



**TOWNSHIP OF CHERRY HILL
PLANNING BOARD
NOTICE OF DECISIONS**

TAKE NOTICE that on the 2nd day of March, 2026, the Planning Board of the Township of Cherry Hill in Camden County, NJ memorialized the following resolutions:

1. Resolution #2026-03-01: Resolution adopting Amendments to the Fourth Round 2025 Housing Element & Fair Share Plan of the Cherry Hill Township Master Plan.
2. Resolution #2026-03-02, recommending to Township Council amendments to Article IV of Ordinance 2013-18 as amended, known as the Cherry Hill Township Zoning Ordinance. The Cherry Hill Planning Board reviewed and considered the proposed amendments (Ordinance 2026-05) to Article III – Zones & Zoning Map, specifically amending the Cherry Hill Township Zoning Ordinance Sections 301 (Establishment of Zones) and 302 (Zoning Map), to include a new zoning district called the Three Executive Campus (TECO) Overlay Zone and Article IV – Zoning Regulations, specifically amending the Cherry Hill Township Zoning Ordinance to add Section 428 (Three Executive Campus (TECO) Overlay Zone, located at Block 68.01, Lot 1), to provide incentives for the construction of at least 39 affordable housing units in the Township, and thereby address the Township's Round 4 housing obligations under the New Jersey Fair Housing Act, as presented by Robyn Welch, PP, AICP, Affordable Housing Planner from Burgis Associates, Inc. The Board found that proposed Ordinance 2026-05 is not inconsistent with the Land Use Element of the Township's Master Plan and Housing Element and Fair Share Plan and will specifically implement the Housing Element and Fair Share Element of the Master Plan. Therefore, the Board recommended that Township Council adopt the proposed revisions to Article IV of the Township Zoning Ordinance, pursuant to N.J.S.A. 40:55D-1 et seq., as amended.
3. Resolution #2026-03-03, recommending to Township Council amendments to various articles of Ordinance 2013-18 as amended, known as the Cherry Hill Township Zoning Ordinance. The Cherry Hill Planning Board reviewed and considered the proposed amendments (Ordinance 2026-06), also known as the 'Combined Ordinance', to the following Articles and Sections of the Cherry Hill Township Zoning Ordinance as presented by Robyn Welch, PP, AICP, Affordable Housing Planner from Burgis Associates, Inc.: Article II – Definitions, specifically to include new terms and definitions; Article IV – Zoning Regulations, specifically to amend Section 426 (Golden Triangle Transit-Oriented Development (GTTOD) Overlay Zone) and Section 427 (PATCO Transit-Oriented Development (PTOD) Overlay Zone) to include a minimum affordable housing set-aside of twenty percent (20%) of the total residential units, specifically to repeal and replace in its entirety Section 902 (Affordable Housing Fees & Procedures); and Article X – Affordable Housing Procedural & Eligibility Requirements, specifically to replace in its entirety Sections 1001 through 1019 with new Sections 1001 through 1025, including increasing the Township-wide mandatory set aside requirements to 20% for projects that contain 5 or more dwelling units. These Articles were updated to reflect recent changes to the Fair

Housing Act, NJAC 5:99 et seq, and Uniform Housing Affordability Controls NJAC 5:80-26.1. The Board found that proposed Ordinance 2026-06 is not inconsistent with the Township's Master Plan and in fact will specifically implement the Housing Element and Fair Share Element of the Master Plan. Therefore, the Board recommended that Township Council adopt the proposed revisions to the Township Zoning Ordinance, pursuant to N.J.S.A. 40:55D-1 et seq., as amended.

4. Resolutions memorializing decisions of the Planning Board with respect to the above matters have been adopted at a virtual meeting of said Board on Monday, March 2, 2026, are filed in the office of the Department of Community Development and are available for public inspection.