersede regulations within Article IV: Zoning Regulations, Section 419, except where the regulations herein are silent, in which case the regulations within Article IV: Zoning Regulations shall govern. Similarly, where design standards are silent, Article V: Performance and Design Standard shall govern, where not usurped by other state or federal regulation.

1.5. Zoning Map

The Victory Refrigeration Redevelopment Area, Block 431.18, Lot 8, which is currently designated as Industrial Restricted (IR), shall be designated as the Victory Refrigeration Redevelopment Area on the Cherry Hill Township Zoning Map. The IR designation is hereby removed. The Victory Refrigeration Redevelopment Plan shall supersede the existing zoning and shall not be construed to serve as an 'overlay' zone.

1.6. Comprehensive Planning

Redevelopment of the Victory Refrigeration 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 permitted and 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 subject to the Planning Board's approval during the site plan review process.

1.7. 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 34+/- acres, a large area of land that could otherwise be developed to accommodate the Township's needs such as residential development. Because it had 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, formerly comprised of large impervious surfaces, a vacant and dilapidated industrial building, 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.

1.8. 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.

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

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.

1.9. State Development & Redevelopment Plan and 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 Plan,³ 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 Victory Refrigeration 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.

2.0 Vision Statement

Building off improved connections to PATCO's Woodcrest Station, I-295, and nearby job hubs, the Victory Redevelopment Area will emerge as a walkable, mixed-use neighborhood with housing, open space, and shopping and dining options.

Victory West's six handsomely-appointed apartment buildings, housing 370 rental units in total, will draw millennials, young professionals, and empty nester alike to this corner of Cherry Hill. The attractive, pedestrian-scaled apartments of Victory West will be oriented toward the area's sidewalks and roadways, rather than toward its parking lots, to encourage walking and friendly interaction. The buildings' configuration on the property will frame the roadways, creating truly enjoyable public spaces. The connected nature of the internal sidewalk and road networks will make walking to Woodcrest Station a breeze, and ensure that Victory West is well-connected to the services and amenities on Victory West. A significant portion of the area will be dedicated to open space and community facilities—including a clubhouse, pool, dog park, and central green—wetland conservation, and attractive landscaping. More than a mere apartment complex or housing development, Victory West will be a cohesive neighborhood, providing high-quality housing within walking distance from some of the best transit service in the Greater Philadelphia region, while meeting the Township's Fair Housing obligations.

Victory East will develop as a walkable and attractive complement to the Victory West and the surrounding area. With strong connections to the adjacent Victory West neighborhood, PATCO's Woodcrest Station, and neighboring job hubs, the possible restaurants, shops, hotel, and/or entertainment venues of Victory East will surely serve both area residents and workers. A comprehensive network of wide sidewalks and trails will ensure that the entire site is easily accessible from Woodcrest Road and Woodcrest Station. Wide, lushly landscaped buffers will screen the sights and sounds of the New Jersey Turnpike and the NFI shipping facility from the occupants, commuters, and shoppers within the Victory Redevelopment Area. The exciting and dynamic offerings of Victory West will make this corner of Cherry Hill a destination for the entire region, while also serving the daily needs of new residents and existing nearby workers.

Thought of as a whole, the Victory Redevelopment Area will become Cherry Hill's first true transit-oriented development. By incorporating a pleasant and comprehensive network of sidewalks throughout the site and to Woodcrest Station, city commuters will no longer be forced to make the daily drive into Philadelphia. By providing space for convenient nearby restaurants and services, the residents of Victory West and nearby workers could enjoy a meal, pick up their dry cleaning, or grab a cup of coffee without ever getting in their cars. The requirements of this Redevelopment Plan for architecture, site planning, network connectivity, and land uses will ensure that the Victory Redevelopment Area becomes the transit-oriented jewel of Cherry Hill Township.

3.0 Development Program

The development program of the Victory Refrigeration Redevelopment Area shall address the Area in two parts: Victory West and Victory East. Figure 3 depicts the Site Plan of the Development Program.

There are common elements which shall serve both areas/phases of the Victory Redevelopment Area, including stormwater basins, a sewer pump station, and a force main. These common elements may be built within Victory West or Victory East, but are intended to serve the entire Redevelopment Area. These elements shall be allowed to be constructed as part of the "Victory West" phase, within the area designated for "Victory East."

3.1. Victory West

The southwestern portion of the Victory Refrigeration Redevelopment Area, known as "Victory West" shall have the following minimum program:

1. Residential: 370 Dwelling Units
 - a. 15% inclusionary affordable housing units for rental developments
2. Parking spaces shall comply with RSIS standards and ADA requirements.

Within Victory West, the Redevelopment Plan intends to allow for the development of:

1. Multi-family Residential Community
 - a. Multi-family residential buildings shall be four-story elevator apartment buildings.
 - b. Multi-family residential buildings shall include a maximum of 370 units total.
2. Clubhouse
 - a. Clubhouse shall include an outdoor seating area
 - b. Clubhouse shall be located adjacent to outdoor pool area.
 - c. Clubhouse shall be a minimum of 3,800 SF.
 - d. Uses may include fire elements, bar-b-que facilities, and seating area.
3. Pool Area
 - a. Pool area shall be provided with a minimum surface area of 1,200 SF for the pool and 1,800 SF for the pool deck (outdoor seating area) surrounding the pool, for a total pool area of 3,000 SF.
4. Refuse and Recycling Center
 - a. A service area shall be provided for use by residents and management.
 - b. Substantial landscaping shall surround the area.
5. Open Space/Recreation
6. Dog Park
7. Sewer Pump Station

Figure 3. Victory West Redevelopment Site Plan



- 8. Stormwater Basins
- 9. Force Main

3.2. Victory East

The development program of the northeastern portion of the Victory Refrigeration Redevelopment Area, known as "Victory East" shall be determined in conjunction with the Redevelopment Entity. Within Victory East, the Redevelopment Plan intends to allow for the development of the following uses, subject to a Redevelopment Plan Amendment adopted to permit them:

- 1. Office
- 2. Retail, with footprints less than 15,000 square feet.
- 3. Commercial
- 4. Hotel
- 5. Continuing Care Retirement Community (CCRC) and/or other Assisted Living Facility
- 6. Place of Amusement

7. Parks and Plazas

Any use not listed as a “Permitted Principal Use” or a “Permitted Accessory Use” in Section 4 of this plan shall be prohibited. The following uses are also specifically prohibited:

1. Gas Stations
2. Drive Thrus
3. Industrial or Warehouse
4. Multi-family Residential
5. Big Box Retail

3.3. Stormwater Basins

Stormwater basins and their preliminary locations are identified in the Development Program Site Plan (Figure 3) 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. Similar to the requirements of the Cherry Hill Township Zoning Ordinance, deviations from Section 516.H.1 et seq. and Section 516.H.4 et seq. shall constitute a variance, where all other deviations from this section shall constitute design waivers where not preempted by the Residential Site Improvement Standards (RSIS) per N.J.A.C. 5:21 et seq.
2. Stormwater basins shall be designed and constructed to handle the stormwater mitigation needs of the the Redevelopment Area as a whole.
3. Stormwater management areas must be designed to enhance the aesthetic attributes of the proposed development. These areas are required to be designed and landscaped using natural or planted landscape areas to Redevelopment Entity’s review and approval.
4. All stormwater management systems for the site will be maintained by the owner of the development or a private association in accordance with the maintenance agreement requirements pursuant to Section 516 of the Cherry Hill Township Zoning Ordinance.
5. These arrangements shall designate, for each project, the property owner, developer or developers or other legally established entity to be permanently responsible for maintenance, which shall be subject to a Stormwater Maintenance Agreement established in §516 of the Zoning Ordinance.

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. Use Regulations

4.1.a. Victory West

Permitted Principal Uses

1. Multi-Family Housing

Permitted Accessory Uses

1. Outdoor recreation including swimming pool, gardens, outdoor seating areas, lawn panels, dog park, tot lot, playgrounds, and similar recreational uses
2. Clubhouse facility
3. Maintenance building, which shall be compatible with the overall architecture and materials of the principal structures and shall not exceed 2,000 SF
4. Refuse and recycling storage
5. Off-street parking
6. Open space
7. Stormwater maintenance facilities. If proposed surface basins are not needed or reduced in size, the areas which they would occupy shall be maintained as open space.
8. Privately owned sewer pump station which shall be maintained by the developer or a private association.

Prohibited Uses

Any use not listed above as a "Permitted Principal Use" or a "Permitted Accessory Use" shall be prohibited. The following uses are also specifically prohibited:

1. Gas Stations
2. Drive Thrus
3. Industrial or Warehouse

4.1.b. Victory East

Permitted Principal Uses

Within Victory East, the Redevelopment Plan intends to allow for the development of the following uses, subject to a Redevelopment Plan Amendment adopted to permit them:

1. Office
2. Retail with footprints less than 15,000 square feet
3. Commercial
4. Hotel
5. Continuing Care Retirement Community (CCRC) and/or other Assisted Living Facility
6. Place of Amusement

7. Parks and Plazas

All future phases of Redevelopment, including Victory East, must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate. The plan shall include, but not be limited to: bulk standards, density standards, and architectural design standards.

Permitted Accessory Uses

1. Stormwater maintenance facilities, in accordance with NJDEP Regulations and Section 516 of the Cherry Hill Township Zoning Ordinance.
2. Privately owned sewer pump station which shall be maintained by the developer.
3. Force main, subject to easements.

Prohibited Uses

Any use not listed above as a "Permitted Principal Use" or a "Permitted Accessory Use" shall be prohibited. The following uses are also specifically prohibited:

1. Gas Stations
2. Drive Thrus
3. Industrial or Warehouse
4. Big Box Retail
5. Multi-family Residential

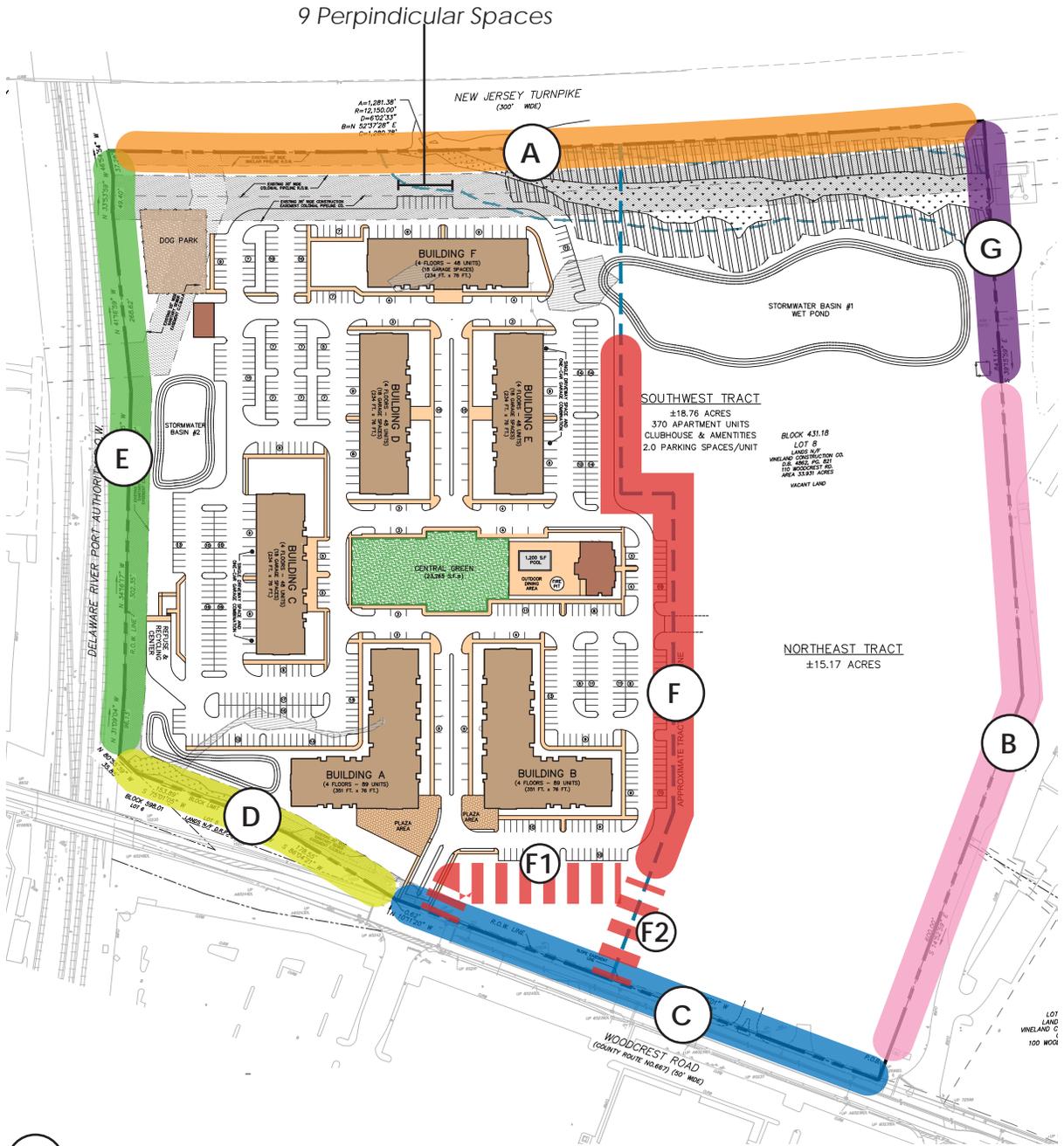
4.2. Edge Requirements

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

4.2.a. Turnpike Edge (A)

1. *Edge Condition:* The Turnpike Edge is subject of multiple pipeline easements and is bisected by a CCMUA access and force main easement. This Edge contains a naturally wooded area that provides a visual and auditory screen between the Redevelopment Area and the New Jersey Turnpike using new and existing landscaping and a fence. Existing trees shall be preserved as much as possible.
2. A 10 foot edge measured from the curb of the drive aisle shall be maintained as a landscaped edge. A 10 foot edge shall be landscaped and maintained along the nine (9) perpendicular spaces indicated on the Site Edge Diagram (Figure 4), where permitted by Easement holders. New trees, shrubs, and other plant materials planted in this area shall be varied in height, size, and type, where permitted by Easement holders.
3. The existing trees provide a year-round visual screen in order to minimize adverse impacts from adjacent areas. Trees and other landscaping also ensure privacy and minimize adverse impacts from traffic, noise, and glaring light. Supplemental planting and fencing shall be

Figure 4. Site Edge Diagram



- (A) Turnpike Edge
- (B) East Edge
- (C) Woodcrest Road Edge
- (D) Embankment Edge
- (E) PATCO Edge
- (F) Phasing Edge
- (F1) Phasing Edge Option 1
- (F2) Phasing Edge Option 2
- (G) Stormwater Edge

installed where allowed within the existing easements.

4. A Conservation Landscape Easement shall be placed on the existing landscape area adjacent to the New Jersey Turnpike to ensure that the existing landscape remains in perpetuity. The Conservation Easement shall be delineated in a Redevelopment Agreement and will be subject to underlying utility/pipeline easement holders. The Conservation Easement would permit the maintenance of existing landscaping and trees and the installation, reconstruction, and maintenance of stormwater infrastructure and outfalls.
5. Fencing, as described in section 5.3 of this Redevelopment Plan, may be provided the in Edge A.
6. Minimum Edge Width - 65'
7. Minimum Building Setback - 125' from the property line
8. Minimum Parking Setback - 65' from the property line
9. Minimum Drive Setback - 80' from the property line
10. Recreational Use Setback - 80' from the property line

4.2.b. East Edge (B)

1. *Edge Condition:* The East Edge will provide a visual and auditory screen between the Redevelopment Area and nearby industrial neighbors using new and existing landscaping and a fence. Existing trees shall be evaluated and preserved as much as possible and replaced and supplemented as needed to produce a buffer that meets Section 508.F of the Township Zoning Ordinance. The edge contains no vehicular or pedestrian access. The East Edge begins at Woodcrest Road and continues approximately 1,000 feet back along the property line until the general area of the proposed Stormwater detention on the site and the basin located on the adjoining property known as Block 431.18, Lot 7.
2. 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.
3. East Edge (B) buffers shall consist of a combination of new and existing shade trees, evergreen trees, and shrubs per Section 508.F of the Zoning Ordinance. Fencing, as described in section 5.3 of this Redevelopment Plan, shall be provided the length of Edge B. Existing trees may be utilized by Redeveloper provided they are evaluated and deemed suitable for inclusion in the East Edge buffer by the Planning Board professionals.
4. New trees, shrubs, and other plant materials shall be varied in height, size, and type.
5. Fencing, as described in section 5.3 of this Redevelopment Plan, shall be provided the length of Edge B.
6. Minimum Buffer Width - 50'
7. Minimum Building Setback - 100' from the property line
8. Minimum Parking Setback - 50' from the property line
9. Minimum Drive Setback - 50' from the property line

Figure 5. Approximate Location of Woodcrest Edge Sidewalk



4.2.c. Woodcrest Road Edge (C)

1. *Edge Condition:* The Woodcrest Road Edge aims to provide frontage between the Redevelopment Area and Woodcrest Road with transparent landscaping and moderate setbacks. The edge features a sidewalk for its entire length and two vehicular entrances.
2. A minimum unobstructed eight (8) foot wide concrete sidewalk shall be provided for the entire length of the edge, from the property's northeast boundary to the southwest side of the Victory West boulevard entrance. The sidewalk shall be buffered from Woodcrest Road with a minimum five (5) foot wide landscaped strip. Figures 5 and 6 display a section of the sidewalk's horizontal arrangement and the general layout of this new sidewalk, respectively.
3. Fencing shall be prohibited along the Woodcrest Road Edge.
4. The edge shall be defined with street trees, and landscaped plantings in accordance with Section 508 of the Zoning Ordinance.
5. Minimum Edge Width - 25' from Woodcrest Road curb
6. Minimum Building Setback - 20' from the property line
7. Minimum Parking Setback - 20' from the property line
8. Minimum Drive Setback - 20' from the property line

Figure 6. Section of Woodcrest Road Edge



4.2.d. Embankment Edge (D)

1. *Edge Condition:* The Embankment Edge will provide a visual screen between the Redevelopment Area and embankment of the Woodcrest Road overpass using new and existing landscaping. Existing trees shall be evaluated and preserved as much as possible and replaced and supplemented as needed to produce a buffer that meets Section 508.F of the Township Zoning

Ordinance, subject to CCMUA Right of Access and applicable wetland regulations.

2. Embankment Edge (D) buffers shall consist of a combination of new and existing shade trees, evergreen trees, and shrubs per Section 508.F of the Zoning Ordinance. Existing trees may be utilized by Redeveloper provided they are evaluated and deemed suitable for inclusion in the East Edge buffer by the Planning Board professionals. Where possible, supplemental planting is encouraged to provide additional visual screening.
3. The Embankment Edge (D) shall maintain Right of Access for the existing CCMUA easement.
4. Fencing, as described in section 5.3 of this Redevelopment Plan, shall be permitted but not required along the length of Edge D.
5. Minimum Buffer Width - 30' (subject to CCMUA Easement and applicable wetland regulations)
6. Building Setback - 30' from the property line
7. Parking Setback - 50' from the property line
8. Drive Setback - 50' from the property line

4.2.e. PATCO Edge (E)

1. *Edge Condition:* The PATCO Edge is currently subject to a 30 foot wide CCMUA access. To the extent possible under the terms of that easement, the Edge will provide a visual and auditory screen between the Redevelopment Area and the PATCO/NJ Transit rail lines using new and existing landscaping and a fence. Existing trees shall be preserved as much as possible.
2. Subject to the existing CCMUA easement, 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.
3. Subject to the existing CCMUA easement, PATCO Edge (E) buffers shall consist of a combination of new and existing shade trees, evergreen trees and shrubs per Section 508.F of the Zoning Ordinance.
4. Fencing, as described in section 5.3 of this Redevelopment Plan, shall be provided the length of Edge E.
5. Minimum Buffer Width - 30' (subject to CCMUA Easement)
6. Minimum Building Setback - 100' from the property line
7. Minimum Parking Setback - 65' from the property line
8. Minimum Drive Setback - 65' from the property line
9. Minimum Recreational Use Setback - 40' from the property line

10. Minimum Refuse and Recycling Center Setback - 30' from the property line

4.2.f. Phasing Edge (F)

1. *Edge Condition:* The Phasing Edge will provide a clear demarcation between Victory West and Victory East, without impeding the flow of pedestrians or vehicles.
2. The Edge shall generally run between Victory East and West and along the perimeter of the Victory West parking lots. Starting from the southern curb of Building B's parking lot, the Phasing Edge can continue along one of two alternative routes, identified in Figure 4 as Phasing Edge Option 1 (F1) and Phasing Edge Option 2 (F2). These two alternatives are identified to allow the redeveloper some flexibility in developing the area between Woodcrest Road and Building B. Both alternatives are subject to the same regulations as the rest of the Phasing Edge (F).
3. The Redeveloper shall provide a ten (10) foot wide landscaped edge that will be planted with street trees 50 foot on-center and appropriate shrubs. Trees, shrubs, and other plant materials shall be varied in height, size, and type.
4. Landscaping shall be planted in such a way to allow for the potential of a direct pedestrian connection between the rear, north end of the property and Woodcrest Road, which will consist of a a minimum five (5) foot wide concrete sidewalk, should a comprehensive pedestrian circulation plan require it.
5. The ten (10) foot wide landscaped edge will serve as the required buffer between Victory East and Victory West, and no additional buffer shall be required along the Phasing Edge (F).

4.2.g. Stormwater Edge (G)

1. *Edge Condition:* The Stormwater Edge is subject to Township and state requirements for stormwater management. This edge is subject to the regulations within Township Ordinance §516.

4.3. Circulation and Parking

The following street and drive aisle typologies are permitted in the Victory Refrigeration Redevelopment Plan area. The standards are minimum standards and may be exceeded in accordance with RSIS and an approval by the redevelopment entity. The location of streets shall be approximate according to Figure 7 Conceptual Circulation Diagram. All future streets within the Redevelopment Area shall follow these standards. The street types and their approximate locations are identified in Figure 7 Conceptual Circulation Diagram.

4.3.a. Street Type 1 - Boulevard

The setbacks corresponding to Street Type 1 - Boulevard (identified in Figure 7) shall conform to standards set forth below.

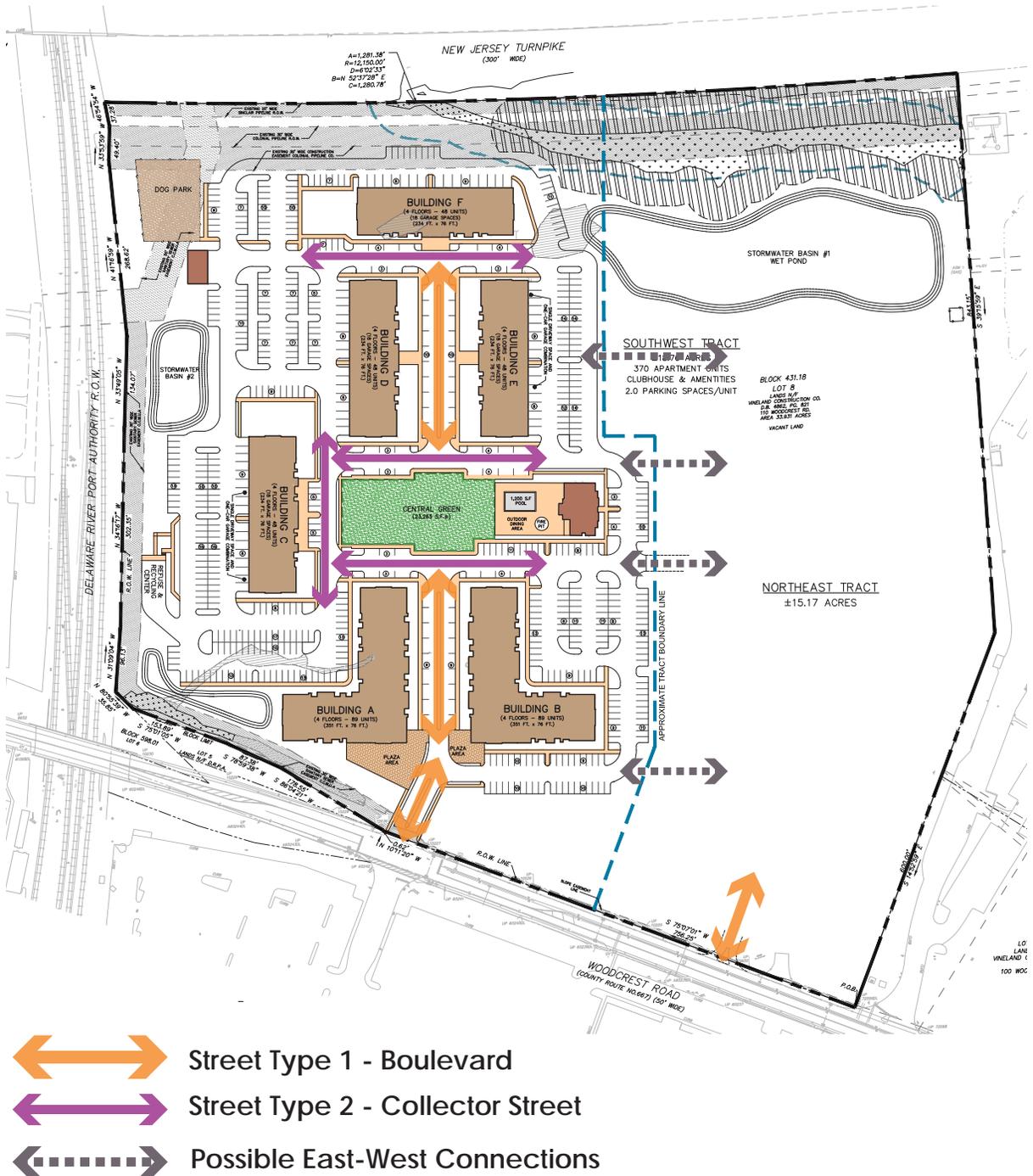
1. All boulevards shall substantially be built to the specifications depicted within the Site Plan, attached to this Plan as Appendix C, but shall not be less than RSIS standard. Additionally, where discrepancies exist between the regulations of this section and the attached Site Plan, the regulations in this section shall prevail as a minimum standard.
2. Boulevards shall have a landscaped median, parallel parking where possible, and serve as the main "spine" of the development.
3. The median shall be maintained year-round and planted with street trees and flowering plants.
4. Landscaped median width - 5'
5. Travel lane width - 12'
6. Parallel parking stall width - 7'
7. Minimum sidewalk width - 6'
8. Minimum building setback - 20' from face of curb

4.3.b. Street Type 2 - Collector Street

The setbacks corresponding to Street Type 2 - Collector Street (identified in Figure 7) shall conform to standards set forth below.

1. Collector Streets shall provide connections between boulevards and parking areas, and serve as a smaller-scale "urban" road typology. Collector streets should have parallel parking where possible, and should avoid the use of head-in parking except where identified in the Program Site Plan. Collector streets shall provide two-way travel for vehicles, and must all feature sidewalks.
2. All Collector Streets shall substantially be built to the specifications depicted within the Site Plan, but shall not be less than RSIS standard. Additionally, where discrepancies exist between the regulations of this section and the attached Site Plan, the regulations in this section shall prevail as a minimum standard.
3. Travel lane width - 12'
4. Parallel parking stall width - 7'
5. Minimum sidewalk width - 6'
6. Minimum building setback - 11' from face of curb

Figure 7. Conceptual Circulation Diagram



4.3.c. East-West Connections

Ensuring easy access between the residential component of Victory West and the other uses within Victory East is vital to the success of the entire Redevelopment Area's use as a walkable, transit-oriented development.

Subject to the ultimate use in Victory East, an appropriate number of east-west connections shall be established between Victory East and Victory West. Depending on the use or uses in Victory East, possible locations for these connections are presented in Figure 5. In the event that the connection is to either a Boulevard or Collector Street from Victory West, the street shall be a Boulevard or Collector Street to the appropriate location in Victory East, and shall follow the above standards for its Street Type. Any Boulevard or Collector connections shall also have sidewalks on both sides of the street.

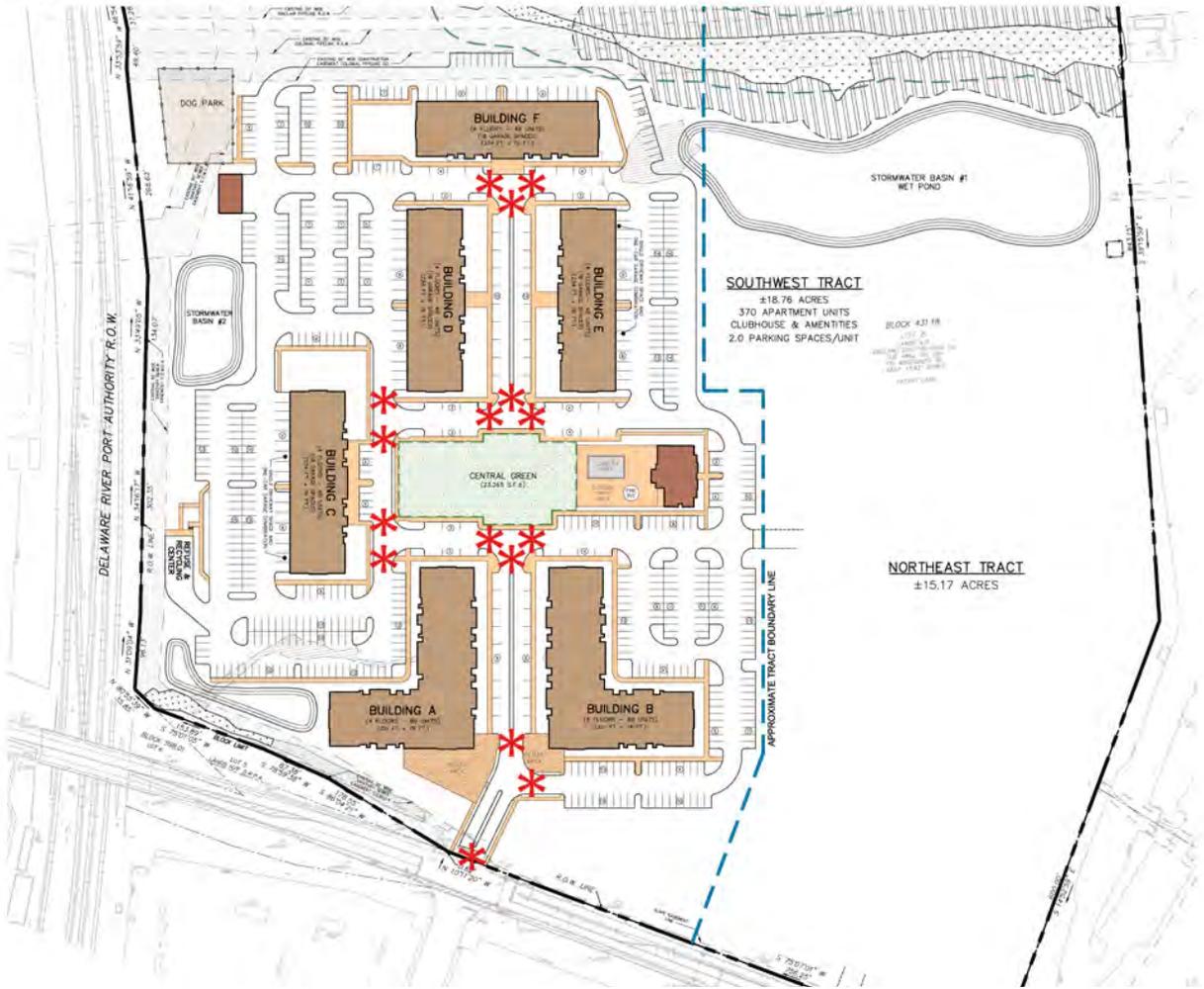
4.3.d. Pedestrian Connections

Sidewalks shall be constructed and provided in a comprehensive network throughout the Redevelopment Area, substantially to be built to the specifications depicted within the Site Plan attached to this plan as Appendix C.

In addition to the sidewalks depicted in the site plan:

1. All Boulevards and Collector Streets constructed within Victory East shall have sidewalks on both sides of the roadway.
2. As described in Section 4.2.c. of this Redevelopment Plan, a minimum eight (8) foot wide sidewalk shall be provided along Woodcrest Road from the Redevelopment Area's eastern boundary to the eastern side of the main boulevard entrance. This sidewalk will assist Victory residents in accessing Woodcrest Station and Burnt Mill Road.
3. Minimum six (6) foot wide sidewalks on both sides of the boulevard entrance shall extend to the sidewalk parallel to Woodcrest Road.
4. Excluding sidewalks which run adjacent to Boulevard or Collector Street Types, where sidewalks are present adjacent to parking spaces, the following regulations shall apply:
 - a. Minimum sidewalk width along front-end parking spaces - 6 feet
 - b. Minimum sidewalk width along parallel parking spaces - 4 feet
5. 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. Priority locations for crosswalks are identified in Figure 8 on Page 21 of this plan. 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, or stamped concrete. All material and design shall require Redevelopment Authority design review.
 - a. Materials shall differentiate major crossings from other crossings.
 - b. Minor internal crossings are permitted to be painted crosswalks.

Figure 8. Conceptual Circulation Diagram



✱ Crosswalks



Stamped concrete crosswalk



Brick crosswalk

4.3.e. Parking & Loading

The location of garages integrated into buildings and surface parking shall conform substantially to Appendix C, the Victory Redevelopment Site Plan.

“On-street” parallel parking shall be allowed on Boulevards and Collector Streets throughout the Redevelopment Area.

Parking spaces within the Victory West shall conform to RSIS, where in Victory East parking spaces shall conform to the applicable parking standard noted in RSIS or per the Cherry Hill Township Zoning Ordinance.

A loading area is not required in Victory West. Loading requirements for Victory East shall be subject to applicable Cherry Hill Township Zoning Ordinance requirements.

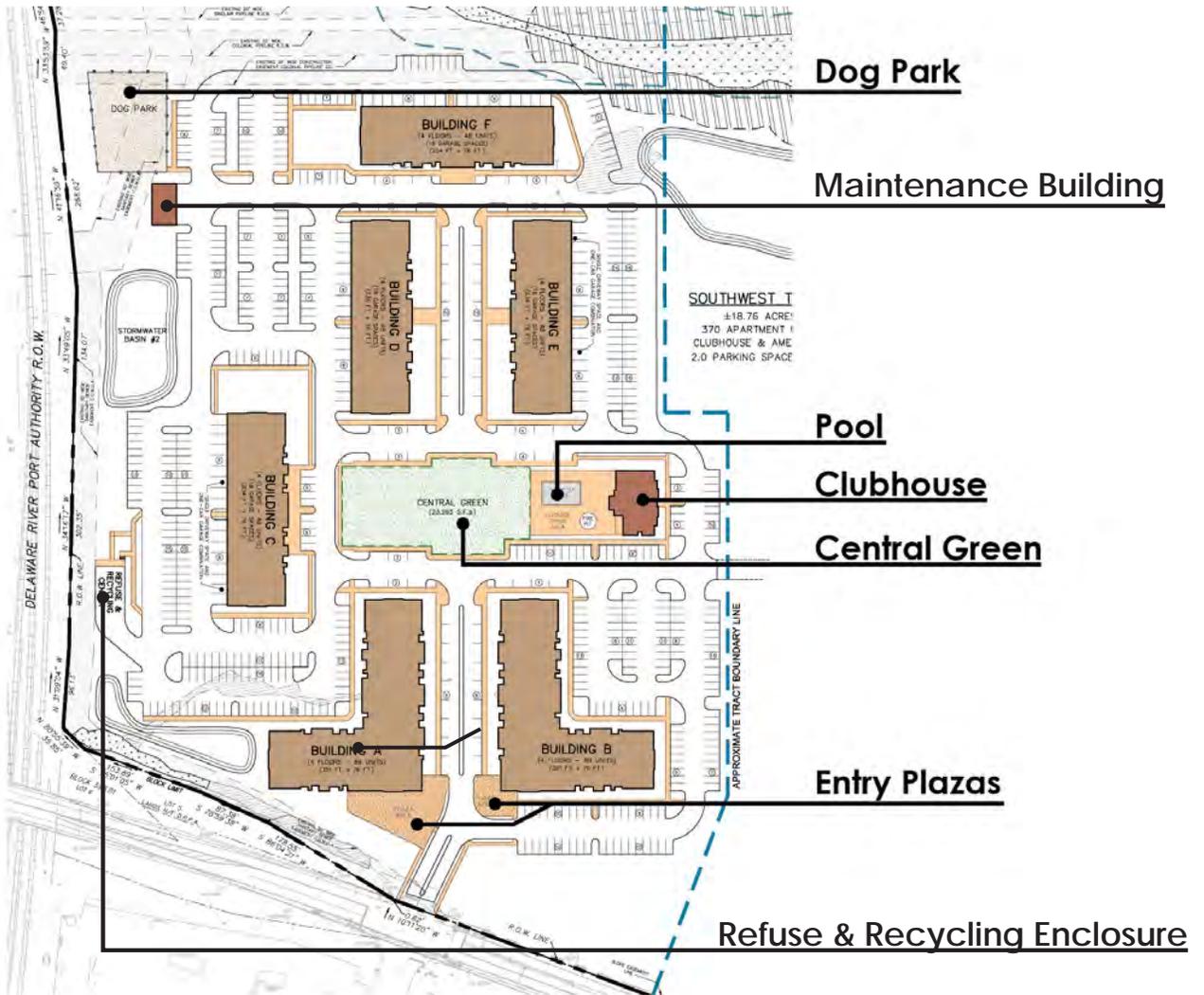
4.4. Community Spaces & Site Amenities

4.4.a. Site Amenities

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

1. Clubhouse with exercise, business, and social areas.
 - a. The clubhouse shall be located adjacent to the outdoor pool area and substantially located as illustrated in Figure 9.
 - b. Facilities shall comply with all state, local, and ADA requirements.
 - c. The design of the clubhouse and pool area shall evoke a “resort-like” atmosphere. Design features and details should be visually interesting.
 - d. The design of the clubhouse building shall substantially conform to included elevations found in Appendix E and follow the regulations presented in Section 5.1.b. of this Plan.
2. Pool
 - a. The pool shall be substantially located as drawn on Figure 9. The pool area shall be provided with a minimum surface area of 1,200 SF for the pool and 1,800 SF for the pool deck (outdoor seating area) surrounding the pool, for a total pool area of 3,000 SF.
 - b. The design of the pool deck area shall be harmonious with the design of the clubhouse and the two shall be perceived as parts of a greater whole.
 - c. Facilities shall comply with all state, local, and ADA requirements.
 - d. The design of the clubhouse and pool deck area shall evoke a “resort-like” atmosphere. Design features and details should be visually interesting.
 - e. Acceptable hardscape materials for the pool deck area include: marble, granite, pavers, concrete, floated aggregate concrete, stone and stamped concrete.

Figure 9. Community Spaces & Site Amenities



Clubhouse, pool, and pool deck area example imagery

3. Central Green

- a. The Central Green must be substantially designed as a well maintained lawn panel for active and passive uses of the space.
- b. The areas should be bordered by a sidewalk a minimum of 6' wide or a sidewalk a minimum of 4' wide accompanied by a 2' planting strip.
- c. Street furniture such as benches, trash receptacles and planters should border the lawn around the perimeter.
- d. Trees shall be planted around the perimeter of the Central Green offset at 50 feet on-center. Trees shall be limited to provide an unobstructed view of the lawn. Trees shall be 2.5 inches in caliper and 10 feet high at time of planting.



Central green example imagery

4. Dog Park Area

- a. 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.
- b. Fencing should be constructed in such a way as to keep small dogs within the dog park area. Examples of appropriate fence types are pictured at right.
- c. Appropriate fence materials are listed in Section 5.3. Chain link fences are prohibited.
- d. Street furniture such as benches, waste receptacles and dog waste receptacles shall be provided.
- e. Other amenities may be included as approved by the Redevelopment Entity.



Extruded aluminum dog park fence



Wooden dog park fence

5. Entry Plazas

- a. Acceptable hardscape materials for this area include: brick, marble, granite, pavers, floated aggregate concrete, stone, and concrete that is both stamped and colored.
 - b. Street furniture such as benches and waste receptacles shall be provided.
 - c. Street trees shall be planted in tree pits, a minimum of 25 square feet.
 - d. Planters, which are to be maintained year-round, seasonal umbrellas, and other amenities may also be distributed throughout the entry plazas.
6. Five (5) Bike racks shall be strategically disbursed and located within the Victory West Area.



Plaza example imagery

5.0 Design Standards

5.1. Design Standards: Architecture, Victory West

The design and quality of all buildings shall be subject to review and approval of the Redevelopment Entity. The following architectural standards shall be adhered to for all structures within the Victory West area.

5.1.a. Design Standards: Four Story Residential Elevator Building

- 1. Intent
 - a. The intent is to provide four story residential elevator buildings. Private balconies, decks, or patios, and a variation in both materials and roof planes are encouraged.
- 2. Location
 - a. The location of four story elevator structures are identified in Appendix C, the Victory Redevelopment Site Plan. The location of structures shall substantially conform to Appendix C.
- 3. The design of residential buildings within Victory West shall substantially conform to the elevations attached in Appendix D.
- 4. Size: Rectangular Buildings (Identified as Buildings C, D, E & F in Appendix C)
 - a. Maximum building length - 240 feet
 - b. Maximum building width - 80 feet

- c. Maximum building height - 4 stories
- 5. Size: L-Shaped Buildings (Buildings A & B)
 - a. Maximum building length - 360 feet
 - b. Maximum building width - 80 feet
 - c. Maximum building height - 4 stories
- 6. Building Setbacks
 - a. Minimum building setback from public right-of-way – 35 feet
 - b. Minimum building setback from interior parking areas and drive aisles – 10 feet, except where single driveway spaces and one-car garage combinations are present.
- 7. Building Facade Variation
 - a. All four facades are of equal importance. All facades shall be designed with attention to detail and quality of material.
 - b. There shall be no blank or unarticulated facades.
 - c. Vertical articulations shall be incorporated to “break up” long facades. Articulations may include changes of material, roof orientation, projections, or balconies/terraces/patios.
- 8. Building Entrances
 - a. Entrances shall be permitted on all four facades.
 - b. Covered entry, such as porches and overhangs, are required.
 - c. Entries serve as common access to common corridors and elevators that serve multiple units.
 - d. Entries shall be clearly identifiable and appropriately articulated.
 - e. All entries shall be well lighted.
 - f. Entrances shall be located on a minimum of two facades -
 - i. An entrance must be located along any primary facade that abuts a “Street Type 01- Boulevard” Type street.
 - ii. Secondary entrances shall abut parking areas, and must be designed to equal design quality as primary entrances.
 - g. Entrance doors shall be wood, steel, fiberglass, glass or a combination.
- 9. Roof Shape
 - a. 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.
 - b. Roofs shall be gable, cross gable, or hipped.
 - c. Variations of roof lines is encouraged.
- 10. HVAC

- a. 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.
- b. 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).
- c. Building related equipment, such as generators, shall be screened and landscaped from view and shall be located within the building setback.

11. Materials

- a. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
- b. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
- c. 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. Finished woods
 - vii. Vinyl Siding Material, required to be single "board" installation, low gloss finish, and 0.44" thickness with a substantial lap projection of ¾ inch at minimum, or substantial equivalent.
- d. 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

12. Fenestration

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

- d. Windows shall be located on all four facades.
 - e. The size, location and groupings of windows shall reflect interior floor plans.
13. Balconies/Terraces/Patios
- a. Private porches and balconies may be on any of the four building facades.
 - b. 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.
 - c. Balconies are permitted to have roofs, but are required to be open, un-conditioned spaces.
 - d. Balconies shall match the architectural language of the building, using complimentary details and materials.
 - e. Vertical underside clearance of all balconies shall be at least 9 feet.
 - f. Porches and balconies must meet all required setbacks and be located in the building setbacks. Ground floor patios may be located in setbacks.
 - g. 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.

5.1.b. Design Standards: Clubhouse Building

- 1. Intent
 - a. The intent is to provide a one story clubhouse building to service the pool, central green and outdoor dining areas.
- 2. Location
 - a. The location of the clubhouse structure is identified in Appendix C. The location of the structure shall substantially conform to Appendix C.
- 3. The design of the clubhouse building shall substantially conform to the elevations attached in Appendix E.
- 4. Size
 - a. Minimum building area - 3800 square feet
 - b. Maximum building height - 1 story
- 5. Offsets
 - a. Minimum setback from interior parking areas – 7 feet
 - b. Minimum sidewalk width along front-end parking spaces - 6 feet
- 6. Building Variation
 - a. All four facades are of equal importance. All facades shall be designed with attention to detail and quality of material.
 - b. There shall be no blank or unarticulated facades.

- c. 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 central green, adjacent streets and adjacent buildings. Building materials shall be carefully selected. The design and placement of windows and doors shall be carefully considered in order to enhance the site.

7. Entrances

- a. Entrances shall be permitted on all four facades.
- b. Covered entry, such as porches and overhangs, are required.
- c. Entrances shall be located facing the front parking area and the pool. The main entrances to the building shall be clearly identifiable and appropriately articulated on the Northeast elevation and Northwest elevation of the clubhouse.
- d. Entrance doors shall be wood, steel, fiberglass, or framed glass.

8. Roof Shape

- a. 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.
- b. Roofs shall be gable, cross gable, or hipped
- c. Variations of roof lines is encouraged.

9. HVAC

- a. 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.
- b. 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).
- c. Building related equipment, such as generators, shall be screened and landscaped from view and shall be located within the building setback.

10. Materials

- a. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
- b. The use of high intensity colors are not permitted. All building trim shall be a uniform color.
- c. 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. Finished woods
 - vii. Vinyl Siding Material, required to be single “board” installation, low gloss finish, and 0.44” thickness with a substantial lap projection of ¾ inch at minimum, or substantial equivalent.
- d. 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

11. Fenestration

- a. All glass shall be clear and not have a mirrored characteristic.
- b. Windows shall comprise of at least 15% of facades, except elevations facing the pool shall be 25% minimum.
- c. Windows casings and mullions shall match windowframe color.
- d. Windows shall be located on all four facades.
- e. The size, location and groupings of windows shall reflect interior floor plans.

12. Patios

- a. Patios shall be used to connect the central green and pool area to the clubhouse building.

13. Pools

- a. 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.

5.2. Design Standards: Architecture, Victory East

All future phases of Redevelopment, including Victory East, must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate.

5.3. 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.

2. Permitted Fence Materials:
 - a. Extruded aluminum
 - b. Wrought iron
 - c. Wood, including Board-on-Board paneling
 - d. High-quality non-metallic material
3. Concrete masonry unit/cinder block wall systems are prohibited on the visible portion of an exterior wall. Permitted wall and wall veneer materials are limited to brick and natural stone.
4. Chain link fences, barbed wire, and razor wire 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. Fences, hedges, and walls shall conform to Section 506 of the Township Zoning Ordinance.



Extruded aluminum fencing

5.4. 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.
4. Landscaping shall conform to Section 508 of the Township Zoning Ordinance, and to the Township Property Maintenance Ordinance.

5.5. Circulation and Parking

5.5.a. Parking Lot Design and Landscaping: Victory West

1. Unless modified here-in, parking and loading shall adhere to requirements set-forth in §511 of the Cherry Hill Township Zoning Ordinance with respect to off-street parking.
2. Parking lots shall be constructed using Belgian block or concrete curbing.
3. Landscaping interior to the parking lot shall conform to the Landscaping Requirements outlined in §508.G (Off-Street Parking & Loading Areas) of the Cherry Hill Township Zoning Ordinance.

4. Landscape Islands shall conform to the following minimum standards:
 - a. All Islands shall be a minimum of 150 square feet of planted area.
 - b. No more than eighteen (18) parking spaces shall be placed in one row of parking without an intervening landscape island parallel to the spaces, in single or double bays.
 - i. Islands shall be placed opposite each other in adjacent rows of parking.
 - c. Ends of all parking aisles shall be terminated with isolated landscaped planted islands with a minimum of 150 square feet of planted area.
5. Street lights shall be incorporated throughout surface parking lots but shall be placed within landscaped or curbed islands and not unprotected areas within the parking lot.
6. Requirements for planted median for every three rows shall be exempted from §508.G. 5 & 6.
7. Requirements for off- street loading (§510) shall not apply.

5.5.b. Parking Lot Design and Landscaping: Victory East

All future phases of Redevelopment, including Victory East, must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate. Landscaping interior to parking lot areas shall conform to the Landscaping Requirements outlined in §508.G (Off-Street Parking & Loading Areas) of the Cherry Hill Township Zoning Ordinance.

5.6. Street Trees

5.6.a. Boulevard and Collector Streets

1. Street trees shall be provided at a rate equivalent to one tree per 30 feet on-center along all Boulevard and Collector street types, as defined by “Figure 7. Conceptual Circulation Diagram” on page 21.
2. Street trees shall be 2.5 inches in caliper and 10 feet high at time of planting.

5.7. Signage

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 Developer shall provide a sign package at site plan review, illustrating the massing, location, and materials of each sign.

5.7.a. Free-Standing or Monument Signs

1. The following signs are permitted:
 - a. Two (2) 48 square foot signs at the main Victory West boulevard entrance on Woodcrest Road
 - i. One (1) sign on either side of the boulevard entrance

- ii. Maximum height - 10 feet
 - b. One (1) 48 square foot sign at the Victory East entrance on Woodcrest Road
 - i. Maximum height - 10 feet
 - c. One (1) 20 square foot monument sign in front of the Victory West Clubhouse
 - i. Maximum height - 6 feet
- 2. All free-standing or monument signs shall be included in the sign package at site plan review. Quality of materials and design of all improvements to be subject to the review and approval of the Redevelopment Entity.

5.7.b. Building-Mounted Signs

- 1. Building-mounted signs shall be compliant with State fire codes.
- 2. Building-mounted signs shall be included in the sign package at site plan review. Quality of materials and design of all improvements to be subject to the review and approval of the Redevelopment Entity.

5.7.c. Interior Wayfinding Signs

- 1. Interior wayfinding signs are encouraged through out the Redevelopment Area.
- 2. Interior wayfinding signs shall be included in the sign package at site plan review. Quality of materials and design of all improvements to be subject to the review and approval of the Redevelopment Entity.

5.8. Lighting

5.8.a. Lighting Standards: Victory West

- 1. A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the area shall be provided with the first Site Plan application.
- 2. Lighting design and fixtures are subject to the review and approval of the Redevelopment Entity.
- 3. Plans should address parking areas, streets, walkways and building lighting.
- 4. All street lighting 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.
- 5. All street lighting fixture heads and posts shall be black in color.
- 6. All parking area lighting fixture heads and posts shall be black.
- 7. All streets and parking areas shall meet Township standards for minimum illumination as noted in §509 of the Cherry Hill Township Zoning Ordinance.

5.8.b. Lighting Standards: Victory East

- 1. A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the

area shall be provided with the first Site Plan application.

2. The Lighting Plan should be complimentary in nature to the Victory West Lighting Plan in design.
3. All future phases of Redevelopment, including Victory East, must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate.

5.9. Loading, Refuse Collection, and Service Utility Services

1. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the area, within each of the Victory East and Victory West areas.
2. Loading, Refuse Collection, and Service Utility 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.
3. All loading, refuse collection, service and utility areas shall be setback a minimum of 30 feet from any property line.
4. All loading, refuse collection, service and utility areas shall be setback a minimum of 15 feet from any road or parking area.
5. All refuse collection areas shall adhere to the following standards:
 - a. 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.
 - b. 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. A buffered strip is not required on the side of the enclosure facing the PATCO Edge.
 - c. No collection areas shall be permitted in a side setback or between a street and the front of a building.
 - d. Dumpsters or compactors and loading areas shall be located on the site to provide clear and convenient access for collection vehicles.
 - e. A hose connection shall be required at all refuse collection areas that would enable the area to be regularly cleaned.
 - f. All other standards for trash facilities not provided herein shall comply with §511.M of the Cherry Hill Township Zoning Ordinance.
6. Subject to utility company requirements, transformers located on the ground shall be screened. Screens shall not interfere with use and/or maintenance requirements of the transformers
7. 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.

8. The applicant shall provide an effective litter management plan. Such management plan shall be submitted with an application for each respective phase.
9. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
10. Installation of on- and off-site infrastructure improvements necessary to service the site program shall be the sole responsibility of the Redeveloper, subject to this Redevelopment Plan, the Municipal Land Use Law and County Planning Act.

5.10. Site Furniture

5.10.a. Site Furniture: Victory West

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

5.10.b. Site Furniture: Victory East

1. All future phases of Redevelopment, including Victory East, must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate.

5.11. Stormwater Management

1. A Comprehensive Stormwater Management Plan and specific stormwater management designs shall be provided at preliminary site plan approval. The Stormwater Management Plan shall be designed to follow NJDEP's guidelines satisfy the stormwater management related to the improvements in the Victory Refrigeration Redevelopment Area.
 - a. Stormwater management shall comply with §516 (Stormwater Management) of the Cherry Hill Township Zoning Ordinance.
 - b. Stormwater management areas must be designed to enhance the aesthetic attributes of the proposed development. These areas are required to be designed and landscaped using natural or planted landscape areas.
2. The stormwater management plan shall follow NJDEP's guidelines regarding 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. Nonstructural 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 or a private association.

5.12. Maintenance

1. All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, infrastructure, 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, roads, and crosswalks 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

5.13. 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.

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.

Where this Redevelopment Plan states that an item or condition must meet the requirements in a section of the Ordinance, and that requirement is an item set forth in Article V: Performance and Design Standards, the Planning Board shall consider any deviation to be a design waiver and not a variance from the Redevelopment Plan standards.

6.3 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.

The Township Council may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

6.4 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.

6.5. 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. The Redevelopment Agreement shall include a provision which ensures that 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.

6.6. 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. 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.

6.8. Privately Owned Pump Station & Public Dedication of Off-Site Force Main

The extent of the redevelopers responsibility will be outlined in the redevelopers agreement with the Township, which shall include the provisions that the Redeveloper shall be responsible for the construction and all perpetual maintenance of the on-site sanitary sewer improvements, pump station and associated force main that will sit within the boundary of the private site. The Redeveloper will also be responsible for the construction of the force main within both county and municipal right of ways (as applicable) from the site to the municipal owned land identified as block 527.05, lot 55 (site frontage on S. Bowling Green Drive). The Redeveloper shall terminate the force main at the municipally owned sanitary sewer manhole within the aforementioned

block and lot. The manhole is identified as the terminating structure prior to the townships direct connection to the Camden County Municipal Utilities Authority. There shall be no direct connection to the CCMUA facilities.

Upon completion, acceptance and release of all applicable performance sureties by the governing body, the force main within the public right of ways and municipal land will be dedicated to the Township.

7.0 Appendices

- A. Resolution #2013-6-14
- B. Resolution #2013-11-19
- C. Victory Redevelopment Site Plan
- D. Four-Story Residential Building Elevations
- E. Clubhouse Elevations

Appendix A. Resolution #2013-6-14

RESOLUTION 2013-6-14

RESOLUTION AUTHORIZING THE CHERRY HILL TOWNSHIP PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE IF THE AREA KNOWN AS THE "VICTORY REFRIGERATION STUDY AREA," BLOCK 431.18, LOT 8 QUALIFIES AS AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH THE 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 Victory Refrigeration Site, 110 Woodcrest Road, Cherry Hill, New Jersey, also known as Block 431.18, Lot 8, on the Township's Tax Map, and as further depicted on the annexed "**Exhibit A**," as the "Victory Refrigeration 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 "Victory Refrigeration 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 "Victory Refrigeration Study Area" as an area in need of redevelopment therein,

NOW, THEREFORE, BE IT RESOLVED, Township Council of the Township of Cherry Hill hereby directs and authorizes the Cherry Hill Township Planning Board to undertake a preliminary investigation and conduct a public hearing to determine whether the "Victory Refrigeration Study Area" is an area in need of redevelopment and to submit its recommendations to Township Council in accordance with the procedures set forth at N.J.S.A. 40A:12A-6 and the criteria set forth in N.J.S.A. 40A:12A-5 ; and

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

ADOPTED: JUNE 11, 2013



COUNCIL PRESIDENT

ATTEST:



NANCY L. SAFFOS, RMC
TOWNSHIP CLERK

Appendix B. Resolution #2013-11-19

RESOLUTION 2013-11-19

RESOLUTION DESIGNATING THE "VICTORY REFRIGERATION STUDY AREA," BLOCK 431.18, LOT 8, 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 June 11, 2013, to undertake a preliminary investigation to determine if the area known as the "Victory Refrigeration Study Area," located at 110 Woodcrest Road, also known as Block 431.18, Lot 8, 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.; 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 21, 2013, 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 9, 2013, 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 d" of the LRHL, N.J.S.A. 40A:12A-5d, and that designation of the area as in need of redevelopment would be consistent with smart growth principles, as further provided under "criteria h" of the LRHL, N.J.S.A. 40A:12A-5h, 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 d" of the LRHL, N.J.S.A. 40A:12A-6d, and that designation of the area to be in need of redevelopment is consistent with smart growth principles, as further provided under "criteria h" of the LRHL, N.J.S.A. 40A:12A-6h, 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 "Victory Refrigeration Study Area," located at 110 Woodcrest Road, also known as Block 431.18, Lot 8, 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, 2013



COUNCIL PRESIDENT

ATTEST:



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

Appendix D. Four-Story Residential Building Elevations

Project: D3
 Date: 05/27/18
 Scale: 1/8" = 1'-0"

Enter address here

Victory at Cherry Hill

New Multi-Family Apartment Project for

THOMAS J. DEWANE ARCHITECTS
 1000 W. 10th Street
 Suite 200
 Des Moines, IA 50319
 Phone: 515.281.2000
 Fax: 515.281.2001

BUILDING A ELEVATIONS

Building Type A Front Elevation
 Scale: 1/8" = 1'-0"

Building Type A Right Elevation
 Scale: 1/8" = 1'-0"

Building Type A Left Elevation
 Scale: 1/8" = 1'-0"

Building Type A Rear Elevation
 Scale: 1/8" = 1'-0"

7/17/2018 4:36:23 PM
 T:\Bentl\Task\FAC\VC\Victory at Cherry Hill REVIT 2018\05-04\sheet\residential\sheeta.dwg

BUILDING B ELEVATIONS



Building Type B Woodcrest Road Elevation
 Scale: 3/32" = 1'-0"



Building Type B Boulevard Elevation
 Scale: 3/32" = 1'-0"

Victory at Cherry Hill

Sheet D7

BUILDING B ELEVATIONS



Building Type B Left Elevation
Scale: 3/32" = 1'-0"



Building Type B Parking Elevation
Scale: 3/32" = 1'-0"

Appendix E. Clubhouse Building Elevations

Managed By: BDC
 Prepared By: ADP
 Checked By:
 Redlined By:
 Date:
 Issue For Review:
 05-09-18
 Issue For Construction:
 05-09-18
 Remarks:



Victory at Cherry Hill
 Cherry Hill
 New Jersey

Thomas J. Francis ARCHITECTS
 4801 Parkwood Blvd
 Princeton, NJ 08542
 Phone: 609-798-7204
 Fax: 609-798-7988
 972.276.7418

Sheet No. **A1**
 Of: Sheets
 Project No. 18330

CLUBHOUSE



Left Elevation
 Scale: 1/8"=1'-0"
 25% Foundation



Rear Elevation
 Scale: 1/8"=1'-0"
 25% Foundation



Right Elevation
 Scale: 1/8"=1'-0"
 25% Foundation



Front Elevation
 Scale: 1/8"=1'-0"
 25% Foundation

BRICK
 VINYL SIDING
 METAL ROOF

10'-1"
 25'-0"