



October 2025

Featured News

NEXUS Legislative Committee Meets with Officials in Willingboro

In September, members of the NEXUS Legislative Committee welcomed Mayor Samantha Whitfield & Deputy Mayor Dr. Tiffani A. Worthy to their meeting to discuss issues related to real estate and development within the Township.

Mayor Samantha Whitfield, appointed in January 2025, brings a strong background in city planning and community advocacy. A former leadership development specialist with the Girl Scouts of Central & Southern NJ, she also made history as one of New Jersey’s youngest-ever NAACP branch presidents. Joining her was **Deputy Mayor Dr. Tiffani A. Worthy**, who brings deep experience in municipal governance, having previously served as Mayor during her first term on the council. Together, they aim to lead with vision and commitment to the township’s growth and development.

The leaders shared exciting updates on Willingboro’s initiatives, including:

- **Affordable Housing Development:** In response to NJ’s new housing mandates (S50, 2024), the township plans to build 62 affordable units for moderate- and low-income families, plus market-rate townhomes on the old Burlington County Times site. Construction is expected to begin in 2026.
- **Community Improvements:** Projects in the pipeline include an outdoor fitness space, a handicap-accessible playground, a refurbished track, and a 500-seat performing arts center aimed at revitalizing the township's cultural scene.
- **Housing and Development Concerns:** The Mayor and Deputy Mayor expressed interest in strategies to curb excessive house flipping, hoping to attract long-term residents while continuing to welcome renters.
- **Short-Term Rentals & Inspections:** Willingboro is developing best practices to regulate Airbnbs and short-term rentals. Committee member Valarie suggested compiling a list of municipalities and their rental policies.
- **Environmental Health:** Due to PFOS/PFOA contamination, sewer inspections are now required for every home as part of the Certificate of Occupancy process.

For housing or inspection inquiries, the Mayor encouraged members to reach out to **Director of Inspections Dennis Tunstall** at (609) 877-2200 ext. 1019. They emphasized their intention to make the township responsive and a good place for investment.

Burlington County

Construction Begins on Pearl Apartment Homes in Moorestown

Construction is underway on Pearl Apartment Homes, a new 375-unit apartment complex located adjacent to the Moorestown Mall. The project was first approved in 2021 as part of the Moorestown Mall redevelopment plan. Pearl Apartment Homes will feature one-, two-, and three-bedroom units. Seventy-five of the apartments will be designated as affordable housing.

Amenities planned for the development include a fitness center, swimming pool with sundeck, spa with massage room, parlor with gaming tables, and a podcast studio. Phase 1 of construction will also include a parking garage for residents.

Pre-leasing is scheduled to begin next summer, with the first move-ins expected in fall 2026. The Pearl project is part of a broader trend of residential development in the area surrounding the Moorestown Mall. A 76-unit affordable housing complex opened nearby last month.

Mount Laurel Forms Committee to Address Motel Code Enforcement

The Mount Laurel Township Council adopted a resolution on September 8 establishing an investigative committee to assist with what officials have called the “hotel cleanup project.”

The committee will support the Mount Laurel Police Department in enforcing a section of the Township code requiring all motel guests to provide valid identification during registration. Motel operators must maintain a record log and photocopy of each guest’s identification.

Violations of this code can result in penalties of up to 90 days in jail, community service, and fines of up to \$2,000 for motel operators. Guests found in violation may be fined up to \$500.

The resolution states that local motels have generated more than 1,000 police calls in recent years for offenses including drug use, prostitution, theft, and assault. The Township cited these incidents as creating an ongoing strain on police resources and public safety concerns.

The new investigative committee will include the Mount Laurel Police Chief and Township Manager, or their designees, along with the Township’s Code Enforcement Officer.

BCIT-Westampton Opens Expanded Campus with New Classrooms and Training Facilities

Students at the Burlington County Institute of Technology (BCIT) began the new school year on an upgraded Westampton campus featuring a 39,000-square-foot addition and renovation. The project includes new classrooms, logistics training areas, and expanded auto and diesel technology shops. It’s the first major addition to the campus since 2004.

The \$14 million project was funded through a combination of state grants and county funds, including support from the New Jersey Career and Technical Education expansion grant under the Securing Our Children’s Future Bond Act, which allocated \$275 million statewide for county vocational school improvements. The upgrades will allow an additional 100 students to enroll in BCIT’s career and technical education programs, including automotive technology, heavy equipment and diesel technology, and global business and supply chain management. The project also included a new roof and upgraded HVAC system.

BCIT currently enrolls more than 2,300 students across its Westampton and Medford campuses, the highest in the district’s history. The school maintains a 98% graduation rate. Earlier this year, BCIT completed \$8 million in renovations at its Medford campus, which included expanded welding and HVAC facilities and a new video game design lab.

Westampton Township: Short-Term Rental Regulations Under Discussion

Westampton Township is currently exploring new regulations for short-term rentals (STRs) in response to resident concerns about noise, disruptive parties, and repeated calls for police intervention. While no new ordinance has been enacted yet, the Town Council is actively deliberating how to balance private property rights with the health, safety, and welfare of the community.

- Key options being considered include:
- Requiring permits for short-term rentals or private event hosting
 - Assessing fees for police response to repeated disturbances

Current Township Code (Ord. 25-3) does not directly address modern platforms like Airbnb or VRBO, but does restrict traditional bed-and-breakfast (B&B) operations in residential zones (e.g., R-2), including:

- Maximum of two guest rooms or suites
- Owner must live on-site
- Home must maintain single-family appearance
- Guest stays limited to 14 consecutive days within a 90-day period

While Ordinance 25-3 outlines a prohibition on short-term and commercial amenity rentals in residential zones, it appears that the Township is still in the exploratory phase of broader enforcement, especially related to digital platforms. NEXUS will continue to monitor the issue and keep members informed.

Camden County

Jefferson Hospital Receives \$4 Million Grant for New Mental Health Facility

The Camden County Board of Commissioners recently joined the 6th Legislative District for the presentation of \$4 million in grant funding from the New Jersey Department of Health to Jefferson Hospital in Cherry Hill.

The grant will support the implementation of the EmPATH (Emergency Psychiatric Assessment, Treatment, and Healing) model of care and the construction of a new 4,000-square-foot EmPATH facility adjacent to the hospital’s Emergency Department.

The EmPATH model provides a specialized environment where patients experiencing a mental or behavioral health crisis can be evaluated and treated by mental health professionals. The program is designed to improve access to care, reduce pressure on emergency departments, and better connect patients with ongoing behavioral health and addiction services. Jefferson Hospital will be the first healthcare system in southern New Jersey to offer this model of care.

Groundbreaking Held for Atco Lake Park Improvements

In late September, Camden County Commissioner Jeffrey Nash joined local officials from Waterford Township to break ground on new amenities at Atco Lake Park.

- The project includes the following improvements:
- Demolition of the existing parking area and Vineyard Road connection to White Horse Pike
 - Removal of guiderails, concrete pads, islands, light bases, signage, and landscaping
 - Construction of a new asphalt parking lot and cul-de-sac
 - Roadway improvements along White Horse Pike, including a new asphalt shoulder, curb, and striping
 - Installation of new concrete sidewalks and stone driveways for lake access
 - Upgrades to water and stormwater infrastructure
 - Installation of new regulatory and warning signs
 - Topsoil placement and seeding

Atco Lake Park, located in Waterford Township, spans 77 acres and was acquired through the Camden County Open Space Trust Fund in 2008.

\$5.7 Million Awarded for Camden Revitalization Projects

On October 2, New Jersey Economic Development Authority (NJEDA) Chief Executive Officer Tim Sullivan announced that \$5.7 million was awarded through the Urban Investment Fund (UIF) Grant Program to support five community revitalization projects in Camden. The funding will assist with building rehabilitation and public space improvements in areas affected by the COVID-19 pandemic. Through the UIF Grant Program, the NJEDA provides funding to eligible municipalities to support revitalization strategies that respond to decreased foot traffic and business activity caused by the pandemic. Funding for the program is provided through the American Rescue Plan State and Local Fiscal Recovery Funds. The projects receiving funding in Camden include:

- Wiggins Waterfront Promenade: \$1 million for utilities, earthwork, and site improvements, with a \$300,000 match from the William Penn Foundation.
- Sheila Roberts Park: Over \$540,000 for access improvements, plaza and sidewalk upgrades, safety features, and family-friendly amenities, supported by a \$100,000 Neighborhood Revitalization Tax Credit grant.
- 7th & Clinton Street Park: More than \$686,000 for a gazebo, playground equipment, recreational spaces, and streetscape upgrades, matched by \$615,000 from Camden County Parks.
- East Camden (2631 Federal Street): \$2.5 million for renovation of a community building into a commercial and community hub, with \$810,000 in matching funds from various sources.
- Roosevelt Plaza Park: \$1.1 million for installation of food kiosks, landscaping, and seating areas, supported by a \$50,000 contribution from the Camden Special Services District.

The Camden Community Partnership is collaborating with the city to implement the revitalization strategy, which aims to enhance public access and improve the use of community spaces. Established in March 2024, the UIF Grant Program supports revitalization projects in eligible municipalities, including Camden, Newark, New Brunswick, Passaic, Paterson, and Trenton.

Camden County Police Department Launches Drone Unit

The Camden County Police Department has launched a new drone unit to assist officers with aerial support across the city. The program became operational in recent weeks.

The department’s six drones can fly up to 400 feet in the air and reach speeds of 35 miles per hour. They are stationed on rooftops throughout Camden and are launched and operated remotely by officers in a tactical center. Six full-time officers are assigned to the new unit. The drones are being used to support patrol operations and respond to emergency incidents, including vehicle breakdowns, missing persons, medical calls, and shootings. The technology provides real-time video to help officers assess situations and coordinate responses.

The department previously did not have access to a helicopter and relied on other agencies for aerial support. The drones now provide a faster response option, with the ability to reach scenes within seconds.

The new drone unit is part of a series of changes that the city has implemented over the last decade that officials are crediting with a significant decline in violent crime. In fact, this past summer was the first homicide-free summer in 50 years in the City of Camden. In 2014, Camden adopted a community policing approach that emphasizes engagement between officers and residents. Since the department’s reorganization, homicides in Camden have decreased by 64%, Officials attribute the long-term decline in homicides to collaboration between law enforcement, community organizations, and residents.

Demolition of Eastside High School in Camden Underway

Demolition of The Eastside High School building, which dates to 1929, is being razed to make way for a \$105 million replacement campus in Camden.

Gloucester Township Passes Ordinance Holding Parents Accountable for Juvenile Offenses

Gloucester Township has adopted a new ordinance that holds parents and legal guardians legally accountable if they fail to prevent their child from breaking the law.

Under the new law, parents, guardians, or caretakers of minors under 18 may face penalties if their child is found guilty multiple times in juvenile court for specific offenses. Penalties can include up to 90 days in jail or fines of up to \$2,000.

The ordinance covers 28 offenses, ranging from serious crimes to municipal violations. These include acts such as assault, vandalism, truancy, drug use, destruction of property, loitering, public drunkenness, and indecent exposure. It also applies to violations under Title 39 of the New Jersey Motor Vehicle Act, excluding parking violations.

The ordinance is designed to address ongoing issues of juvenile misconduct and enhance public safety during township events and in public spaces.

Ocean County

Ocean County Launches Interactive Engineering Dashboard

Ocean County has introduced a new interactive Engineering Dashboard to provide public access to information about infrastructure projects, road improvements, and capital initiatives across the county.

The dashboard offers real-time updates on ongoing and planned projects, allowing residents, contractors, and municipal partners to view details about work affecting local communities.

The new platform is part of the county’s effort to make project information easily accessible to the public.

The dashboard can be accessed online at [Ocean County Engineering Dashboard](#)

Ocean County Clerk’s Office Offers Free Property Alert Service

The Ocean County Clerk’s Office now provides a free Property Alert Service designed to notify property owners when documents are recorded in their name. The service sends immediate email alerts whenever a deed, lien, or other document is recorded in the County Clerk’s Office. This allows property owners to monitor activity related to their property and helps protect against potential fraud, including fraudulent deeds or liens.

Property owners can sign up online to receive automatic electronic notifications. The service is free and available to all Ocean County residents by signing up here: [Property Alert Service](#)

Beach Haven Introduces Zoning and Dune Walkover Ordinances

The Beach Haven Borough Council recently introduced a zoning ordinance requiring business property owners who want to convert their property into a single-family residence to apply for a conditional use variance. Under the ordinance, a residential property that changes from residential to another use cannot later return to residential use without approval from the land use board. Properties destroyed by a storm may be rebuilt as residential, and demolished residential structures may also be rebuilt as residential. A public hearing on the ordinance is scheduled for Tuesday, October 14, at 6 p.m.

The council also introduced an ordinance regulating private dune walkovers, which are seasonal rolled-up mats providing access from properties to the beach. Walkover renewals will be due by April for a \$100 fee; after April 1, the fee increases to \$500, and no applications will be accepted after July 1. Renewals will be accepted only if the walkover was previously permitted. Walkovers may be installed starting April 1 and must be removed by November 1. Storm debris must be removed within 48 hours of notice. The ordinance prohibits dune fencing and requires the installation of split-rail fencing instead.

New Jersey Department of Environmental Protection to Decide on LBI Grade School Redevelopment Permit

The New Jersey Department of Environmental Protection (NJDEP) is reviewing a Coastal Area Facilities Review Act permit application for the site of the closed LBI Grade School in Ship Bottom. The agency’s decision is expected by mid-October.

The school closed in June after the 2024-25 academic year. Plans are in place to redevelop the nearly 4-acre site, located between Central Avenue and East Bay Terrace, into up to 21 single-family homes with stormwater management, landscaping, and lighting. An agreement for redevelopment was reached in April between Ship Bottom officials and architect/developer Michael Pagnotta. The project received limited approval from the Ship Bottom Land Use Board earlier this year.

The LBI Grade School site was initially listed for sale in 2011. Sale proceeds are expected to support expansion and renovation at the LBI Elementary School (formerly E.J. Jacobsen Elementary School), where all students and staff are currently housed.

Jennifer Kuhn Appointed Mayor of Jackson Township

Jackson Township Council appointed Jennifer Kuhn as mayor on October 3 to fill the vacancy left by Michael Reina, who resigned on September 23 after nearly 18 years in office. Reina’s term was set to expire on December 31, 2026.

Kuhn, previously Council President, was selected by a majority vote at a special council meeting. She will serve as interim mayor for the remainder of Reina’s unexpired term. Council Vice President Mordechai Burnstein moved into the Council President position, creating a council vacancy that must be filled.

Reina served as mayor from November 2008 until his resignation. His departure came after the deadline to add a special mayoral election to the November ballot. Meanwhile, two candidates, Chris Pollak and Al Couceiro, are running for the unexpired council seat of Scott Sargent, who passed away in May. Councilman Ken Bressi, who was appointed to fill Sargent’s seat temporarily, is not running in the November election.

Seaside Heights Planning Board Postpones Two Development Hearings

In early October, the Seaside Heights Planning Board postponed hearings on two development applications, rescheduling the hearing for November 3 at 6pm in the municipal courtroom over the firehouse.

The first application, for 211 Sampson Avenue, involves subdividing a 10,000-square-foot lot into three parcels: two 20-by-100-foot lots and one 60-by-100-foot lot. The second application covers 308-310 Sampson Avenue. The property currently has three structures. The owner seeks to demolish two small street-facing single-family homes, replace them with three-story homes, and retain a larger four-unit multi-family building in the rear. The plan proposes three parking spaces for the new units, while on-street parking would be reduced by two spaces. Concerns over parking and sidewalk clearance were raised by board members.

Hovnanian Purchases Seaside Heights Property for Townhome Development

Hovnanian has completed the purchase of the former Offshore Motel property at Boulevard and Dupont Avenue in Seaside Heights for \$4.7 million. The company plans to invest an additional \$16.4 million to construct a 24-unit townhome community called The Views at Seaside Heights.

The project will consist of three buildings: a 10-unit building along Lincoln Avenue, a 7-unit building in the center of the property, and a 7-unit building along Dupont Avenue. Each townhome will be owned as fee-simple, with individual deeds, and one additional lot will be reserved for driveways, landscaping, and three guest parking spaces.

Construction permits can now be issued following the property closing. The borough council approved a revised project schedule in July, allowing the first building to be constructed before the end of 2026. The project will include two new 24-foot-wide driveways along the Boulevard with porous paving, concrete curbs and sidewalks along side streets, granite-block curbing along the Boulevard, and landscaping with 48 trees and 130 shrubs, plus a buffer area between the complex and neighboring residential properties.

Seaside Heights officials, with support from state and county agencies, assisted in demolishing the existing structures and have approved property tax abatements for the units.

Borough Increases Fines for Rental and Business License Violations

Seaside Park passed an ordinance in September to increase fines for property owners who violate rental policies or operate businesses without a mercantile license.

Previously, the fine for violating the rental inspection and licensing ordinance was \$200 per offense. Under the revised ordinance, fines range from \$1,500 to \$2,000 per offense. Fines for mercantile license violations, previously set at the discretion of the municipal court, were also increased to the same range. The ordinance now specifies that each day a violation continues will count as a separate offense. Individuals

“allowing or permitting the continuation of the violation” may also face penalties.

The NEXUS Legislative Committee meets via Zoom on the 2nd Thursday of each month (except August and December). If you’re interested in serving on the Committee, please visit <https://nexusaor.com/get-involved/> or for more information, contact Wyatt Sklar, Senior Manager, Public Affairs, at wsklar@nexusaor.com

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