



Welcome to NEXUS Municipal Monitor – a bimonthly newsletter focused on real estate related issues on the local level that matter to you!

Stay informed of pending or recently passed ordinances that may affect the way you do business, and redevelopment projects that could impact the market.

Want to contribute ideas or be more involved? Look for details in the newsletter on Legislative Committee meetings with local officials and how you can make your voice heard. If there's an issue or development project that you think should be covered, please contact Liz Peters at Lpeters@nexusaor.com

Your input will help us provide the greatest value by covering topics that you care most about.

Burlington County

Burlington County Presents Willingboro Lakes Improvement Plan: On May 22, Burlington County Freeholder Deputy Director Balvior Singh presented Willingboro Township Council with the improvement projects planned for Willingboro Lakes Park. The upgrades planned for the 105-acre parcel located on Route 130 and Beverly-Rancocas Road in the Township total \$2.45-million. The site is a former sand quarry that became a swim club and entertainment venue during the 1950-60s. In 1996, Burlington County and Willingboro Township partnered to preserve the property when a 200-home development was proposed for the site.

Phase one of the improvement project will provide over three miles of new and pathway infrastructure throughout the park. The plan calls for three new fishing peers, extending a collective 342 feet into the lake. A new restroom facility and playground will be located at the new entry area off Beverly Rancocas road, along with increased parking spaces, as well as new signage throughout the park. The park will also feature a pavilion, new benches, and an outdoor space for lectures and classes.

Willingboro Lakes is part of the County's Rancocas Creek Greenway Trail, which will extend from the Delaware River to Brendan Byrne State Forest. Once completed, the greenway trail will begin at Amico Island Park in Delran, connect through to Pennington Park in Delanco, then to Willingboro Lakes Park, Laurel Run Park, Boundary Creek and points east along the Rancocas Creek. The Amico to Pennington Segment will be constructed later this year. For detailed maps of the park improvements, visit <http://www.co.burlington.nj.us/CivicAlerts.aspx?AID=1113>



13 Burlington County Municipalities Forming Coastal Communities Coalition: Thirteen waterfront municipalities in Burlington County are joining together to fight flooding and erosion along the Delaware River and the Rancocas Creek. The Coalition is hoping that by aligning, the towns will have greater success obtaining state and federal support to combat area flooding, which is projected to get worse in the next 50 years. The group is planning to meet regularly and is in the midst compiling a list of the coastal issues each town is facing, such as erosion, flooding and infrastructure weaknesses, and present it to the U.S. Army Corps of Engineers.

Mixed-use Development with Nearly 400 Homes Proposed in Lumberton: Last month, Lumberton Township Land Development Board approved a general development plan for a large mixed-use development on the 211-acre property located at 1788 Route 38 East, currently referred to as Wellington Farms. The plan includes about 108,000 square feet of retail/commercial space across three buildings, 300 apartment unit complex and 92 single family homes. The development of the property will take place in three phases and could take more than two decades to complete.

The initial phase of the project will be of single-family homes, the next phase of The Residences at Wexford would be the apartments and the final phase would be retail. About 42 apartments will be affordable units, while 258 will be market rate. In a separate housing project at the location, 70 affordable housing units are planned on a 7.2-acre portion of the land that will be subdivided and sold to the township.

Moorestown Council Takes Action on Affordable Housing: Moorestown Council, on May 20, took significant action to meet its affordable housing obligation of 337 new units by 2025. The first action created an Affordable Multiple Family Residences 5 district that will allow for the construction of a 100 percent senior affordable housing complex comprised of 130 units on Centerton Road. At least 20 percent of the homes will be affordable to very low to moderate income housing, and 15 percent is set aside for rental units.

Three other affordable housing proposals were introduced, with public hearings and final votes scheduled for June 10. These include:

- Establishing zoning on the Nagle Tract on the corner of Hartford and Centerton roads for the construction of 150 total units, with 45 set aside for affordable housing;
- Creating zoning on the MRD site on 118 Route 38 for a total of 175 units, with 35 set aside for affordable housing;
- Setting general parameters for various affordable housing program participation that track state law, affordable housing regulations and other portions of township code.

Other developments in Moorestown's affordable housing agreement include 75 units to be built at either the Miles Technologies location or the Pennrose Site on Route 38; 36 units on Sbar Boulevard near North Lenola Road; a partnership with Community Options to create group



homes for those with special needs with 20 units planned; and 17 affordable units at the Diocese of Trenton site on Centerton Road in an inclusionary development. Overlay zoning will also be applied to Moorestown Mall, Kmart Center and Lenola Shopping Center under the "unmet need" mechanism. Each location would be able to potentially build market-rate housing as well as affordable housing, while also keeping their commercial uses.

Mount Laurel Breaks Ground on Centerton Village: On May 22, state and local officials gathered at the corner of Centerton Road and Marne Highway in Mount Laurel to break ground on Centerton Village, a 103-unit affordable housing project that will be for families as well as veterans. The project is expected to take one year to complete.

The project entails the construction of two four-story buildings with elevators that will contain 20 one-bedroom apartments, 57 two-bedroom units and 26 three-bedroom units with a manager living on site. Rents for one-bedroom units will range from \$423 to \$874; two bedrooms from \$852 to \$1,049 and three bedrooms from \$985 to \$1,212. For more information on the project, call Volunteers of America Delaware Valley at 856-854-4660.

Mount Laurel Considers Moving to Nonpartisan Elections: On May 20, Mount Laurel Council introduced an ordinance that would put a referendum to voters in November asking if the town should switch elections from partisan to nonpartisan. The council will hold a public hearing and possibly vote to adopt the ordinance at its June 24 meeting.

A referendum is the only way for a municipality to switch from partisan elections, where candidates are identified by political party, to nonpartisan, where candidates are not identified by political party and must be clearly offset from party lines on any ballot.

Under the law, a referendum can be initiated by a petition that contains at least 10 percent of the votes cast in the municipality at the last New Jersey Assembly election, or by a simple majority of the council.

Construction of New Warehouse Planned on Railroad Avenue in Florence: A public hearing will take place on June 6 in Florence Township on a proposed 300,700-square-foot warehouse that is planned for construction on Railroad Avenue. Foxdale Properties LLC recently received unanimous approval for the project by the Florence Township Zoning Board of Adjustment. According to the proposed plan, the warehouse is designed to contain two tenants and will also include a 354-space parking lot, landscaping, lighting, storm water management and two driveways.



Westampton Considers New Use for 43-Acre Redevelopment Site: In early spring, Westampton Township Committee voted to investigate a new use for a 43-acre property near Burlington-Mount Holly Road and Hancock Lane. The property was slated for luxury apartments, but the project never came to fruition. Specifically, the committee directed the Land Development Board to amend a redevelopment plan to consider land uses that would allow for industrial development on the site.

Camden County

Camden Breaks Ground on First Hotel in 50 Years: On May 21, Camden officials and developers broke ground on a new hotel along the Camden waterfront, the first to be built in the city in 50 years. The 180-room Hilton Garden Inn will be built on a parking lot next to what used to be Campbell's Field and is expected to open by October 2020.

NJEDA Seeks New Use for Former Riverfront State Prison in North Camden: The New Jersey Economic Development Authority is requesting proposals for the purchase and development of the 9-acre property that once held Riverfront State Prison in North Camden near the Delaware River waterfront. The site, located at Delaware Avenue and Elm, was cleared in 2010. The EDA issued a similar request for proposals in November 2016, but the site failed to attract a developer. Since that time, the state has invested in a five-acre waterfront park, roadway improvements and a parking lot on the site.

Water Purification Company Announces Headquarters Relocation to Camden: Last Month, ResinTech Inc., a water purification company, announced its decision to relocate its headquarters to Camden. The company plans to employ 265 workers after opening a \$1.38.8 million, solar-powered building in the summer of 2020 and aims to employ over 400 people when the building reaches peak capacity.

The new campus includes the construction of two buildings on parcels of land totaling approximately 27 acres. The building at 18th and Federal streets will be 163,000 square feet with planned expansion to 180,000 square feet, and it will be dedicated to the production of ion exchange resins and activated carbons, as well as the manufacturing of filter cartridges and lab water systems. The building on State and River roads will be 175,000 square feet and dedicated to packaging and production operations.

Cramer Hill Nature Preserve Opens to Public After Year-Long Clean Up: Cramer Hill Nature Preserve was recently opened to the public after a yearlong clean up and remediation effort lead by the Camden County Freehold Board and Camden County Municipal Authority. The 35-acre urban forest on the boarder of Camden and Pennsauken offers direct access to the Delaware River. Across from the preserve is Petty's Island, the 500-acre site



where the state of New Jersey is planning its own effort to preserve the land and expand educational and recreational opportunities.

New Farmer & Food Market Opens in Pennsauken: On May 21, the brand-new, outdoor Pennsauken Farmer and Food Market opened offering residents and visitors a retail marketplace to purchase produce, crafts and more. The market is open the first and third Tuesday of every month through the summer at the Township Municipal Complex, 5605 N. Crescent Blvd, Pennsauken.

Ocean County

Lacey Township to Open Inflatable Water Park at Lake Barnegat in June: To revitalize Lacey's lakefront area, a new inflatable water park will open to the public on June 29. For a fee, visitors will be able to slide, bounce, crawl and climb across the water park's obstacle course at Lake Barnegat, for nearly an hour at a time. The township's water park will be open to the public seven days a week, from noon to 4 p.m., beginning June 29. Lacey residents who already have a \$5 season beach badge can spend an hour on the inflatable water course for \$10. Nonresident hourly fees are \$15.

Long Beach Island Ferry Service Begins on July 6: For the first time in over 100 years, a ferry will run between the mainland and Long Beach Island. The free pontoon ferry will seat 25, operating every weekend and Monday through Labor Day. It will depart from the mainland Tuckerton Seaport, cruise through the Tuckerton Creek, and head across the bay to Beach Haven's Taylor Avenue Municipal Dock. The ferry will also operate during special fall events. The ferry is the result of a public-private partnership between the boroughs of Beach Haven and Tuckerton, the Southern Ocean County Chamber of Commerce, the Ocean County Planning Department, and the Tuckerton Seaport Museum.

Stafford Township Considering Historic Preservation Ordinance: Stafford Township is considering moving forward with a historic preservation ordinance to curb the loss of historic structures in the Township. A preliminary draft ordinance is currently under review that would incentive preservation with lower taxes. The current draft would not require or prohibit any particular architectural style but is intended to hamper demolition. For example, part of the proposed ordinance might institute a waiting period from the time of a demolition permit application, to allow for alternatives to be explored.

The list of landmarks is divided into iconic, protected and advisory structures. Stafford Township has approximately 14,760 tax parcels and 12,684 improved lots. The proposed ordinance would directly impact about nine icons, 127 protected and 31 advisory lots for a total of approximately 1.3 percent of all improved tax parcels.

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Parts of town not impacted are the neighborhoods of Beach Haven West, Village Harbour, Colony Lakes, Ocean Acres, Fawn Lakes, Perry Lake, Atlantic Hills, Deer Lake Park, and anything constructed after World War II. Styles that are not part of the historic profile are such as the Cape Cod, the ranch, the so-called millennial mansion, the classic lagoon home, and the CH Cranmer/Oliphant cottage.