



Municipal Monitor

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NEXUS Municipal Monitor: May 2025

Local Officials from Delran Township and Burlington City Share Visions for Growth with NEXUS Legislative Committee

This Spring, the NEXUS Legislative Committee met with local officials from Delran Township and Burlington City for insightful discussions around development and issues impacting homeownership and private property. The following are overviews of those meetings:

Delran Township

In March, the NEXUS Legislative Committee welcomed Delran Township Mayor Barnes Hutchins, Councilman Tom Morrow, and Interim Business Administrator and Municipal Clerk Jamey Eggers to their meeting. Mayor Hutchins, a lifelong area resident with over a decade of planning and zoning experience, shared his administration’s vision for Delran, a Burlington County community of just over 16,000 residents situated at the intersection of the Delaware River and Rancocas Creek.

A central topic was the township’s Fourth Round Affordable Housing obligation, with Delran committed to meeting its assigned number of 96 units. Township officials are actively exploring balanced solutions that consider community input and the desire to avoid large-scale apartment developments. One major proposal includes a large apartment complex near Home Depot on southbound Route 130, which could significantly support their housing goals.

The conversation also highlighted exciting redevelopment opportunities. Delran is seeking to breathe new life into passive recreational areas along its scenic harbor and watershed, formerly active marina spaces, while encouraging thoughtful development along the Route 130 corridor. The township is also open to cannabis-related businesses—two recreational facilities have already revitalized vacant properties—and a flex warehouse has been recently approved in their industrial zone.

Officials expressed interest in exploring flexible office space in refurbished buildings, citing successful models in nearby towns, and are considering the formation of an economic development commission to attract investors and spur additional revitalization. Delran is updating its approach to property regulation, implementing Certificate of Occupancy (CO) requirements for the first time. The Mayor said the goal is to strengthen oversight without creating undue burden on sellers. He said officials are working closely with the real estate community to develop checklists, clarify permitting expectations, and ensure transparency during transactions. The mayor emphasized how critical it is to pull permits properly, sharing a personal experience that underscored the risks when this step is overlooked.

In closing, township leaders underscored Delran’s charm—its small-town atmosphere, strong schools, safe neighborhoods, and ongoing infrastructure upgrades—all of which make it a promising place for thoughtful growth and investment. Mayor Hutchins thanked all attendees for their engagement and feedback on ordinance changes, reinforcing the importance of continued collaboration with the real estate community.

Burlington City

At the April meeting, Mayor Barry Conaway offered an in-depth look at the opportunities and challenges shaping Burlington City’s development. With limited land availability, an aging housing stock, and environmental concerns tied to legacy properties, the mayor emphasized that the city’s path forward is rooted in redevelopment rather than new construction. Despite these challenges, he expressed optimism about the increasing number of rehabilitated homes and outlined a bold goal: increasing Burlington City’s population from 10,000 to between 12,000 and 13,000 residents.

Several factors support this goal, including the city’s existing infrastructure capacity and its partnership with Burlington Township on water and sewer services. The community also benefits from strong public schools, including a five-star K3/K4 pre-kindergarten program, and private education options like St. Paul’s (K–8) and Doane Academy (K–12). Burlington’s regional rail and bus connectivity adds to its appeal, although the mayor acknowledged ongoing concerns with transit connectivity and emphasized ongoing collaboration with NJ Transit to improve service hours and security.

Affordable housing continues to be a priority. Burlington City has already fulfilled its Round 3 affordable housing obligations and is actively working on Round 4, with plans to add 30 new units and rehabilitate 65 existing ones. Mayor Conaway also highlighted several major development projects. One is the restoration of the historic William R. Allen School, a significant African American landmark, with construction scheduled to begin next month. Another is the revitalization of Kennedy Park, funded through a DEP grant, which will include a new walking trail, an inclusive playground, and general improvements to the park.

Two of the city’s largest redevelopment sites are also advancing. The former PSE&G and Army Ammunition Plant site—now known as

Commerce Square—awaits environmental clearance from the DEP. Meanwhile, the former U.S. Pipe Foundry recently received Brownfield Development status, and the city has signed a memorandum of understanding with the Perrone Group to construct 600 housing units on the site, pending environmental remediation.

Additional housing projects in the pipeline include 60–65 senior apartments being developed by a local church and another 70–72 units being planned by the city. On the commercial side, development along Route 130 North is underway across from Wawa on Jacksonville Road, where two restaurants are in progress. The former Riverview Restaurant, along with its liquor license, has been acquired and is expected to reopen as a destination dining experience by late June or July.

Mayor Conaway also announced a new seasonal event series—Sunday Strolls—beginning April 26 and continuing through September. Modeled after successful events in Bristol, PA, these community gatherings are projected to attract 4,000 to 6,000 visitors each weekend, offering a significant boost to local businesses and downtown foot traffic.

Economic development remains a central focus. The city has partnered with SKY Consulting Group to identify high-impact development sites. One such success story is the construction of 170 fully rented apartments by the Perrone Group at the corner of High and Pearl Streets. The mayor also expressed hope that a long-vacant bank building at High and Broad will soon sell, following a recent cash offer.

Burlington City is actively working to attract more commercial businesses, particularly near the light rail station. The administration is focused on encouraging greater downtown density by easing parking restrictions and marketing municipally owned properties effectively. Mayor Conaway emphasized the important role of the City Council in holding developers accountable and ensuring that each project serves the community’s long-term interests.

To conclude the meeting, the mayor thanked the attending REALTORS® for their critical work and welcomed their ongoing feedback and insights.

Burlington County

Randy Brolo Joins Burlington County Board of Commissioners

Burlington County has welcomed a new member to its Board of Commissioners: Randy Brolo of Lumberton. He fills the seat previously held by Balvir Singh, who now represents the 7th Legislative District in the New Jersey General Assembly.

Brolo currently serves as the South Jersey Business Development Manager for the Laborers' International Union of North America. His prior experience in public service includes roles on the Rancocas Valley Regional High School Board of Education, the Mount Holly Municipal Authority, and the Lumberton Planning Board.

Burlington County Advances Regional Trail Expansion with New Kinkora Study

Burlington County continues to grow its network of pedestrian and bicycle trails with the launch of a feasibility study for a new 3.25-mile extension of the Kinkora Trail. Supported by a \$50,000 grant from the Delaware Valley Regional Planning Commission, the study will explore extending the existing trail from Mansfield Community Park in Columbus to the township’s Hedding section. This new segment would connect with the Delaware River Heritage Trail, creating a more integrated regional trail system through Florence, Mansfield, and Bordentown.

The proposed extension would primarily feature a 10-foot-wide, off-road, asphalt path ideal for walkers, runners, cyclists, and wheelchair users. It would largely follow the former Kinkora Railroad Line—once a vital transport route for soldiers and freight during the World Wars—repurposing its right of way to eventually span 13 miles through Mansfield, Springfield, and Pemberton townships. The first segment of the Kinkora Trail was completed in 2016.

To date, Burlington County has secured and invested over**\$19 million in grants** to advance recreational open spaces. Recent accomplishments include:

- A 4-mile stretch of the**Rancocas Creek Greenway Trail** from Amico Island Park (Delran) to Pennington Park (Delanco)
- A 5.5-mile section of the**Delaware River Heritage Trail** from Roebling to Bordentown City
- A 2.2-mile accessible trail around**Arney’s Mount** in Springfield, complemented by equestrian and woodland challenge trails

Several more trail segments are in planning and design stages, including connections between Pennington Park and Rainbow Meadow Park in Delran, new routes in Willingboro, and extensions to existing trails through Burlington City, Edgewater Park, and Historic Smithville Park. In addition, the county is actively exploring routes for another 50 miles of trails in communities such as Mount Laurel, Moorestown, Evesham, Medford, and Shamong.

Evesham Council Approves Redevelopment Plan for Marlton Crossing Office Site

Evesham Township Council has unanimously approved a redevelopment plan that will transform the underused Marlton Crossing office complex into a 325-unit apartment community, including 49 affordable housing units. Located at Old Marlton Pike and Centre Boulevard, the 10-acre site would be cleared for new construction featuring a parking garage and four-story buildings.

The project aims to revitalize aging infrastructure and address the township’s affordable housing obligations. According to the township’s professional planner, approximately half of the affordable units will serve tenants with special needs, while the remaining units will be market-rate, likely marketed as luxury apartments.

While township officials praised the plan as a way to meet diverse housing needs and modernize the area, some residents expressed concerns about increased density and traffic congestion near the busy Marlton Crossing shopping center. Any proposed development must still undergo Planning Board review, including detailed reports on traffic and community impact, giving the public further opportunities for input.

Moorestown Launches Historic Preservation Commission and Seeks Volunteers

Moorestown Township recently announced the members appointed to a new Historic Preservation Commission. The formation of this commission follows the adoption of Ordinance 06-2025, which was passed by Township Council on April 7. The ordinance creates Chapter 96 of the municipal code dedicated to Historic Preservation and amends Chapter 6-45.1, which governs the Appearance Committee. This initiative reflects the township’s commitment to safeguarding its rich architectural and cultural legacy and was created based on robust feedback from the residents and the business community to ensure balance.

The purpose of the new chapter is to protect and enhance Moorestown’s historic sites and districts by preserving their unique character and preventing unnecessary demolition or incompatible construction. It also aims to strengthen the aesthetic and historical continuity of the township’s neighborhoods. Earlier this year, the Township Planning Board adopted an updated Historic Preservation Plan Element within the Master Plan, reinforcing the foundation for this ordinance and guiding the commission’s future recommendations.

The new commission will advise the planning board on preservation priorities and contribute to decisions regarding historic structures, sites, and districts. This ordinance is the result of significant community advocacy and months of work to ensure historic areas—especially those dating back to Moorestown’s most significant architectural periods from the late 1600s through the Victorian era—receive protection. As implementation progresses, members are encouraged to provide feedback on oversight.

To view Ordinance 06-2025 in full, visit: www.moorestown.nj.us/DocumentCenter/View/8729/06-2025
To who has been appointed to the Historic Preservation Commission, visit:<https://moorestown.nj.us/712/Historic-Preservation-Commission>

Camden County

Camden County Launches \$81M Infrastructure Overhaul

Camden County has launched an ambitious infrastructure investment plan for 2025, committing more than \$81 million to upgrade roads, bridges, stormwater systems, and pedestrian pathways across its 228 square miles. Major projects include the \$13 million rebuild of Kings Highway, a \$17 million overhaul of Haddon Avenue in Camden City, and the widening of Cross Keys Road. These improvements aim to enhance safety, promote sustainability, and accommodate all modes of transportation—including expanded ADA access and potential bike lanes. Another \$80 million in projects are slated for 2026. To learn more details, visit: <https://www.camdencounty.com/commissioners-announce-historic-161-million-infrastructure-program/>

Construction Begins on Long-Planned Affordable Senior Housing in Cherry Hill

Construction is now underway on Park Village, a long-anticipated 76-unit affordable apartment complex located in the Garden State Park residential and retail area of Cherry Hill. First approved in 2009 and recently modified to a four-story design, the development will offer 70 one-bedroom and six two-bedroom units exclusively for residents aged 55 and older. The entire complex will be income-restricted and part of Cherry Hill Township’s Fair Share affordable housing obligation.

Located across from Costco on Garden State Boulevard, the \$24 million project is expected to be completed by February 2026. The new development is one of several contributing to Cherry Hill’s broader effort, with 1,500 affordable units built, rehabilitated, or under construction across the township.

Financed through a combination of low-income housing tax credits, funding from the New Jersey Housing and Mortgage Finance Agency, and private lending, Park Village is designed to blend with nearby market-rate housing. Five units are reserved for individuals experiencing homelessness or with special needs, while the remaining apartments will serve households earning between 30% and 60% of the Area Median Income. Amenities will include a community room with a warming kitchen, a fitness center, and laundry facilities on alternating floors. Camden-based. Leasing applications will open closer to the project's completion.

Pennsauken Township’s New Municipal Complex and Library Rising Quickly

Swift progress is being made on Pennsauken Township’s new Municipal Offices and Library, a major development project set within the township’s 10-acre municipal complex at Crescent Blvd (Route 130) and Merchantville Avenue. The 53,000-square-foot facility is taking shape, with a two-story section on the left designated for municipal offices and a three-story section on the right for the township’s new public library. The building will offer parking for 150 vehicles and is scheduled for completion in early summer.

The new municipal offices will centralize key departments, including administration, tax collection, building, and finance, and will feature an expanded mayor and council meeting room to better accommodate community attendance. The library will occupy approximately 70% of the building and will offer more than just books. It will serve as a resource hub featuring a Cultural Resource Center, education program rooms, and technology offerings. Once the transition is complete, the existing library will be demolished to make way for additional parking and outdoor community space. That phase, along with repurposing of the area, is expected to conclude in Fall 2025.

Another community-focused feature of the new site will be Jake’s Playground, an inclusive play area to be built near Merchantville Avenue. The initiative is especially meaningful, as it was founded by a Pennsauken family and has become a top township priority. A walking path will also circle the entire complex, offering recreation and relaxation space for residents.

The total construction cost is \$27.5 million, with \$9.3 million funded through the New Jersey Library Construction Bond Act. Pennsauken Township will cover the remainder. Jake’s Playground construction includes funding from a \$702,000 grant from the State of New Jersey.

Voorhees Moves Ahead on Major Intersection Redesign

The Township of Voorhees is moving forward with plans to redesign one of South Jersey’s most challenging intersections—where Route 73 meets Kresson and Kresson-Gibbsboro Roads. The Township Committee recently approved the purchase of a key property at 316 Kresson-Gibbsboro

Road, paving the way for the demolition of existing structures and eventual traffic improvements. With a new Super Wawa slated for nearby Route 73, traffic volumes are expected to increase, making the redesign all the more urgent. Once the site is cleared, the township plans to coordinate with Camden County on long-anticipated intersection upgrades.

Senior Housing Project Clears First Zoning Hurdle in Voorhees

A proposed development of 49 age-restricted homes off Route 73 in Voorhees took a significant step forward recently as the Township Zoning Board unanimously approved a use variance for the project. The project would transform nearly 14 wooded acres—zoned for commercial use—into a residential community for seniors. Additional site plan hearings are expected.

Ocean County

Brick Zoning Board Sets Special Hearing on Controversial Drum Point Housing Plan

The Brick Township Zoning Board has scheduled a special meeting for July 30 to continue public discussion on a proposed 60-unit housing development at 100 Drum Point Road. The project—featuring 48 townhomes and a 12-unit affordable apartment building—has drawn strong community opposition due to concerns over traffic, parking, and the loss of neighborhood privacy. Residents questioned the accuracy of parking projections and raised fears of increased congestion on an already busy roadway. The proposal requires zoning variances, including for building height, and must still secure approvals from the local and county zoning boards and the Brick Township Municipal Utilities Authority to move forward. The July 30 meeting is scheduled for 7 p.m. in the municipal council meeting room.

Ship Bottom Approves \$3.5M Bond to Preserve Open Space at Former LBI School Site

The Ship Bottom Borough Council unanimously approved a \$3.5 million bond ordinance on April 22 to preserve a portion of the former LBI Grade School property as open space. The decision comes amid ongoing redevelopment plans for the 4-acre site, where developer Michael Pagnotta is set to build 21 homes and donate six buildable lots—totaling 60,000 square feet—to the borough. The bond provides funding to acquire those lots for park use. While some residents raised concerns about transparency, appraisals, and long-term recreational plans, officials emphasized that the bond vote strictly focused on the property purchase. Future public input is expected as park design and use are finalized.

Seaside Heights Advances Inclusive Playground Project at Sunset Beach

Seaside Heights has finalized funding for its new inclusive playground at Sunset Beach, a nearly \$1 million project designed to ensure children of all abilities can play side by side. Supported primarily through state grants under Jake’s Law, the playground will feature accessible swings, carousels, and wheelchair-friendly transfer decks. The project also includes accessible restrooms and upgrades to the surrounding bayfront park area. With construction bids underway and local bonding approved to cover any remaining costs, the playground is anticipated to open in time for peak summer 2025.

Seaside Heights to Begin Collecting Short-Term Rental Tax in 2025

Starting this summer rental season, Seaside Heights is collecting a 3% short-term rental tax on bookings made through platforms like Airbnb and VRBO. Though the ordinance has been on the books since 2023, the borough had previously lacked a mechanism for enforcement. With assistance from the state Department of Taxation and neighboring Point Pleasant Beach that does the same, the borough will now tap into this revenue source to help offset the seasonal surge in public service costs. The tax—already in place for hotels and motels—will now be applied at checkout through authorized digital booking services, with the state forwarding the revenue directly to Seaside Heights.

The NEXUS Legislative Committee meets via Zoom on the 2nd Thursday of each month (except July and August). If you’re interested in serving on the Committee, please send an email to Vernon Jones at vjones@nexusaor.com.

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