



NEXUS Association of REALTORS® Municipal Monitor: October 2022

NEXUS Legislative Committee Stays Connected with Local Officials

OCEAN COUNTY

Borough of Beach Haven, Mayor Colleen Lambert, Guest Speaker

On September 8, the NEXUS Legislative Committee met virtually with Borough of Beach Haven Mayor Colleen Lambert. Mayor Lambert is a long time Beach Haven resident and was appointed to serve as the mayor of the Borough of Beach Haven in January 2021. She is council member and the mayor's term runs for 2 years. Prior to electing to run for mayor, Colleen Lambert was a school teacher for 33 years.

With the influx of investment in Beach Haven, traditional shore houses like old cape cods are being replaced with \$1-1.5 million homes. The mayor has met with both local business owners, and local REALTORS® separately, addressing the question "where should Beach Haven go?" moving forward as a community? The business district is currently zoned for anything including single family homes, and that is acceptable to the REALTOR® community. This is not however acceptable to the business community. In order to preserve the business district, and tourists visiting for a day of shopping, local businesses do not want business properties converted to more housing.

Real estate in Beach Haven is in high demand, and the property values have skyrocketed. During pandemic, unprecedented numbers flocked to the shore, and the Borough of Beach Haven. Parking is at a premium, and the one of the biggest complaints of business owners is the lack of parking areas. Beach Haven administration is planning to realign the area behind Bay Village to accommodate addition parking. The other major complaint of the business owners is the lack of affordable housing for their employees. The business community experienced a lack of adequate labor this summer. A consideration is renovating the old coast guard center for affordable housing.

There is no plan for changes to Short Term Rental ordinances at this time.

One of the most contentious issues facing LBI, and the Borough of Beach Haven currently, is the proposed Offshore Wind Project being contemplated in Long Beach Island. Mayor Lambert said the borough, and all of LBI, supports the grassroots movement [savelbi.org](https://www.savelbi.org). The proposed project will be the most visible modern wind project in the world and is being proposed for the entire coastline of LBI. The mayor said there is much to study and learn regarding the impact on marine life, tourism, environment, commercial and recreational fishing and boating safety. There are so many questions. She said everyone needs to take a step back and assess the project for the full effect before releasing the project. To learn more about the LBI Coalition for Wind without impact go to: <https://www.savelbi.org/>

Mayor Lambert expressed her gratitude for being invited to share the happenings in the borough and looks forward to continuing conversations with NEXUS Legislative Committee.

Long-Vacant Edwards School in Barnegat to be Demolished to Make Way for a Park

The demolition of the 92-year-old Elizabeth V. Edwards School in Barnegat will happen once approval of a soil loss mitigation plan is approved, which is expected soon. The school has been vacant since 2004, and the structure is in severe disrepair. The cost of demolishing the school is estimated around \$2 million, or approximately one-tenth the cost to repair the school. Once demolition is complete, the school plans to erect a park with outdoor amphitheater.

NEXUS Requests Toms River Township Repeal the MCCUO/CO Ordinance Implemented in July 2022

At the Toms River city Council meeting on September 28, the township received feedback from residents regarding the impact of the MCCUO/CO ordinance that was adopted in December 2021 and implemented in July 2022.

NEXUS and the New Jersey REALTORS® (NJR) were both in attendance. Prior to the meeting, NEXUS and NJR submitted a written request to repeal the ordinance. Our request also offered suggestions to amend the ordinance to address member concerns - including reducing the exorbitant fees and reconsidering the application timeframe - should the council not be open to considering a complete repeal.

Both a proposed motion to repeal the ordinance and a proposed motion to eliminate associated fees, failed due to lack of council support. However, Councilman Kopp, who chairs the Land Use Committee responsible for the ordinance, specifically acknowledged our feedback and will review it in the context of considering changes to the ordinance to remove pain points in the real estate transaction. Any considerations will then be addressed at the Land Use Committee's October meeting.

If you do business in Toms River, please reach out to NEXUS' Vernon Jones at vjones@nexusaor.com detailing your experience with the process. NEXUS has been in contact with the township on multiple occasions to share feedback we've received so far and would like to ensure that we have up-to-date information to provide council members.

REALTORS® Seek Amendment to Point Pleasant Beach Borough Short Term Rental Ordinance

Last year, the Point Pleasant Beach Borough Council passed an ordinance requiring that owners of short-term rental properties must have an 'agent' who resides or has an office within the Borough if the owner does not live in the Borough. This agent must be authorized to accept mailed service of any notice or order and to comply with the notice on behalf of the owner. There has been confusion as to whether this requirement applies when a real estate agent is the designated contact for the property.

On July 19, local REALTORS® joined NJR leadership and legislative staff at the Point Pleasant Beach Council meeting, seeking clarification with a minor amendment that would permit real estate licensees to act as the agent to accept notices regardless of where their office may be located. This amendment would not only maintain the intent of the ordinance to ensure that if issues arise at a rental property in Point Pleasant Beach that they are addressed but will strengthen it by ensuring that the landlord is made aware of these in a timely manner and the

tenants who may have caused the issue are notified so it may be rectified. After the meeting, NJR followed up with a letter detailing the amendment in writing. Council has yet to respond by time of print. The Association will keep members updated.

Brick Passes Light Trespass Ordinance to Target 'Detrimental' Cases

Brick officials recently passed an ordinance recently prohibiting so-called "light trespass," a condition that has proliferated with the advent of cheap and powerful LED lighting systems, combined with taller homes being built on lagoons and waterfront areas, particularly since Superstorm Sandy.

Per the new ordinance, placing or maintaining outdoor lighting that "provides a continuous, concentrated beam of light extending beyond any property lines" will be prohibited. The ordinance specifically exempts spotlights and garage door lights that are controlled by a motion detector, so long as the light turns off within 10 minutes after activation. The ordinance also bans placing or maintaining spotlights or other types of artificial lighting "extending beyond the vertical plain of the face of any building or structure that causes a continuous beam of light to be reflected upon any adjoining property or public street." Likewise, motion detector lighting is exempted.

Coral Sands Motel on Seaside Heights' Boulevard to be Replaced by Condo Complex

On September 28, Seaside Height Borough's Planning Board approved a developers plan to demolish the Coral Sands Motel, located on two parcels of land at 1010 Boulevard and 64 Sheridan Ave in Seas., and replace with 15 condominium units. The planned condominium complex will require variances for front yard setback from the Boulevard, height and density.

Demolition Completed on Steel Skeleton Building in Seaside Heights

In August, demolition was completed on a 4-story steel skeleton of an unfinished structure that has been an eyesore for more than a decade on the Boulevard in Seaside Heights.

The designated developer, SSH Boulevard LLC, has proposed to build an eight-story building with 79 condominiums, a restaurant and retail on the property.

Construction of the 225,000-square-foot residential building that will replace the steel structure should take about a year once all permits and approvals are received. The building will contain one-, two- and three-bedroom units. The next step for the redeveloper will be to design the building and bring an application to the borough's planning board.

Toms River Planning Board allows Developer to Build Homes with Additional Bedrooms

Stonehill at Toms River, being constructed on a 6.81 acre parcel located between Lakehurst Road and Route 37, received approval in Sept. 2019 from the Township. The project was proposed to consist of 16 lots which would be developed with residential homes. Another two plots would be utilized for a commercial office and a stormwater basin. The developer, R. Stone & Company, agreed that each single-family home would not contain more than four bedrooms, as a condition of township approval.

R. Stone & Company recently returned to the planning board seeking permission to offer an unrestricted number of bedrooms on 10 of the 16 lots. The deed restriction limiting homes to

four bedrooms will continue on the remaining six lots. The board voted 6-1 in allowing the limitation to be lifted on the 10 lots.

The Toms River Field of Dreams Sports Complex

Toms River has revitalized 3.5 acre parcel of Bea Lea Park into a recreational facility with a focus on special needs individuals of all ages and abilities. The five year project officially opened late Spring 2022, and it is completely wheelchair accessible. The complex includes a walking path, playground, basketball court, nine-hole miniature golf course, snack shack with eight bathrooms – of which two are special needs bathrooms.

The Field of Dreams Sports Complex is located at 1511 North Bay Avenue in Toms River. For more information <https://rwjbhfieldofdreams.com/>

CAMDEN COUNTY

Multi-Million-Dollar Clean-up of Polluted Site in Camden Underway

The City of Camden is planning a multi-million-dollar cleanup of property around South Seventh and Chestnut streets in the Bergen Square neighborhood. The government is taking control of the polluted site, which is private property, and the removal of an estimated 70,000 tons of construction waste at the Bergen Square dump site.

The government's involvement in remediating the site doesn't eliminate the financial burden on the owners. The removal of soil at the illegal dump site will most likely begin Summer 2023 after environmental study to determine the pollutants on the site.

Cooper Hospital Campus to Expand Patient Services Campus

Cooper University Hospital recently announced a multi-year, \$2 billion expansion project in Camden. The project will include construction of three new patient care buildings that will ultimately expand Cooper's campus to 745 beds, from 663, and include 100+ private rooms.

Camden Approves Project for Affordable Rental Units/Virtua Health Office on Davis Street

Camden City Planning Board recently approved plans to build a new building with 47 affordable rental units and a first first-floor Virtua health-care facility next to the Ferry Avenue PATCO station. The Planning Board had considered the project at its July meeting, but postponed a decision on the preliminary and final site plans because PATCO's parent agency, the Delaware River Port Authority, expressed concerns about stormwater drainage and other parts of the design. Subsequently plans were altered by developer, and the project has been approved.

The former Ferry Plaza office at 1800 Davis Street will be demolished and replaced with the new building that that will include 47 affordable rental apartments for seniors on the second and third floors. A Virtua health office with 14 examination rooms offering primary and specialty care will be on the first floor.

The project is part of the state’s relatively new Hospital Partnership Subsidy Program, run by the New Jersey Housing and Mortgage Finance Agency which seeks to tie affordable, high-quality housing to access to health care.

Amended Ordinance Aims to Turn Down the Volume in Camden City Parks

Excessively loud music in the parks is the target of an amended ordinance that was adopted by City Council at September 13 Council meeting. The existing nuisance ordinance prohibits “physically annoying” noise on premises, public streets, alleys, or thoroughfares. Council’s amendment adopted on September 13 applies specifically to parks and forbids “any unnecessary noises or sounds by means of the human voice, or by any other means or methods, including but not limited to: radios, telephones or any other form of electronic device, which are physically annoying to persons or which are so harsh, or so prolonged or unnatural, or unusual in their use, time and place as to occasion physical discomfort, or which are injurious to the lives, health, peace and comfort of the inhabitants of this municipality.”

4 New Businesses to Open in Cherry Hill Mall

The owner of the Cherry Hill Mall said 4 new businesses will open over the next 12 months. Psycho Bunny, a menswear retail, is expected to open in mid-2023. Levi's should open by this year's holiday season. Rumi Life sells lifestyle products and will open this winter with two different mall locations. Eddie V's is a seafood restaurant that should open in the spring of 2023.

\$363 Million Bond Referendum Passed in Cherry Hill

Cherry Hill School District announced that a \$363 million bond proposal to improve Cherry Hill Public Schools was approved in a special election vote. The referendum will impact all 19 public schools in the district, and plans include replacing roofs, doors and HVAC systems, windows, safety and security improvements, and add new learning spaces. The work will likely begin in Summer 2023 and take about five years to complete.

Camden Receives Significant State Funding for Continued Redevelopment

The city of Camden is receiving \$180 million from the state in direct investments, as specified in Gov. Phil Murphy’s Fiscal Year 2023 budget. The city is also receiving \$24 million in transitional aid from the state’s FY2022 budget that will go toward capital projects.

The FY2023 budget provides Camden with funding toward municipal assistance and meeting capital needs, and to support property tax relief. This funding includes over \$100 million in municipal aid, which includes over \$5 million from this fiscal year’s Municipal Relief Fund. The budget also makes major investments — over \$80 million — in significant projects through the city, the county and its Improvement Authority, including:

- \$35 million to demolish vacant structures through the Camden County Improvement Authority;
- \$15 million for the Camden County Courthouse Regional Corrections Center Initiative;
- \$10 million for Camden County’s work to rehabilitate Admiral Wilson Boulevard West;
- \$10 million for Camden County’s Park and Trails Program;
- \$5 million for the Camden Housing Fund Initiative to further the development and construction of safe and affordable places for families to call home;
- \$5 million for citywide improvements for pedestrian safety;

- \$2 million for Camden Works to initiate a pilot shuttle-bus program to help connect more residents with available jobs;
- \$600,000 for social services provided to individuals experiencing homelessness by Joseph's House of Camden.

The City has also received additional investments from FY2022 transitional aid funds — in addition to the FY2023 appropriations to the city and county noted above, the city of Camden will receive a \$24.085 million direct investment to complete critical need projects, including:

- \$3 million for upgrades to City Hall and city facilities;
- \$3 million for upgrades to the Metro Police Department;
- \$10 million for road paving and upgrades;
- \$2 million for Department of Public Works equipment;
- \$2 million for illegal dump site remediation;
- \$4.085 million for sewer and water infrastructure upgrades.

BURLINGTON COUNTY

Old City Hall Subcommittee created in Bordentown

The Bordentown Old City Hall Restoration Committee announced the creation of a new subcommittee with charged with making Old City Hall a destination for both locals and visitors to enjoy lectures, education, seasonal gatherings, activities, philanthropy and everyday fun.

The new Old City Hall subcommittee will be made up of independent volunteers and is actively seeking members. The subcommittee plans to meet at monthly to plan and manage events and fundraisers. Realtors interested in learning more and/or joining the subcommittee should contact Carol Hill at CarolHill167@gmail.com.

272-Unit Multifamily Project in Bordentown Completed

The Reserve at Crosswicks, a 272-unit multifamily community located at 8000 Bowery Lane, is now completed. The garden-style property consists of seven buildings with one- and two-bedroom units. Residences are furnished with stainless steel appliances, quartz countertops and individual washers and dryers. Amenities include a pool, fitness center, dog park, children's play area, game room, lounge and package handling services. Rents start at \$1,840 per month for a one-bedroom apartment.

For more info:

<https://www.larkenassociates.com/residential-rentals/the-reserve-at-crosswicks#gallery>

Habitat for Humanity SCNJ to Begin Construction on Affordable Housing Development in Bordentown Township

The process to start building 10 affordable housing units on Thorntown and Crosswicks Road in Bordentown Township is in its final stages. The township has worked closely with Habitat SCNJ to assist in creating a plan to build five duplex buildings and provide 10 affordable housing units for prospective families.

As part of its affordable housing policy with the state and Burlington County, Bordentown Township struck a partnership with Habitat for Humanity of South Central Jersey (SCNJ) over a

year ago to begin constructing plans on creating 10 new affordable housing units for present and future Bordentown residents.

The 10 housing unit community will be called the "Bordentown Residential Development." Five of the units will be for low-income families and the other five units will go to families that are considered to have a moderate-income. Each of the five duplex buildings will be split into two-story modular homes with three bedrooms and one and a half bathrooms. All eligibility requirements are available under the Affordable Housing section on the township's website: <https://www.bordentowntownship.com/>

Moorestown Now Requiring Survey for Transfer of Properties Adjacent to Land Owned by the Municipality

Moorestown Township recently adopted CCO Ordinance 5-2022, requiring a survey for transfer of properties adjacent to land owned by the municipality, out of concern for encroachment issues. The ordinance went into effect on June 1, 2022.

The NEXUS Legislative Committee met with Moorestown Mayor on June 16 to discuss the new ordinance, along with other issues in the Township. Not only does the ordinance add another requirement on property owners, which is always a concern of the Association, but it also places the burden on the seller to pay for the survey in these instances when surveys are typically paid for by the buyer.

According to the Township, the new ordinance affects approximately 750 properties. The final listing of properties affected will be published on township website. The NEXUS Legislative Committee is circling back to the Township to reiterate its concern regarding the new regulation and be proactive in ensuring that it is not extended to all properties within the municipality.

Willingboro Holds Information Session for REALTORS® on Added Assessment

Willingboro Township Tax Assessor Justin Lamicella hosted a follow-up information session to further explain the added tax assessment and evaluation process that has brought confusion to many REALTORS®. NEXUS shared this opportunity with members who do business in the Township. At that meeting, the Township clarified that the **Added Assessment Review Sheet is optional**, however if the review sheet is submitted, the township's assessment will be turned around in approximately seven working days. If the seller chooses not to fill out and submit the Added Assessment Review Sheet, that is acceptable, however the timeframe to receive an assessment may take longer. The township will also review any additional information that is available and/or provided at such time.

Those members who have remaining questions and concerns are encouraged to contact NEXUS' Vernon Jones at vjones@nexusaor.com as the Legislative Committee remains proactively engaged with township officials on the issue to ensure understanding and compliance.

Targeted Municipalities Legislative Committee Plans to Meet with in Fall 2022:

- LEHT, Mayor John Kehm Jr.
- Lavallette Borough, Mayor LaCicero
- Point Pleasant Borough, Mayer Kanitra

- Willingboro, Mayor Kaya McIntosh
- Mansfield Township, Mayor Mojena

2022 Legislative Committee ZOOM Meetings

Please join us if you can! E-mail vjones@nexusaor.com to be added to the NEXUS Legislative Committee meeting distribution list. The committee is looking for more active realtors to participate!

- Thursday November 10, 2022 – Guest Speaker TBD
- Thursday December 8, 2022 - Guest Speaker Mayor Mo Hill of Toms River