

LEGAL NOTICE OF MARCH 9, 2026 PUBLIC HEARING FOR

AN ORDINANCE OF THE TOWNSHIP OF CHERRY HILL, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY AMENDING THE CHERRY HILL TOWNSHIP ZONING ORDINANCE TO ESTABLISH A NEW THREE EXECUTIVE CAMPUS (TECO) OVERLAY ZONE

PLEASE TAKE NOTICE that Cherry Hill Township Council has approved on first reading by title only an Ordinance amending and supplementing the Cherry Hill Township Zoning Ordinance to establish a new Three Executive Campus (TECO) Overlay Zone. The proposed Three Executive Campus (TECO) Overlay zone supplements the zoning for the parcel identified on municipal tax records as Block 68.01 Lot 1 (also known as “3 Executive Campus”), which will permit redevelopment or infill development with up to 195 dwelling units in stand-alone inclusionary residential buildings and/or mixed-use buildings containing inclusionary residential units above first floor office, retail, restaurant, personal service, recreational and/or civic uses. The proposed overlay zone will alternatively allow a “density bonus” up to 320 dwelling units if there is adaptive reuse of the existing building for inclusionary residential dwelling units. Under either scenario, at least 20 percent of the total dwelling units will be required to be set-aside as non-age-restricted affordable housing units. The Ordinance therefore creates an opportunity for the construction of low- and moderate-income housing in the Township of Cherry Hill and thereby addresses the fair share housing obligation of the Township of Cherry Hill under the New Jersey Fair Housing Act, while also retaining the property owner’s option to develop in accordance with the underlying B4 Regional Business Zone standards.

PLEASE TAKE FURTHER NOTICE that in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-15) and N.J.S.A. 40:49-2, notice is hereby given that Cherry Hill Township Council will hold a meeting at **7:30 p.m. on Monday, March 9, 2026, in the N. John Amato Council Chambers (also known as room 208), at 820 Mercer Street, Cherry Hill, New Jersey, 08002**, to conduct a public hearing to consider the final passage of the foregoing Ordinance of the Township of Cherry Hill. All persons interested will be given the opportunity to be heard concerning such Ordinance.

The meeting will also be accessible via Zoom, barring no technical difficulty. Individuals unable to access Zoom via computer may participate using the provided telephone numbers and guidelines below. Public comments may be made during the meeting through Zoom or via telephone, following the directions provided.

Computer, Tablet or Smart Device: <https://zoom.us/j/752589039>

Phone or Audio Dial-in: +1 (929) 205-6099 or +1 (312) 626-6799 or +1 (301) 715-8592 or +1 (346) 248-7799 or +1 (669) 900-6833 or +1 (253) 215-8782

Webinar ID: 752 589 039

PLEASE TAKE FURTHER NOTICE that copies of the proposed Ordinance shall be on file with the Township Clerk’s office no less than ten (10) days prior to the public hearing. All such documents shall be available for inspection in the Township Municipal Building, 820 Mercer Street, Room 107, Cherry Hill, New Jersey, 08002, during regular business hours, Monday through Friday.