



# August 2025

NEXUS Legislative Committee Meets with Local Officials in Pennsauken and Cherry Hill Townships

## Pennsauken Township (Camden County) Update

In June, the Legislative Committee met with Pennsauken Township Mayor Nicole Roberts, Director of Regulatory Services Shakir Ali, and Property Maintenance Supervisor Will Rivera to discuss real estate and development activity within the Township.

Mayor Roberts opened the meeting with updates on key redevelopment projects, including the soon-to-be-completed municipal building and library complex. The Township also recently broke ground on a new Community Center, with significant investment underway in recreational and open space improvements. These enhancements include a new pool, pickleball courts, walking trails, riverfront boat docks, and upgrades to Tippen Pond and 49th Street Park. These initiatives are part of a broader strategy to build a stronger sense of community by offering spaces and events for residents of all ages.

In addition to these civic enhancements, the Township is prioritizing the revitalization of underutilized properties and encouraging private development. New housing projects are in progress near the Cooper River boathouse and the library, and market-rate housing is under construction along Route 73. Further redevelopment is being explored near the Transit Center and along Westfield and Maple Avenues. On the commercial side, several new businesses have opened recently, with a Taco Bell now operating and a Starbucks expected to open by late August.

Committee members also engaged in a robust discussion regarding improvements to the Township’s inspection and permitting process. Mayor Roberts and Director Ali shared that all relevant forms, requirements, and checklists are now available online, and permit or certificate of occupancy inspections typically have a turnaround time of just 1–3 business days. Due to past safety issues with investors bypassing permits, the Township now requires a full CO inspection, not just a fire inspection. Mayor Roberts encouraged REALTORS® and developers to contact Township staff directly if they encounter customer service or inspection delays.

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## Cherry Hill Township (Camden County) Update

In July, the Legislative Committee met with Mayor David Fleisher; Kathleen Cullen, Director of Community Development; Megan Brown, Deputy Chief of Staff and Director of Recreation

Cherry Hill is the largest municipality in South Jersey with a population approaching 80,000 and 1200 commercial properties. Last year, 4,100 construction permits were issued with a value of \$169 million. The Mayor emphasized quality of life initiatives, such as public safety improvements and the Mayor's wellness campaign.

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## Notable Housing Development Projects

### **Enclave at Woodcrest Station**

- Transit Oriented Design – adjacent to PATCO station and I-295
- 370 luxury apartments
- Modern two-story clubhouse with pool, fitness center, dog park and pickleball courts
- 2024 BLSJ Rental Community of the Year Award Winner
- Final building opened in late 2024

### **Hampton Square Apartments**

- 252 luxury units with an interesting mix of quadplexes, 3 story walk ups and elevator buildings
- Amenities include clubhouse, pool, dog park and open space
- Under construction - First occupancy – late 2025 with new buildings opening through the Fall of 2026
- Replaced outdated office and warehouse buildings across from Merchantville Country Club

### **Park Village at Garden State Park**

- Age 55+ age restricted apartments currently in construction
- Under construction - First occupancy – late 2025/Early 2026
- Walkable access to the Garden State Park amenities
- 4-story building with 76 residential units (1 & 2 bedroom units) and 100% affordable
- An additional 1,650 apartments when built out

### **Commercial Priorities**

- 100+ businesses opened and 65+ new food licenses issued in past 12 months
- Reimagining Strip Centers: Focus on rehabilitating centers to attract higher and better uses
- Small Business: Encouraging small businesses to locate and expand in our commercial corridors
- Strong Regional Draws: Cherry Hill Mall and Garden State Park

**New Regional Draw: Cherry Hill Mall – Experiential Sporting Goods Store**

- Dick’s House of Sport
- Demo of 9-story under-utilized office building to make way for new state-of-the-art concept
- 120,000 SF retail space with attached 10,300 SF outdoor synthetic turf athletic field and track
- Store will feature a rock-climbing wall, batting cage, golf simulator and other amenities
- 40-45 employees per shift

**Garden State Park – Mixed Use Complex**

- 12.7 million visits in last year
- 100 retailers & 20 restaurants
- New retailers added

**Commercial Center Growth**

- Strip mall owners are investing in property renovations
- Investments are attracting tenants and concepts that are new to the region
- Strip centers are becoming specialty-focused destinations
- Enhanced properties are drawing consumers from a wider region

Examples:

- IKEA Cherry Hill Ellisburg Shopping Center
- Brace Road Station
- Garden State Pavilions
- Roy Rogers Opens Along Haddonfield Road

**Investments in Commercial Corridors**

- Route 70: Hotel and Restaurant Pad Site
- Route 70: H Mart Center Rehabilitation
- Route 38: New Entertainment Use
- Haddonfield Road Corridor: Site Rehabilitation

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**Code Updates**

**Municipal Code**

- Regulation of Trees (2022) - §21-5
- Rental Certificate of Occupancy (in process)
  - Lead-Based Paint Inspection Requirements: §15-74.1 will be amended for compliance with N.J.A.C. 5:28A
- Vacant & Abandoned Property Ordinance (2023) - §15-21
  - Requires annual registration of properties in foreclosure and a \$500 annual registration fee
- Continued Certificate of Occupancy Requirements
  - Fee simple (CCO required – owner responsible)
  - Non-fee simple (no CCO required – HOA responsible)

**Fire Code**

- Fire extinguisher requirements: Fire Extinguishers are not required at time of sale
- Fire Extinguishers are still required for rental properties
- Smoke detectors: must be either:
  - Hard wired and less than 10 years old
  - Sealed battery and less than 10 years old
- Whole house generators/solar panels/battery backup:
  - Stickers required stating house has multiple sources of power; CHFD can provide if necessary

**Zoning Ordinance**

- Zoning updates in process, based upon trends in annual Zoning Board of Adjustment reports
  - Definitions
  - Account for new property amenities, occupations and business types
- Electric Vehicle (EV) Supply/Service Equipment (2022) - §518
- Stormwater Management (2024) - §516

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# Burlington County

**Burlington County Celebrates 40 Years of Farmland Preservation**

On June 27, the Burlington County Commissioners, along with state and local officials, marked the 40th anniversary of farmland preservation in Burlington County. Since the program's inception, over 250,000 acres of farmland have been preserved statewide, including more than 31,000 acres through Burlington County’s program and an additional 36,000 acres by other programs. Burlington County now ranks in the top 10 nationwide with over 67,000 acres preserved.

At the ceremony, Commissioners announced preliminary approval for the preservation of four additional farms totaling 478 acres across Tabernacle, Lumberton, and New Hanover:

- Jean Throop West Farm, Tabernacle – 73 acres
- Jean Throop East Farm, Tabernacle – 72 acres
- D.R. Horton property, Lumberton – 226 acres
- Susan and Dennis Roohr Farm, New Hanover – 107 acres

The County will now begin the appraisal and offer process for these properties. Additionally, four of 11 farms approved for preservation last year

have accepted the County’s offer, securing another 306 acres. Negotiations are ongoing with the remaining farm owners.

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**Burlington County, Evesham, and Beverly Awarded DVRPC Grants for Trails and Community Planning**

Burlington County is expanding its regional trails and enhancing community infrastructure thanks to new grant funding from the Delaware Valley Regional Planning Commission (DVRPC). Burlington County received a \$75,000 grant to begin planning a 13-mile extension of the Delaware River Heritage Trail. This new segment will run from Roebling Park through Florence, Burlington Township, Burlington City, Edgewater Park, Beverly, and Delanco. The extension will connect several existing trails and riverfront areas, linking the Florence 5th Street Trail, Burlington City’s Riverfront Promenade, Edgewater Park’s Park Link Trail, and Delanco’s River Line station. From there, the trail will connect with the Rancocas Creek Greenway Trail.

The proposed path is expected to include 10-foot-wide asphalt surfaces suitable for walkers, runners, cyclists, and individuals using wheelchairs. Once completed, it will become the largest segment of the Delaware River Heritage Trail, which currently spans just over 8 miles from Bordentown to Roebling Park.

In addition, DVRPC awarded a \$125,000 grant to Burlington and Camden counties for a feasibility study on a new trail through Palmyra and Pennsauken. This planned trail would become part of the Delaware River Heritage Trail, serving as a key link between the two counties’ trail networks. It’s expected to connect with major transit hubs, including the Route 73 and Pennsauken River Line stations, and provide access to natural areas like Palmyra Cove Nature Park and Petty’s Island Preserve.

Two other Burlington County communities were also awarded funding:

- Beverly City received a \$90,000 grant to support planning efforts for a proposed transit village near the River Line station.
- Evesham Township received \$75,000 to study mobility improvements in downtown Marlton, helping to improve access and connectivity for residents and visitors alike.

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**Moorestown School District Sets \$108 Million Bond Referendum for September 16**

Moorestown residents will head to the polls on September 16 to vote on a two-part bond referendum totaling \$108.3 million. The proposed investments would fund major upgrades across all schools in the district, address overcrowding, and pave the way for full-day, tuition-free kindergarten. The Board of Education recently approved two separate ballot questions for the referendum.

**Question 1: District-Wide Infrastructure & Academic Enhancements**

This question includes the majority of the proposed upgrades, totaling \$80.3 million in projects. Key components include:

- A 12-classroom expansion at William Allen Middle School to allow for sixth-grade enrollment.
- HVAC replacements and infrastructure upgrades in all schools.
- Roof replacements at three schools.
- Security improvements and enhancements to athletic facilities, including tennis court and stadium turf replacements.
- Renovations to Isenberg Gymnasium.

If approved, this proposal would also reconfigure grade levels across district schools. William Allen Middle School would serve Grades 6–8, while third grade would shift to Moorestown Upper Elementary School. This would free up space in the district’s three lower elementary schools, allowing for expanded kindergarten classrooms that meet state requirements.

**Question 2: High School Renovations & New Operations Center**

This second question proposes \$28 million in additional projects that can only proceed if Question 1 is approved. Highlights include:

- Construction of a new operations center to move maintenance functions out of Moorestown High School, freeing up academic space.
- Instructional upgrades at the high school.
- Three new turf fields with lighting and improved traffic flow around the campus.
- Enclosed bus depot to reduce community impact.

If both ballot questions pass, Moorestown homeowners would see an estimated tax increase of \$648 per year — about \$54 per month. In return, the district would receive \$18.7 million in state funding to support the upgrades.

These proposed improvements are designed to accommodate growing enrollment, replace aging infrastructure, and modernize educational and athletic facilities throughout the district. Full details and updates on the projects can be found on the Moorestown School District’s referendum website: <https://future.mtps.us/>

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**Proposed Development Near Black Run Preserve in Evesham Raises Environmental Concerns**

A residential developer has submitted plans to build approximately 270 single-family homes in Evesham on a large, forested tract of Pinelands land adjacent to the Black Run Preserve. The proposed development would clear the southernmost portion of a 778-acre property — a site that sits next to the 1,300-acre protected preserve known for its ecological significance and recreational value.

The application, filed in November, is currently under review by the Pinelands Commission. The commission is assessing the potential environmental impact of the proposal and determining whether it complies with existing rules and regulations that protect the unique Pinelands ecosystem. Should the project receive a Pinelands development certificate, the developer would then need to seek approval from Evesham Township.

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## Camden County

**Major Road Improvements Coming to Cherry Hill and Voorhees in 2025–26**

Camden County has announced a significant investment in local infrastructure, with \$161 million earmarked for road construction projects beginning in 2025 and continuing into 2026. The projects are part of a county-wide improvement plan, funded largely by state and federal resources.

The initiative includes major repairs and upgrades across more than 1,200 lane miles of county roads to improve traffic flow and safety. While



some projects are already underway, several key improvements in Cherry Hill and Voorhees are scheduled to begin next year.

**Cherry Hill Projects:**

- Kresson Road (Marlkress Rd. to Cropwell Rd.) – \$7.5 million
- Springdale Road (Route 70 to Burlington County line) – \$3 million
- Kenilworth Avenue (Route 38 to Chapel Avenue) – \$1.5 million
- Park Boulevard (Grove Street to Park Drive) – \$1 million

**Joint Cherry Hill/Voorhees Projects:**

- Five Points Intersection (Evesham Rd./Haddonfield-Berlin Rd./Somerdale Rd.) – \$3 million
- Evesham Road (Burnt Mill Rd. to Haddonfield-Berlin Rd.) – \$1.5 million

At least one lane of traffic will remain open throughout most of the construction periods to minimize disruption.

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**Cherry Hill Approves 64-Unit Affordable Housing Complex on Route 70**

Construction is expected to begin later this year on a new 64-unit affordable housing complex along eastbound Route 70 in Cherry Hill, just west of Old Orchard Road. The project, known as Lilly’s Place, will be developed by VOADV Property Inc., part of the Volunteers of America Delaware Valley.

The 4.74-acre site, located between St. Bartholomew's Episcopal Church and the First Korean United Methodist Church, will include a three-story building with 52 independent-living apartments for seniors and 12 units for individuals requiring supportive services. All units will contribute to Cherry Hill Township’s affordable housing requirements. As part of the development plan,

- A vacant home currently on the site will be demolished.
- Construction of the building’s exterior is expected to be completed by late spring 2026.
- The developer agreed to maintain a 100-foot landscaped buffer along the rear of the property near homes on Highgate Lane.
- At the request of neighbors, the height of the planned fence along the adjacent Wexford Leas Swim Club will be increased from six feet to eight feet.
- Outdoor construction is scheduled to begin after the 2025 swim season ends and be completed before the 2026 season begins to avoid disruption to the swim club.
- The developer also committed to preserving healthy mature trees on the site and planting 117 new trees.

The Cherry Hill Zoning Board of Adjustment approved the major site plan at its May 15 meeting.

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**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.

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**Demolition Underway at Cherry Hill Mall for New Dick’s House of Sport**

Demolition has begun on the nine-story One Cherry Hill office tower at the Cherry Hill Mall. The site will be used for a new 120,000-square-foot Dick’s House of Sport retail and athletic complex.

The new two-floor Dick’s House of Sport will include a large outdoor athletic track and field. The office tower, located within the “L” of the mall, is being removed to make space for the outdoor athletic field portion of the project. The Cherry Hill Planning Board approved the project in December 2024.

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**Major Upgrades Coming to Camden's Von Nieda Park**

Camden’s Von Nieda Park in the Cramer Hill neighborhood is receiving a significant \$4.1 million facelift this year. The state-funded project will include the addition of a new grass soccer and football field, as well as renovated Little League fields complete with dugouts and benches. A covered picnic area with fencing is also planned to enhance the park’s amenities for families and visitors.

Recent improvements at the park have already included updates to the playground and resurfacing of the hockey rink located at the Hampshire Avenue complex. These efforts are part of a broader commitment to improving recreational spaces across Camden County. Located on nearly 19 acres, Von Nieda Park spans several blocks above 29th Street and is a vital green space for families throughout Camden.

This latest phase of investment builds on upgrades completed a decade ago, which added a baseball field and other recreational features. In a related effort, county and local officials recently celebrated the completion of a \$90,000 improvement project at Audubon Family Park. That project included the installation of outdoor exercise equipment and a walking path, providing additional opportunities for health and wellness in

the community. These enhancements reflect an ongoing focus on improving access to quality parks and recreational facilities for residents throughout the region.

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**Camden’s Oldest Home to Become Revolutionary War Museum**

The Benjamin Cooper House in Camden, built in 1734, is being restored and will become the American Revolution Museum of Southern New Jersey. The building was heavily damaged by fire in 2012. Officials announced the project at a ceremony on July 7. The museum is scheduled to open by July 4, 2026, to coincide with the 250th anniversary of the signing of the Declaration of Independence. The site will include historical exhibits, displays, a community room, and public facilities for users of a planned 33-mile hiking and biking trail from Camden to Winslow.

The Benjamin Cooper House was originally a tavern used by patrons traveling by ferry across the Delaware River. It is located on Erie Street in North Camden. The site is listed on both the Congressional List of Revolutionary War Battlefields and the New Jersey Register of Historic Places. British troops landed at the site, known as Coopers Ferry, in May 1777. Informational plaques at the location describe its role during the American Revolutionary War.

The project has received \$4 million in federal funding. U.S. Rep. Donald Norcross supported the effort over several years. The Camden County Historical Society is overseeing the restoration.

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**Ocean County**

**Brick Township Development Update**

Brick Township’s zoning board has recently approved a revised site plan for a shopping center at Route 88 and Jack Martin Boulevard, allowing the addition of three new fast food restaurants: Taco Bell, Burger King, and Bojangles. These will replace previously approved plans for a bank and a Popeyes.

Each restaurant will occupy its own building with a separate drive-through lane. The project includes 63 parking spaces and four electric vehicle charging stations. The site, located in front of the Laurelton Mobile Home Park, places Burger King on the western end, Bojangles in the center, and Taco Bell on the eastern side.

The board also approved variances for signage, including multiple wall signs and two monument signs for site entry, along with standard drive-through signage. This development is separate from a recently approved group of quick-serve restaurants — Chipotle, Starbucks, and Quickway Hibachi — at the nearby Laurel Square shopping center.

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**Brick Zoning Board Turns Down Proposal to Build 60 Townhomes, Apartments**

The Brick Township Zoning Board of Adjustment has denied an application to build 48 townhomes and 12 affordable apartments at 100 Drum Point Road. The proposal, reviewed over four hearings, faced unanimous opposition during public comment, with residents citing concerns about traffic, safety, storm evacuations, and potential rental use.

The development required a use variance since multifamily housing is not typically permitted in the Village Zone, which prioritizes mixed-use projects. Additional variances were requested for multifamily use on both floors of the apartment building and a one-foot reduction in parking space width.

Despite traffic studies presented by both the developer and township engineers, the board unanimously voted to deny the application mainly citing traffic and zoning compatibility as reasons for the denial.

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**NJ Supreme Court Rules in Favor of South Seaside Park Secession from Berkeley Township**

On July 10, the New Jersey Supreme Court ruled that Berkeley Township wrongly rejected a request from South Seaside Park to leave the township and become part of neighboring Seaside Park.

South Seaside Park is a small beach community located on a barrier island in Ocean County. Although it is officially part of Berkeley Township, it is physically separated from the rest of the township by more than a mile of water. To reach Berkeley by car, South Seaside Park residents must drive 15 miles through seven other towns — a trip that takes at least 30 minutes in the off-season and even longer in summer traffic. The court said this geographic separation — along with the lack of township services in South Seaside Park and the absence of local access to Berkeley’s government broadcasts — creates a hardship for residents. Justice Anne Patterson, writing for a unanimous court, said allowing the community to leave Berkeley and join Seaside Park would not significantly harm Berkeley Township.

The ruling supports South Seaside Park’s long-running effort to join Seaside Park, which began more than a decade ago. It also marks the latest development in a case that has moved through multiple courts over the years.

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**Coastal Victorian-Style Townhomes Approved in Seaside Heights**

A 16-unit townhome development has been approved for construction along the full length of Ocean Terrace between Hamilton and Franklin avenues in Seaside Heights. The site, currently a dirt and gravel parking lot across from Lucky Leo’s arcade, will be transformed into a “coastal Victorian” community.

Each unit will feature three bedrooms and range from 2,000 to 2,300 square feet. Units will run east-to-west, offering views of both the Atlantic Ocean and Barnegat Bay from the second floor. All units will include a master suite, great room, rooftop terrace access, and some will feature internal rooftop areas with eastern-facing balconies.

Seaside Heights Planning Board approved variances for the project at the end of June, including a building height of 49 feet (above the standard

41 feet) to accommodate an enclosed rooftop elevator mechanism. The development will include 29 internal parking spaces, requiring the removal of one on-street space on Franklin Avenue for a driveway. No parking spaces will be removed on Hamilton Avenue or Ocean Terrace. The townhomes will be located next to a separately approved hotel and ballroom project.

*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](mailto:vjones@nexusaor.com).*

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