

NEXUS Municipal Monitor

April 2021



NEXUS Legislative Committee Stays Connected

Brick Township Mayor John Ducey joined the virtual Legislative Committee meeting as guest speaker on Wednesday, March 17. It was a well-attended meeting that updated members on the happenings in Brick Township relative to the REALTOR® community. Going forward Mayor Ducey said he will consider the Legislative Committee a resource when considering changes to regulations or ordinances impacting home ownership and private property rights.

Mayor Ducey has served as Mayor since January 1, 2014 and prior to that on Council for two years. Some of his accomplishments since taking office include:

- Removing red light cameras
- Stabilizing municipal spending and taxes
- Implementing the first municipal tax cut in more than 30 years
- Reducing Township's debt by more than \$26 million over seven years
- Lowering flood insurance premiums for residents by enrolling the Township in Community Rating System
- Creating the Brick Farmers' Market
- Renovating 14 parks, 2 still being renovated
- Creating of the Senior Shuttle Bus Service
- Promoting a more open and transparent Town Hall

For more information about Brick Township, visit: www.bricktownship.net

NEXUS members interested in joining the Legislative Committee and being part of these conversations going forward are encouraged to contact Liz Peters at liz.peters@nexusaor.com

Burlington County

NEXUS Legislative Committee Members Meet with Mount Laurel Officials to Discuss Recent Changes to CO Process

On April 5, a few members of NEXUS' Legislative Committee met virtually with Mount Laurel Mayor Stephen Steglik, Deputy Mayor Kareem Pritchett and Township Administrator Meredith Tomczyk to discuss the recently enacted changes to the certificate of occupancy requirements in the Township.

The meeting was a productive and positive exchange of ideas and the members appreciated the time and attention of the local officials.

In March, the Township passed Ordinance 2021-6 (viewable on p. 38) that included several provisions of concern to the realtor community, namely a new requirement that called for a survey to obtain a certificate of occupancy for sale. Since that time, Council passed a revised measure Ordinance 2021-8 that removed the requirement for the survey and a heating and air conditioning certificate. **Council also extended implementation of the new rules until July 1, 2021.**

One concern NEXUS members brought up during the meeting was the open-endedness of the inspection, specifically that there didn't seem to be set parameters of what inspectors would be looking for, making it difficult to know expectations and parameters for compliance. The township officials clarified that the construction code official is preparing a draft inspection list, which should be completed by the end of May. They agreed to share it with the NEXUS Legislative Committee for comment and feedback and to utilize have NEXUS as a resource going forward.

The Cooper University Health Care to Open New Site at Moorestown Mall

Cooper University Health Care has announced it will open a new outpatient medical center at the Moorestown Mall. The new health center will occupy the 165,000 square feet that was once used by Sears.

Bordentown Township Holds Hearing on Proposed Warehouse

On April 8, the Bordentown Township Planning Board held public hearing on a proposed 208,000 square feet warehouse, which would be located along Route 130 between Rising Sun Road and Dunns Mill Road. The project involves construction of a 208,000 square feet industrial facility on a 20.27-acre parcel of land, with a 48-bay loading truck dock, associated parking, loading and stormwater management facilities.

In addition to the proposed warehouse, the project would include a 4.85-acre parcel of land to be dedicated for the Township to construct a by-pass connector road. The Township was awarded \$2.1 million for the connector road back in 2018 through a grant from the New Jersey Department of Transportation's Local Freight Impact Fund

Documents and plans relating to proposal can be found on the Township Planning Board's website [HERE](#).

Deborah Heart and Lung Center Ready to Break Ground on Expansion

U.S. Department of Agriculture announced approving an \$88.2 million loan to Deborah Heart and Lung Center in Browns Mills, NJ. The loan provides the hospital the final piece of funding needed for a planned \$100 million capital improvement project and is expected to break ground within next couple of months. The USDA loan is funded through its Community Facilities Direct Loan and Grant Program and will be used to

upgrade Deborah's double-occupancy in-patient rooms to private suites, pay for the construction of a new in-patient tower of individual patient rooms and other improvements.

The building project is referred to as "DEBORAH 100", as construction is scheduled for completion near the end of 2022, to coincide with Deborah's 100th anniversary. The new three-floor addition will be constructed on top of existing hospital space and will include two floors with 18 private, critical care rooms on each floor, and a third floor dedicated to mechanical space. This project will give the Hospital a total of 95 beds. After the new construction is completed, the remaining double occupancy rooms in the hospital will be converted to private rooms.

Camden County

Major Renovation Planned for Camden's Walter Rand Transportation Center

Governor Murphy recently announced an investment of \$250 million to renovate and expand Camden City's transportation hub, the Walter Rand Transportation Center. The project will be the first major renovation since its opening over 30 years ago. Initial planning phase is expected to take 9-months with the build-out over multiple years. Concept plans are underway, but the project will likely include parking components, charging stations for electric vehicles and possibly an adjacent high-rise building.

Plans for the long-awaited Glassboro-Camden Line, an 18-mile light-rail line through Camden and Gloucester counties, also appear to be moving ahead. The New Jersey Department of Environmental Protection recently concluded its environmental impact study review, moving the project, which has been in the works since 2005, one step closer to fruition. Sponsored by the Delaware River Port Authority, PATCO and NJ Transit, with \$200 million already pledged by the South Jersey Transportation Authority, the new line calls for 14 new train stations in the communities of Glassboro, Pitman, Sewell, Mantua Township, Deptford Township, Wenonah, Woodbury Heights, Woodbury, Westville, Brooklawn, Gloucester City and Camden. Riders would have the ability to transfer to the PATCO Speedline for access to Philadelphia and other parts of Camden County. Transferring to NJ Transit would take riders to Atlantic City or Trenton using the River LINE, while those looking to reach New York City could connect with the Northeast Corridor trains.

Camden Mayor Frank Moran to Step Down April 30

Camden City Mayor Frank Moran recently announced he is stepping down from office April 30 with about eight months remaining in his term. Moran, a Democrat, was elected mayor in 2017 and previously served as a councilman for about 20 years. After Moran leaves office on April 30, City Council President Curtis Jenkins will serve as acting mayor until the council appoints a replacement to serve out the remainder of Moran's term, which ends in January.

Camden School District to Close Three Schools

The Camden City School District has announced it will be closing three schools at the end of June— Sharp Elementary, Wiggins College Preparatory Lab School and Cramer Elementary. A fourth school, Yorkship Family School, was also slated to close but an additional \$13.4 in state aid prevented that from happening. Yorkship was selected to remain open because it is the only school in its city neighborhood.

Waterway Cleanup Proposed in Three South Jersey Towns Tied to Sherwin-Williams Superfund

The U.S. Environmental Protection Agency (EPA) recently released a proposal for the next phase of the Sherwin-Williams/Hilliards Creek Superfund site. The proposal calls for dredging 128,000 cubic yards contaminated sediment and excavation and capping of floodplain soil at Silver Lake, Bridgewood Lake, Kirkwood Lake, and Hilliards Creek between Gibbsboro, Voorhees and Lindenwold. It would also include construction of a system to temporarily divert streams during the cleanup and remove approximately 42,000 cubic yards of contaminated soil from the top two feet of soil within floodplain areas and then cap the contaminated soil below two feet level.

Silver Lake and the creek and their sediments were contaminated with lead and arsenic from paint manufacturing by the Gibbsboro plant of Lucas Paintworks, the predecessor to Sherwin Williams. The clean-up on the site started over five years ago with the EPA first focusing on cleaning up a site where paint wastes were burned in Gibbsboro; and residential properties along Kirkwood Lake to avoid further waterway contamination.

The EPA will host a virtual public hearing on the plan for community input at **7 p.m. April 12** and accept written comments on the proposed plan through May 3. To register for the public meeting visit <https://epa-sherwin-williams-ou4.eventbrite.com>. To learn more about the public meeting, contact Pat Seppi at Seppi.Pat@epa.gov or 646-369-0068.

A copy of the remedial action plan and information on EPA's virtual public meeting and the public comment process are available at www.epa.gov/superfund/sherwin-williams and on the Sherwin-Williams project website at www.SWHilliardsCreek.com

Ocean County

Point Pleasant Borough Considers New Condo Apartments

The Point Pleasant Borough Zoning Board is considering an application to demolish Wenke's Motel & Cabins on Route 88 to make way for a 3-story building with 24 condominium apartments, including five affordable units, on a .9-acre lot.

Some nearby residents have expressed concern about the proposal, mainly citing impacts on traffic, school enrollment and property taxes. The next hearing is scheduled for April 14, with presentations from the project's planner and architect.

Barnegat Passes Ordinance Impacting Conditional Use Permits in Commercial Zone

Barnegat Township recently passed ordinances impacting conditional use permits in commercial zones. The changes are now under review by the Pinelands Commission for final approval.

The updated ordinances add rules that would allow applicants to apply for conditional use permits for construction of hotels/motels, assisted living facilities, and reception and banquet halls. Developers seeking to build any of these complexes will need to make sure their property can be accessed by a county road and within 1,000 feet of the Garden State Parkway.

Pinelands Development credits are included in the portion of the ordinance changes dealing with property west of the Parkway. Barnegat Ordinance 2021-4 establishes a base density of 8 units per acre, a bonus density of 12 units per acre through the use of Pinelands Development Credits, and a maximum bonus density of 20 units per acre.

Jackson Planning Board Approves Addition of Warehouses to Massive Project

The Jackson Township Planning Board recently approved two warehouses totaling over one-million square feet to be added to the large 300-acre development project underway near Great Adventure. Plans for the massive "Adventure Crossing" complex already include a 3-acre sports bubble, playing fields and a recreation center, three hotels, 400 apartments, and a multiple sclerosis research center.

New Motel Planned for Route 166 In Toms River

Americana Motel on Route 166, just north of Route 37 in Toms River, might soon be demolished and replaced with a much larger four-story motel. A developer is proposing to construct a four-story, 79-bedroom hotel, with additional site improvements including internal circulation aisles, off-street parking, lighting, landscaping, storm water management facilities as well as all typical site plan development improvements. The motel is located on Route 166 between Route 37 and Old Freehold Road.

Upcoming NEXUS Legislative Committee Virtual Meetings:

Wednesday April 21, 2021 - Guest Speaker Mayor Coles of Lakewood Township

Wednesday May 19, 2021 - Guest Speaker Mayor Benowitz of Bordentown Township

Wednesday June 16, 2021 - Guest Speaker TBD

Please email Liz at liz.peters@nexusaor.com if you have any comments or questions for the upcoming guests.