

TOWNSHIP OF CHERRY HILL



**Redevelopment Area No. 5
(Route 70 Western Gateway Phase II)**

Camden County, New Jersey
December 6, 2004



**Preliminary Investigation & Redevelopment
Plan Consistent with the New Jersey Local
Redevelopment and Housing Law—N.J.S.A.
40A:12A, 4 through 7**

Per Township Resolution 2003-10-9
Adopted: October 14, 2003

 **Alaimo Group**

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Community Development

EXECUTIVE SUMMARY

CHERRY HILL REDEVELOPMENT AREA 5 (Western Gateway Phase II) Camden County

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

N.J.S.A. 40:12A-1 et seq

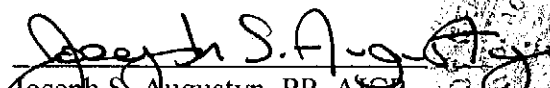
December 6, 2004

The Mayor and Council of the Township of Cherry Hill requested the Township Planning Board to conduct a study to determine whether certain tracts of land within the Township satisfy the criteria and guidelines established in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Refer Resolution 2003-10-9). The Mayor and Council requested that the Planning Board determine whether identified areas could be considered a redevelopment area, under New Jersey State law. The Planning Board retained Joseph S. Augustyn, P.P., AICP, of Alaimo Group to study and analyze reuse areas, and submit findings to the Planning Board.

Under New Jersey statutes, the planner's study and evaluation has concluded that, in general, the vacant and substandard infrastructure in Redevelopment Area 5 has remained so for a number of years, prior to adoption of the Township's resolution. Furthermore, the continuing deterioration of the area and infrastructure has resulted in the land and existing infrastructure not being utilized to their full potential. This parcel of land is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Cherry Hill community (Refer: 40A: 12A-5 criteria a., b., d., f., and h.). Therefore, the redevelopment criteria required by State law is satisfied. The Planning Study provides a detailed description, mapping and photographic record, and expert analysis applicable to Redevelopment Area 5. Furthermore, this study provides an explanation of the suitability of the site for redevelopment consistent with the Township Master Plan and Current Zoning Ordinances.

In addition to the Preliminary Investigation, the Planning Board and our office has prepared a Redevelopment Plan that provides for the general planning and development of the project area. The Redevelopment Plan for Area No.5 will work in continuity with the Township Master Plan and other economic development efforts in the Township. Priorities of the plan include the implementation of a fiscally prudent plan based on a vision statement, public input, and the promotion of orderly economic growth for the Township of Cherry Hill.

Respectfully submitted,


Joseph S. Augustyn, PP, AICP
N.J. Professional Planner #2447





TOWNSHIP OF CHERRY HILL

2004 Mayor and Township Council

Honorable Bernard A. Platt, Mayor
David J. Fleisher, Council President
Joyce A. Walker, Council Vice President
Dr. Bryen C. Barbell, Councilman
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Kevin Becica, P.E., P.P., Board Engineer

Department of Community Development

David J. Benedetti, P.P., AICP, Director
Nicole Hostettler, AICP, Senior Planner
Christine Carroll, Planning Technician

Redevelopment Planning Staff

Joseph S. Augustyn, P.P., AICP, Associate and Planner, Alaimo Group
Kevin D. Rijs, Project Manager, Alaimo Group

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REDEVELOPMENT AREA 5: WESTERN GATEWAY PHASE II

I. INTRODUCTION & OVERVIEW

The Township of Cherry Hill Planning Board has completed, and is pleased to present the Preliminary Investigation and Redevelopment Plan for the Cherry Hill Redevelopment Area 5. This new redevelopment area under consideration will capitalize on the successes, experiences, and the opportunities presented during the ongoing implementation of the other redevelopment areas in Cherry Hill. The Township's past, present, and future redevelopment planning efforts are considered essential components of the strategic planning approach to achieve the goals and objectives of the Township Master Plan (2003), which were prepared with the assistance of the Mayor, Council and Planning Board in the year's 2003-04. This new redevelopment area under consideration furthers past planning efforts by considering an additional redevelopment area, which meets the criteria established in the Local Housing and Redevelopment Law (LHRL).

The goals for the Cherry Hill Redevelopment Area 5 is to achieve beneficial economic growth, while improving the standard and quality of life for the residents of Cherry Hill by strengthening the Township's tax base and enhancing area amenities.

The Mayor and Council of the Township of Cherry Hill adopted Resolution 2003-10-9 requesting that the Planning Board undertake an investigation to determine whether Cherry Hill is in need of additional redevelopment under the Local Housing and Redevelopment Law (LHRL), N.J.S.A. 40A:12A-1, et seq. To initiate this process, the Planning Board was charged with conducting the investigation to determine specific redevelopment site suitability within the Township.

This Cherry Hill redevelopment project area was examined to determine its appropriateness to be developed within the criteria and guidelines established in the LHRL. This legislation establishes the powers of municipalities in exercising the redevelopment and rehabilitation functions. This Legislation also specifies the necessary procedures that must be followed prior to creating projects consistent with the Redevelopment and Housing Law. As authorized by the Cherry Hill Mayor and Council, the Township Planning Board hereby undertakes the investigation to determine whether the proposed area can be considered a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5. The specific conditions applicable to this particular Redevelopment Project Area are conditions 40A:12A-5.a., b., d., f., and h. This document has been completed to assist the Planning Board in considering a redevelopment designation after public hearing. After completing it's hearing, the Planning Board must consider whether to recommend to Mayor and Council that the proposed area is or is not an appropriate redevelopment area. After receiving the recommendation from the Planning Board, Mayor and Council would adopt a resolution confirming the determination.

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The LRHL was most recently amended in July 2003 to require that each redevelopment area designation be reviewed and approved by the Commissioner of the Department of Community Affairs (DCA). The municipal clerk of the municipality must send a copy of the governing body's resolution designating the area in need of redevelopment to the Community Affairs Commission for review. If the area in need of redevelopment is not located in an area where state laws or regulations encourage development or redevelopment, the designation cannot take effect without the approval of the Commissioner. The Commissioner has thirty (30) calendar days to approve or reject the redevelopment area designation. If there is no action from the Commissioner within thirty (30) days, the designation is automatically approved. If the area in need of redevelopment is in an area in which development or redevelopment is encouraged (Planning Area 1 & Planning Area 2), the designation is considered to be in effect at the time the Clerk transmitted a copy of the governing body resolution to the Commissioner.

Supplementing the investigation to determine whether the proposed area is a redevelopment area is a General Redevelopment Plan outlining the planning, development, redevelopment, or rehabilitation of the project area. The Redevelopment Plan is prepared in accordance with Section 7 of 40A-12A.

Redevelopment Area Criteria is an area that qualifies as being in need of redevelopment if it meets at least one of eight statutory criteria, as listed in N.J.S.A. 40A: 12A Section 5 of the LRHL. The criteria are summarized as follows:

- a. Deterioration
- b. Abandoned Commercial and Industrial Buildings
- c. Public and Vacant land
- d. Obsolete Layout and Design
- e. Underutilization
- f. Fire and Natural Disasters
- g. Urban Enterprise Zones
- h. Smart Growth Consistency

As part of its investigation, the Planning Board also prepared specific mapping, and has determined that the proposed area in need of redevelopment meets consistency requirements in the Township Master Plan, related municipal planning documents, and the Township Zoning Map and Ordinances.

REDEVELOPMENT AREA 5: WESTERN GATEWAY PHASE II

II. PRELIMINARY INVESTIGATION

A. Area Delineation

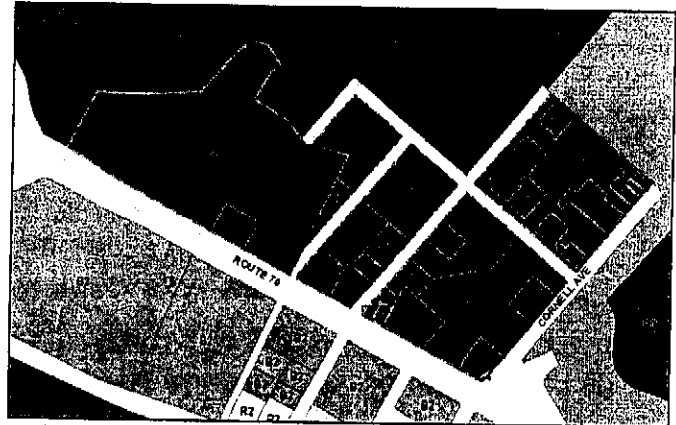
Area delineation, the proposed redevelopment area, includes the following lots (see Appendices for mapping):

| BLOCK | LOT (S) |
|-------|---------|
| 12.01 | 2 & 3 |
| 14.01 | 2 - 16 |
| 15.01 | 1 - 7 |
| 21.01 | 1 - 3 |
| 71.01 | 1 - 10 |

B. Analysis

Redevelopment Area 5 is located roughly between Cuthbert Boulevard and Cornell, along Route 70 West. A main tributary of the Cooper River and King Avenue provide the rear boundary of the Redevelopment Area. The properties within the Area are generally older light manufacturing and service industries, including Lee's Stone, Vlasic, Top Dog Restaurant and Bar, and King of Pizza Restaurant.

There is a small, triangular parcel located roughly in the center of the Area that is zoned Institutional (IN), as it is part of the Township open space system. The rest of the surrounding Redevelopment Area is zoned Regional Business (B4). RDA 5 is surrounded by non-residential uses. Directly across Route 70 are Highway Business (B2) uses, including the Hilton Hotel.



East of the site, across Cornell Avenue, is the Garden State Pavilions shopping center (zoned B3). The rear of the property is included in the Regional Business (B4) zone, generally utilized by the Cherry Hill Corporate Center.

Many properties in the immediate area are in the process or have completed site improvements, including the Hilton Hotel, Burger King, Top Dog, BP gas station, and the King of Pizza. Located at the prime corner of Route 70 and Cornell, "The Famous King of Pizza" is a local landmark that was rebuilt after fire damage partially destroyed the structure, making significant site improvements.

1. Site Conditions

- Parcels near the corner of Route 70 and Cornell Avenue are inefficient and generally deteriorated parking areas and driveways. The area circulation network is circuitous, and not designed in accordance with current traffic engineering practices.
- Redevelopment Area 5 includes numerous facilities that are underutilized or vacant. The site layout of these facilities and parking areas is land inefficient, with numerous underutilized space and vacant lands.
- Roadway right-of-ways lack adequate accommodations for pedestrians and bicyclists, particularly along Route 70.

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- d. Non-conforming setbacks exist along Route 70.
- e. The existing properties along Route 70 are antiquated and inefficient uses of land. Many of these uses were developed in the 1940s and 1950s, with no common theme of architecture or efficient layout. Multiple curb cuts increase Route 70 highway access hazards.
- f. Existing land use areas along Route 70 within Redevelopment Area 5 include unbuffered and less desirable, and inefficient uses which detract from Route 70 and B-4 zone commercial goals and objectives.

- g. Adjacent wetlands and flood plain are not provided with adequate buffering and receive direct discharge from adjacent driveways, roadways and parking areas. As a result, high levels of hydrocarbons and petroleum products are discharged directly into the wetlands. Erosion is evident. Siltation is evident. Solid waste and general debris are strewn throughout the wetlands and flood plain areas.



- h. The rear roadways are strewn with litter and debris (as shown).

2. Area Conditions

- a. The Garden State Pavilions has a modern shopping center design that includes the Home Depot, Ross, Old Navy and other similar stores.
- b. This shopping center was designed with effective stormwater management facilities. The adjacent stormwater management basin was designed through Best Management Practices (BMP), which makes use of hydrophytic vegetation and attractive and water-quality effective trees, in general conformance with current NJDEP stormwater management objectives.
- c. The Area is in the nearby vicinity are the Cooper River Park, which is located less than a quarter mile south, and the Garden State Park.
- d. Redevelopment Area 4 is in close proximity, located along Route 70 on the other side of Cuthbert Boulevard.
- e. NJ Transit bus routes 450 and 406 directly serve Redevelopment Area 5. The Cherry Hill station of the NJ Transit Atlantic City Rail Line is nearby.

C. Review of Applicable Zones and Master Plan Designations

1. Zone Designations

Redevelopment Area 5 is entirely within the Regional Business (B4) zone of the Cherry Hill Township Zoning Ordinance (70-76), as summarized below:

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Article XX

Regional Business Zone B-4

Section 2001. Purpose.

- A. It is the customary purpose of this zone to provide an area for business uses that serve the Southern New Jersey region. These uses will work together toward the goal of establishing a regional business district in Cherry Hill.
- B. It is the purpose of this zone to encourage comprehensive planning and development of large areas.
- C. Within this zone, no lot or building shall be used and no building shall be erected or altered to be used in whole or in part unless it complies with the following regulations.

Redevelopment Area 5 is surrounded by the following zones, as referenced above:

- a. Institutional (IN): It is the purpose of this District to encourage the development of institutional uses in accordance with approved standards and to promote the planning for future institutional uses serving the Township population.
 - b. Shopping Center Business (B3): It is the purpose of this article to provide areas that may contain a wide range of business and service uses servicing large segments of the Township.
 - c. Highway Business (B2): A highway business zone is defined as a business district servicing principally the needs of highway users or transients and/or not necessarily the citizens of Cherry Hill Township.
2. Review of Township Master Plan
 - a. Opportunity for this area to be qualified as a Redevelopment Area.
 3. Review of State Plan

According to the State Development and Redevelopment Plan, the Cherry Hill Redevelopment Area 5 is located within State Planning Area 1 (PA1) - a Metropolitan Planning Area. These areas, "include large urban centers and postwar suburbs that are fully or almost fully developed. (*Complete Guide to Planning in New Jersey, 2004, p.2-20*)

D. Statutory Criteria for Redevelopment Area Designation (N.J.S.A. 40A: 12A-5)

The Local Housing and Redevelopment Law (LRHL) specifies that an area may be determined to be in need of redevelopment if specific conditions or criteria are found to exist. The following specific criteria are applicable to Redevelopment Area 5:

1. Criteria a - Deterioration: The generality of the buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or posses any such

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characteristics, or are so lacking in light, air, or space as to be conducive to unwholesome living or working conditions. The focus shall be on the physical condition of the area.

2. Criteria b - Abandoned Commercial and Industrial Buildings: The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. Criteria d - Obsolete Layout and Design: Area with buildings or improvements which, by reason of dilapidation, obsolescence, over crowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. (i.e. lack of sidewalks or pedestrian amenities, undefined or poorly defined parking & circulation aisles, and/or lack of adequate landscaping, buffering, and screening.)
4. Criteria f - Fire and Natural Disasters: Areas (in excess of five contiguous acres), whereon buildings or improvements have been destroyed, consumed by fire ...in such a way that the aggregate assessed value of the area has been materially depreciated.
5. Criteria h - Smart Growth Consistency: Redevelopment Area 5 is entirely located within State Planning Area 1 and is therefore consistent with Smart Growth objectives as stipulated in Governor James E. McGreevey's Executive Order No. 4, and the New Jersey State Development and Redevelopment Plan.

E. Conclusion

Under New Jersey statutes, the planning study by professionals has concluded that, in general, the vacant and substandard infrastructure has remained so for a number of years prior to adoption of the Townships resolution. Furthermore, the continuing deterioration of the area, and infrastructure, has resulted in land and infrastructure not being utilized to their full potential, land that is potentially useful and valuable for contributing to social (serving the public health, safety and welfare) and economic benefits for the Cherry Hill community (Refer: 40A: 12A-5 criteria a., b., d., and h.). Therefore, the redevelopment criteria required by State law is satisfied.

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III. REDEVELOPMENT PLAN

A. Goals and Objectives

The primary goal of Cherry Hill Township, as identified in the Township Master Plan is, "(t)o maintain a well-balanced community in which to live, work and recreate in a clean and safe environment." (p. 8). This can be adopted as the primary goal for the examination of Redevelopment Areas.

The subsequent goals and objectives developed for Cherry Hill Township, as outlined in the 2003 Master Plan, are summarized and applied to guide the redevelopment effort for new Redevelopment Area 5

1. Goals

- a. Encourage economic and employment growth.
- b. Preserve sensitive land along rivers and streams. Preserve important visual amenities, placing special emphasis on preservation of river and stream views, wetland marshes and woodlands vistas.
- c. Establish Redevelopment Districts where necessary to promote redevelopment, and business incentives.
- d. Encourage redevelopment and full occupancy in existing commercial locations.
- e. Revise the land use ordinances to insure compatibility with new growth demands for housing, commercial and industrial uses within the community.
- f. Encourage the use of current technologies for business and energy conservation.
- g. Maintain a balance of land uses within the Township that encourage living, working, and recreation within the community.
- h. Preserve and protect the character of established residential neighborhoods.
- i. Balance new development and ratables with the needs of the community.
- j. Preserve and expand the open space system.
- k. Rezone land to promote the goals outlined in the Master Plan.
- l. Maintain, enhance and further develop a strong "sense of place" distinctive to the Cherry Hill community.
- m. Insure compatibility with new growth demands for housing, commercial and industrial uses within the community.
- n. Continue the dialogue among citizens and business regarding the needs and concerns of neighborhoods and the business community.

2. Objectives

- a. Analyze improvements in various commercial areas.

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- b. Encourage redevelopment where needed and increase employment opportunities.
- c. Encourage redevelopment and proper reuse of abandoned or vacant properties.
- d. To identify, prevent and remedy situations/conditions/events that cause an area to qualify as an area in need of redevelopment.
- e. Encourage the design of open and public spaces that are meaningful to the future residents of the development and the community.
- f. Encourage a plan that is pedestrian orientated.
- g. Establish a renewed consistency between land use and zoning districts.
- h. For all commercial and industrial properties, establish design criteria that minimize the impact of parking, traffic noise, illumination, signage, and smoke odors etc.
- i. Continue to improve buffers for new development or redevelopment adjacent to established residential areas.
- j. Rezone areas of the community where appropriate to reflect current uses.

B. Relationship to Cherry Hill Township Master Plan 2003 Definite Objectives

- 1. Land Uses: Local and Regional type business uses will be provided and encouraged along with a mixture of other uses, consistent with the goal of establishing a regional business district in Cherry Hill within the B-4 Regional Business Zone.
- 2. Population Density: No impact.
- 3. Improved Traffic and Public Transportation: Improvements to parking lots, driveways and area stormwater infrastructure will result in better circulation and cleaner environs. NJ Transit Bus Route's 406 and 450 service this Redevelopment Area. (See Appendices - NJ Transit Bus Routes). Redevelopment Area No. 5 sidewalks and bus shelters will be inspected, repaired, replaced and/or upgraded where necessary.
- 4. Route 70: The New Jersey Department of Transportation (NJDOT) will provide input regarding any necessary improvements to Route 70. The Department and the regional planning commission, Delaware Valley Regional Planning Commission, are completing a joint study of land use and roadway improvements along Route 70.
- 5. Public Utilities: All public utilities will be evaluated for adequacy in service, and improved as necessary.
- 6. Recreational and Community facilities: No impact.
- 7. Other Public Improvements: Improvements will be required within the adjacent waterway and wetlands to clean the area, eliminate erosion and pollution and protect the area for present and future Township residents. The waterway that bisects Redevelopment Area 5 is a tributary of Cooper River,

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which is located less than a ½ mile downstream. It is critical that this waterway be protected.

C. Proposed Land Use and Building Requirements

Anticipated land uses within Redevelopment Area 5 include local and regional type business uses and any use permitted in the B-4 Regional Business Zone. The B-4 zone permits uses such as:

- Banks
- Civic uses
- Convention Centers
- Hotel/Motel
- Offices
- Private, for-profit, licensed childcare centers
- Recreational Facilities
- Restricted Residential Buildings
- Limited Restaurants
- Limited Retail
- Theatres
- Shopping Centers.

D. Acquisition

This Redevelopment Plan does not propose specific acquisition of property at this juncture.

E. Relocation Analysis

This Redevelopment Plan is not anticipated to temporarily or permanently displace any residents and or businesses.

F. Relationship to Other Plans

1. New Jersey State Development and Redevelopment Plan

Cherry Hill Township is located entirely within State Planning Area 1 (PA1). The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within this area. The Township Master Plan identifies the need to, "(e)ncourage new development, and particularly redevelopment, to follow the spirit and intent of the State Development and Redevelopment Plan".

The SDRP recognizes the following general characteristics of municipalities and communities located within PA1:

- a. Mature settlement patterns.
- b. Infrastructure systems that are approaching reasonable life expectancy.
- c. The need to rehabilitate housing.
- d. Redevelopment will be the predominant form of growth in the future.
- e. Growing realization of the need to rationalize services and systems.

REDEVELOPMENT AREA 5: WESTERN GATEWAY PHASE II

- f. Changing demographics.

The intention of the SDRP for PA1 is to:

- a. Provide for much of the state's future redeveloping;
- b. Revitalize cities and towns;
- c. Promote growth in compact forms;
- d. Stabilize older suburbs;
- e. Redesign areas of sprawl;
- f. Protect the character of existing stable communities.

The Township Master Plan recognizes that absorbing new development and growth will largely involve redeveloping underutilized parcels and the renovation of existing structures. The Master Plan predicts a population increase of approximately 5%-8%¹ over the next 6-10 years and an increase of approximately 3,000 housing units, based on current zoning.

2. Delaware Valley Regional Planning Commission (DVRPC)

DVRPC's *Horizons 2025 Plan*², a comprehensive long-range plan for the region, identifies Cherry Hill as a Metro Subcenter for Burlington and Camden County. Township job growth concentrated clusters have enabled Cherry Hill to emerge as one of four (suburban growth centers) satellite centers around Philadelphia.

The goals and policies of the *Horizons 2025 Plan* were prepared and coordinated with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation. This coordination was undertaken in an effort to maintain consistency of land use plans and policies among the region.

One of *Horizons 2025* goals is to, "(c)reate a common strategy and to foster improved communities that support a strong regional economy." The Redevelopment Areas in Cherry Hill support and encourage existing and new business, as well as job growth for New Jersey residents.

Cherry Hill redevelopment planning efforts are consistent with the DVRPC *Horizons 2025 Plan* by promoting and fostering revitalization and renewal of areas in need of redevelopment.

3. Camden County

Camden County Improvement Authority (CCIA) recently established the Brownfield and Redevelopment Center (BARC). The primary focus of this department is to facilitate and encourage the development of communities where people want to live, work and recreate. The goals of the BARC include assisting municipalities; developers, redevelopers, and community leaders develop innovative ways of doing business through the advancement of smart growth principles.

¹ According to the 2000 Census, Cherry Hill Township had a population of 69,965 persons. Maximum build out in accordance with the Master Plan and current conditions is in the range of 75,000 persons.

² *Horizons 2025 Plan – The year 2025 Plan Land Use and Transportation Plan for the Delaware Valley.*

REDEVELOPMENT AREA 5: WESTERN GATEWAY PHASE II

4. Neighboring Municipalities

Cherry Hill Township has eleven neighboring municipalities, ten of which are within PA1; the eleventh is within in Planning Area 2 (PA2, Suburban³), Voorhees Township. Maple Shade Township Burlington County, which borders Cherry Hill to the east, has State Planning Center Designation as a Planned Town (PT). Camden City, Camden County, located approximately 1.25 miles to the northwest is designated as a State Planning Urban Center (UC).

Haddon Township, Camden County located approximately ¼ mile to the south of Redevelopment Area No. 5 and is the closets neighboring municipality to this Redevelopment Area.

The land development policies for Cherry Hill's new Master Plan remain relatively unchanged from the old master plan. The Township assumes the continuation of its regional role as a major employment center. As neighboring municipalities are also within PA1, it is expected that redevelopment and increased employment will also take place within these municipalities.

The goals and objectives of this Redevelopment Plan maintain consistency with goals and objectives identified in the Cherry Hill Township Master Plan, CCIA, and the SDRP.

G. Relationship to Cherry Hill Township Development Regulations

Cherry Hill Township development regulations including the current Zoning Code specific to this planned development, Site Plan and Subdivision Regulations, and Design Standards will apply to Redevelopment Area No. 5. This does not preclude the Township from amending the Master Plan and Zoning Ordinances, as they may apply to Redevelopment Area No. 5.

H. Consistency with Cherry Hill Township Master Plan 2003

As presented throughout this redevelopment document, consistency is maintained with and between the Comprehensive Master Plan of Cherry Hill, and the redevelopment planning effort for Area 5. This consistency includes parallel goals, objectives, purposes and intent regarding redevelopment of areas in need. Furthermore, this redevelopment effort serves to effectuate Cherry Hill's 2003 Master Plan.

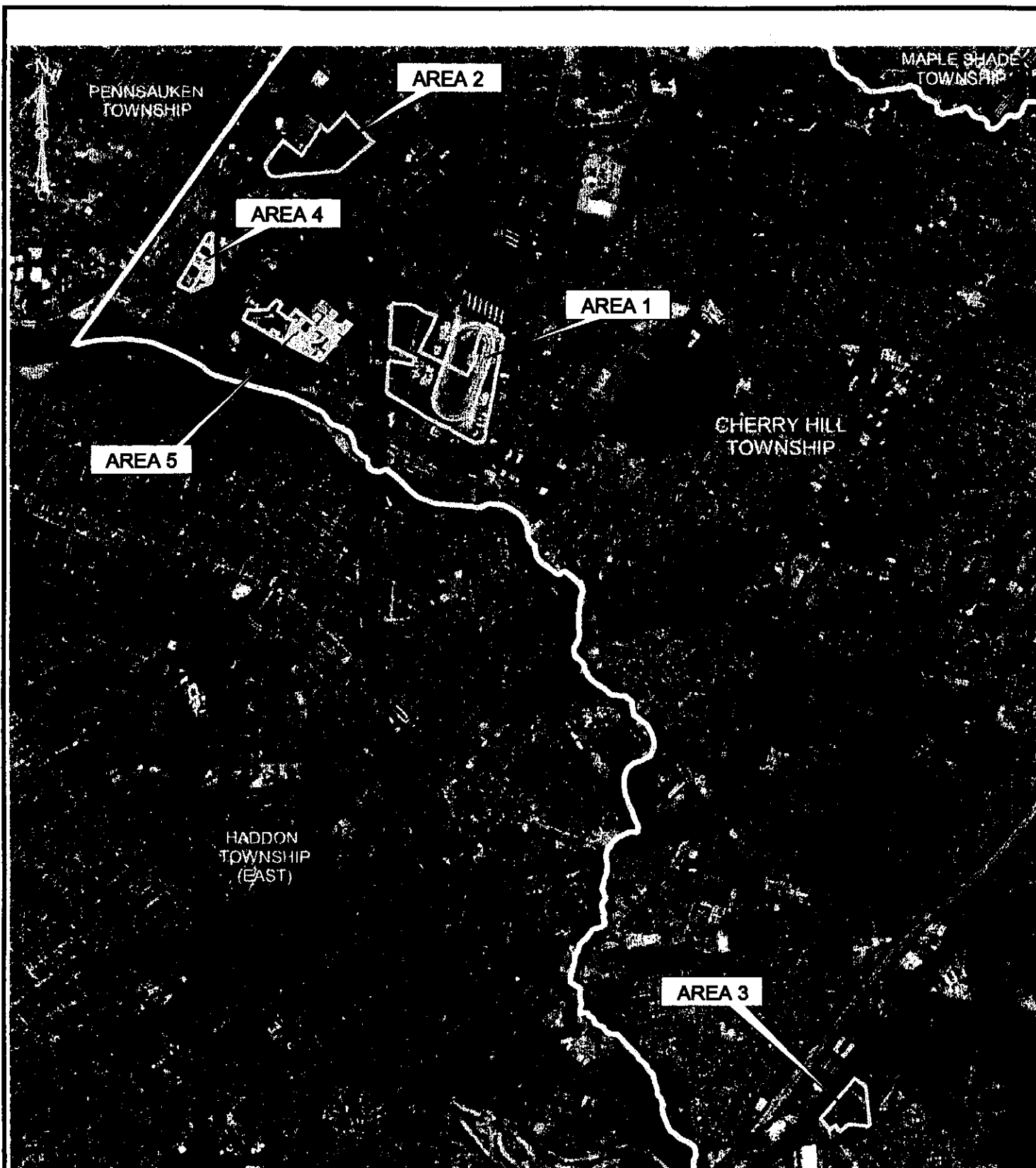
³ Suburban – Provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; revitalize cities and towns.

APPENDICES


- A. Redevelopment Areas (aerial view)
 - B. Redevelopment Area (aerial view with parcels)
 - C. Photographic Journal of Existing Conditions (within and surrounding Redevelopment Area)
 - D. Smart Growth Planning and Program Resources
 - E. Township Transit Map
 - F. Environmental Assessment: Environmental Data Resources (EDR) Radius Map with Geo & NEPA Check, Inquiry Number: 01120931.3r, January 30, 2004.
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Appendix A

Redevelopment Areas

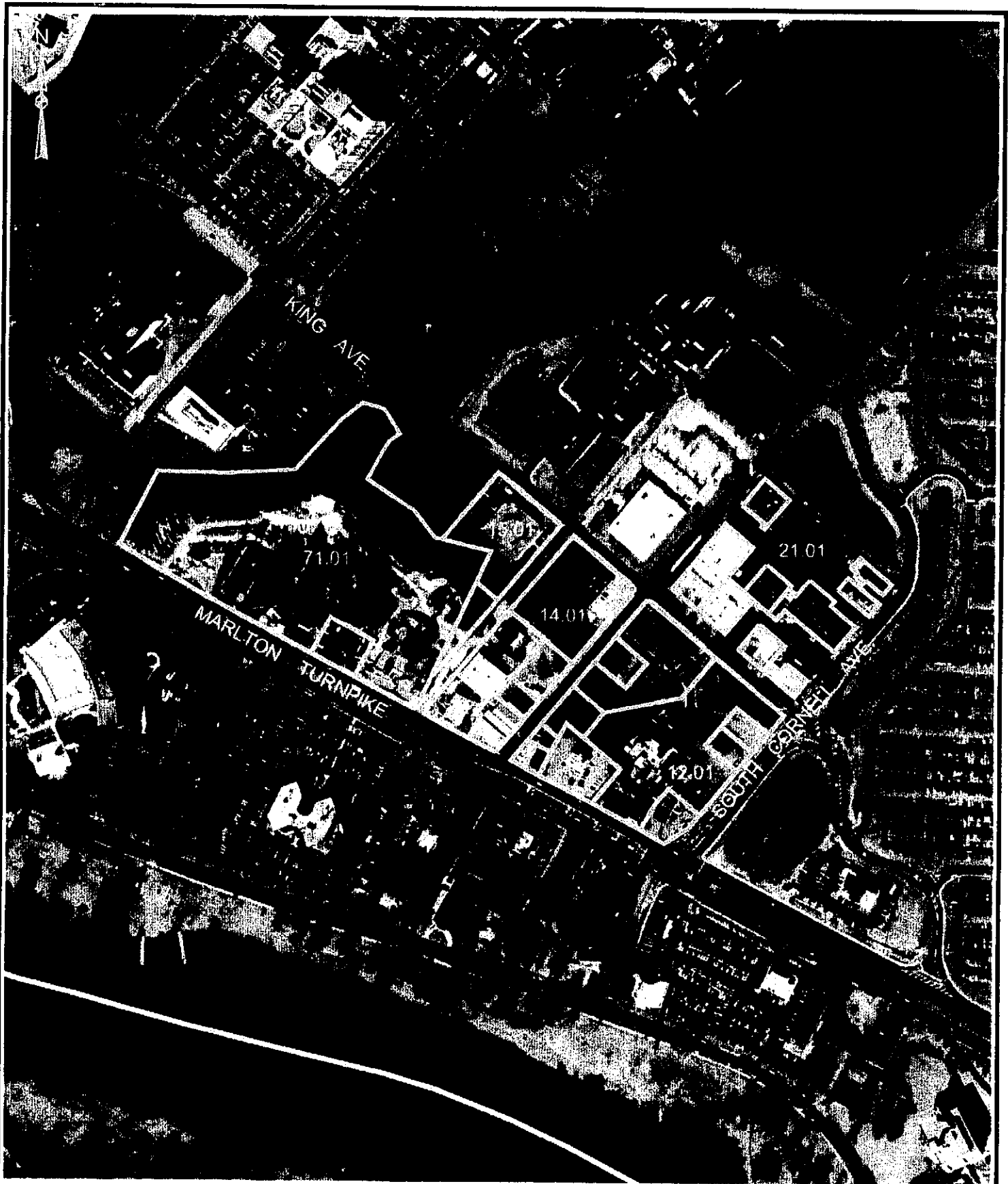


NOTES: 1. AERIAL ORTHOPHOTOGRAPHY FLOWN IN 2002. 2. REDEVELOPMENT AREAS ARE BASED ON TAX MAPS AND ARE APPROXIMATE.


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| CHERRY HILL TOWNSHIP |  <p>RICHARD A. ALAIMO ASSOCIATION OF ENGINEERS <i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p> | AERIAL ORTHOPHOTOGRAPH |
| OVERALL PROJECT KEY MAP | | Date: JUNE 2004 |
| Scale: 1" = 3000' (APPROX.) | Drawn By: MAC | Checked By: JSA/KR Project No.: A-240-011 |

Appendix B

Redevelopment Area 5



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

| | | |
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| CHERRY HILL TOWNSHIP |  <p>RICHARD A. ALAIMO ASSOCIATION OF ENGINEERS <i>Consulting Engineers</i> 200 High Street Mount Holly, N.J. 2 Market Street Paterson, N.J.</p> | <p>AREA 5 AERIAL ORTHOPHOTOGRAPH SUBJECT PROPERTIES</p> |
| <p>REDEVELOPMENT AREA 5 BLOCK 12.01 LOTS 2 thru 16, BLOCK 14.01 LOTS 1 thru 7, BLOCK 15.01 LOTS 1, 2 & 3, BLOCK 21.01 LOTS 1 thru 10 AND BLOCK 71.01 LOTS 2 & 3</p> | | <p>Date: JUNE 2004</p> |
| <p>Scale: 1" = 400' (APPROX.)</p> | <p>Drawn By: MAC</p> | <p>Checked By: JSA/KR Project No.: A-240-011</p> |

Appendix C

Photographic Journal of Existing Conditions

Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Route 70, South Cornell Intersection



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)

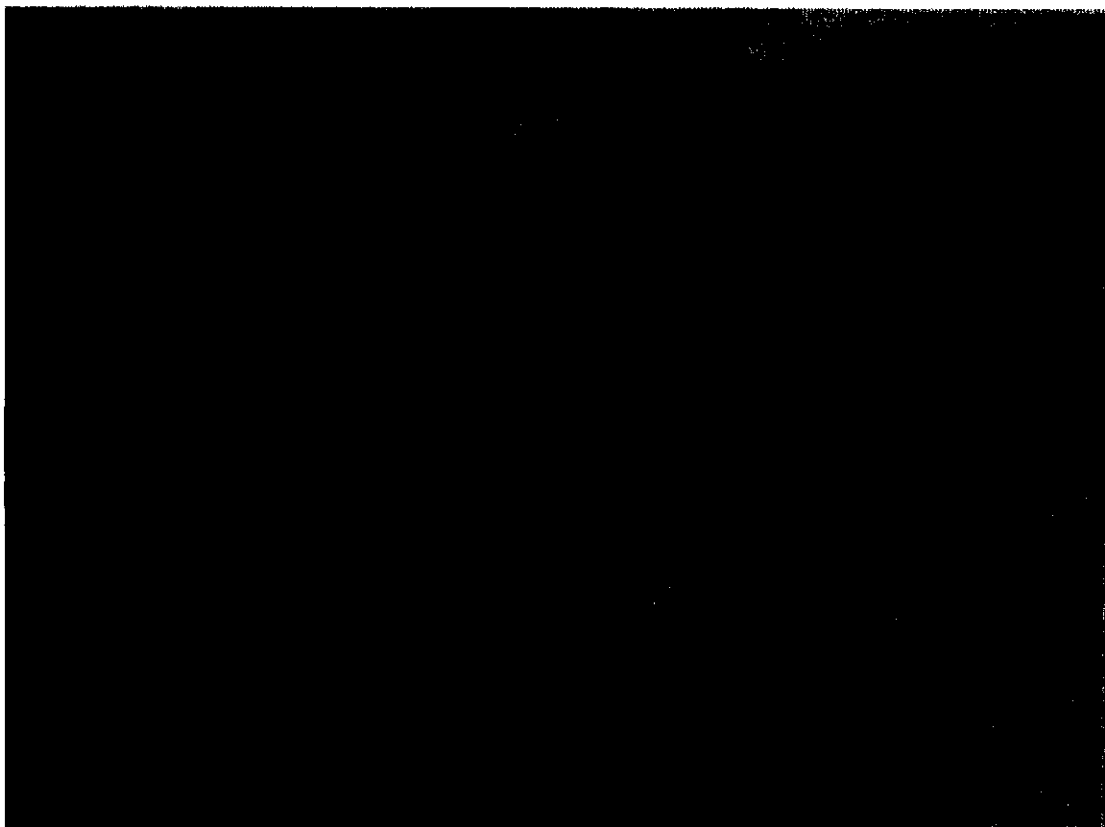


Route 70, South Cornell Intersection



Route 70 Sidewalks

Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



South Union Avenue



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



South Union Avenue

Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



South Union Avenue looking toward Route 70



South Union Avenue toward Route 70

Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Union Avenue, King Avenue Intersection



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Union Avenue & King Avenue



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



King Avenue & South Cornell Avenue



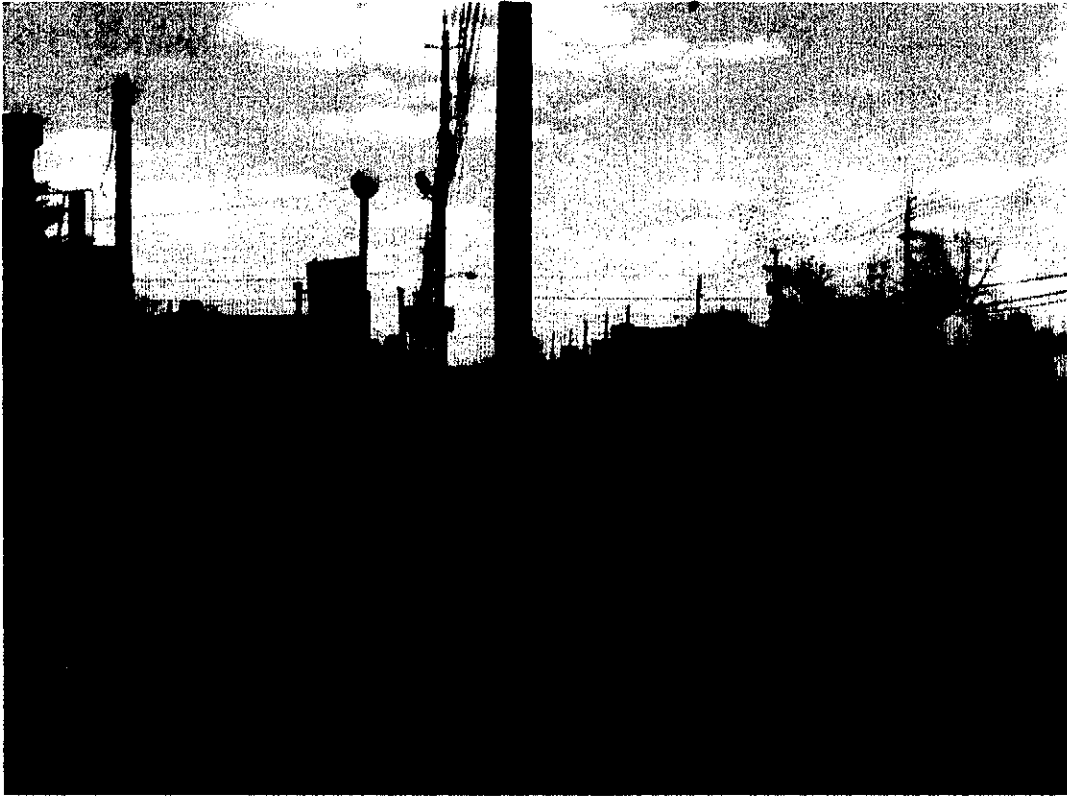
Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Route 70 Bus stop



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Route 70



Cherry Hill Township, Camden County, New Jersey
Redevelopment Area No. 5 (Route 70 Western Gateway Phase II)



Route 70

Appendix D

Smart Growth Planning & Program Resources

Appendix D
Smart Growth Planning and Program Resources
Technical and Financial Assistance

☐ **Brownfields**

- Brownfields Redevelopment Loan Program
- Brownfields Cleanup Revolving Loan Fund
- Brownfields Economic Development Initiative (BEDI)
- Brownfields Incentive for Industrial Site Cleanup
- Brownfields Redevelopment
- Downtown Beautification Program
- New Jersey Urban Site Acquisition Program
- Petroleum Underground Storage Tank Remediation
- Smart Growth Pre-development Funding
- Technical Assistance to Brownfields
- Underground Storage Tank Remediation, Upgrade and Closure Fund

☐ **Economic Development**

- Environmental Opportunity Zones
- Main Street New Jersey
- Neighborhood Preservation
- New Jersey Redevelopment Authority Bond Program
- New Jersey Redevelopment Investment Fund
- Real Estate Development Program
- Redevelopment Area Bond Financing
- Special (Business) Improvement District Challenge Grants
- Special (Business) Improvement District Loans
- Special Improvement Districts (SIDs)

☐ **Housing**

- Relocation Assistance

☐ **Land Use/Environmental Protection**

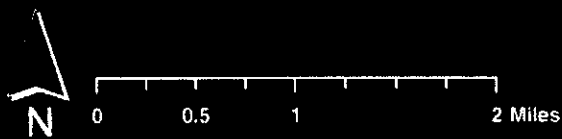
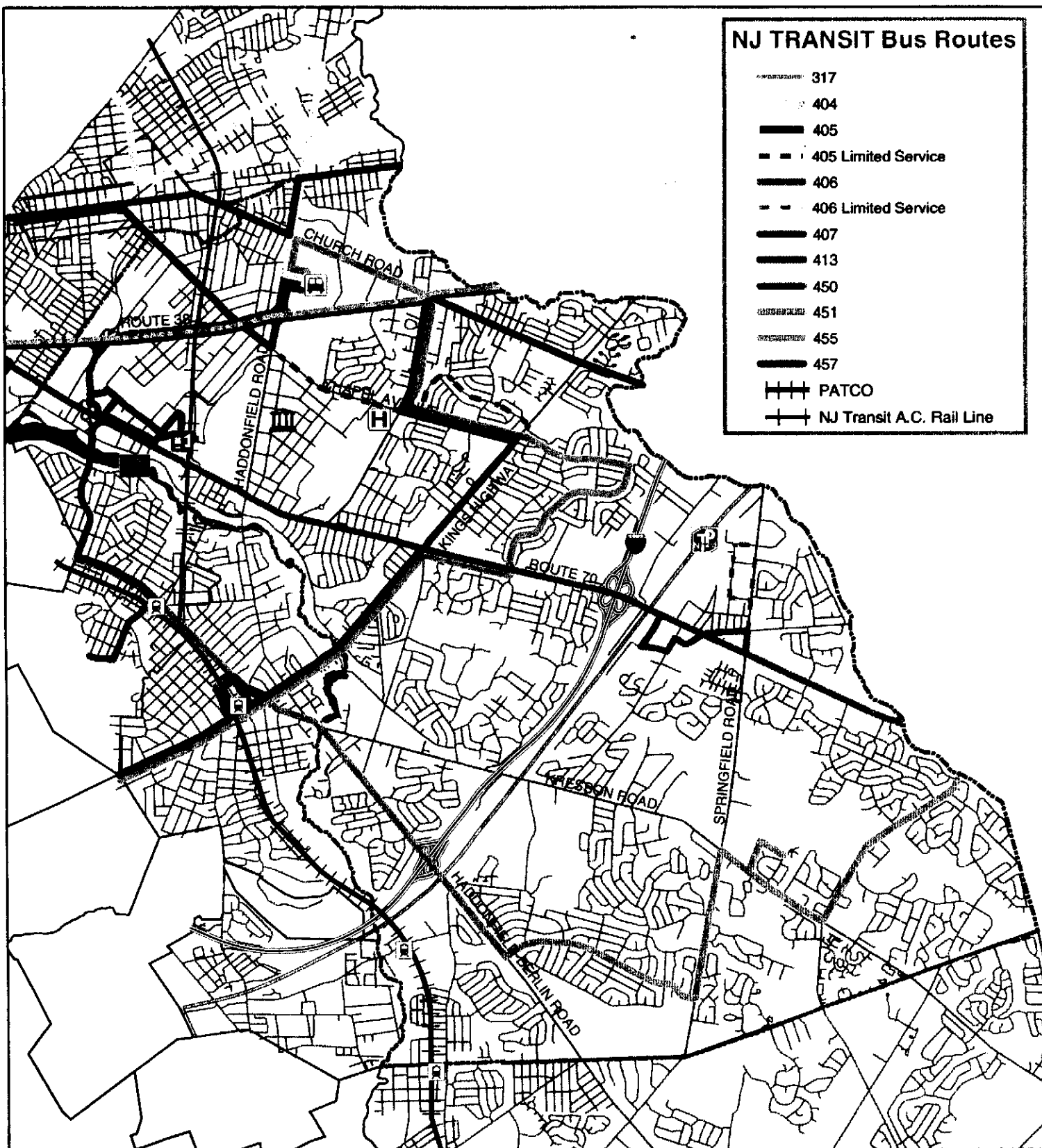
- Community Design and Physical Planning
- Environmental Education Grants Program
- Planning Assistance Unit
- Smart Future Planning Grants
- Sustainable Development Challenge Grant

☐ **Transportation**

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

Appendix E

Township Transit Map



DRAFT

June 2004

Appendix F

Environmental Assessment