



CHERRY HILL  
*Township*

*housing plan*

*May 18, 2009*

*Cherry Hill Township and Planning Board reserve the right to make further changes to this Housing Element & Fair Share Plan. The need or desirability of a change may arise from a number of reasons.*

*For example, the public may raise an issue, which upon further consideration, renders a change necessary or desirable. The Township may encounter difficulties with any aspect of its plan that render a change desirable or necessary, as well as changes required by the Court and Master.*

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# EXISTING CONDITIONS

The Township and Planning Board reserve the right to make further changes to this Housing Element and Fair Share Plan. The need or desirability of a change may arise from any of a number of reasons. For example, the public may raise an issue that upon further consideration renders a change necessary or desirable. The Township may encounter difficulties with any aspect of its plan that render a change desirable or necessary. The Court and the Master may require changes as well.

New Jersey's Fair Housing Act of 1985 and the Municipal Land Use Law (MLUL) require municipalities to adopt a housing element that addresses the municipal present and prospective housing need, with particular attention to low and moderate income housing. A housing element shall contain at least the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next 10 years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

## HOUSING

As of the 2000 Census, there were 27,074 housing units in Cherry Hill. The vast majority of the housing units, 96.9 percent, were occupied. Of the 26,227 occupied housing units, 21,751 (82.9 percent) were owner occupied and 4,476 (17.1 percent) were renter occupied.

### OCCUPANCY STATUS & TENURE: Housing units

	Camden County		Cherry Hill	
	#	%	#	%
Occupied	185,744		26,227	
Vacant	13,935	6.98%	847	3.13%
Owner-Occupied	130,007	70.0%	21,751	82.9%
Renter-Occupied	55,737	30.0%	4,476	17.1%
<b>Total</b>	<b>199,679</b>	<b>100%</b>	<b>22,074</b>	<b>100%</b>

*U.S. Census Bureau, 2000*

As of the 2000 Census, 72.8 percent of the Township's housing stock consisted of single family detached dwellings, while only 2.7 percent of the housing stock comprised structures containing two to four units. The balance of housing stock in the Township included 8.7 percent of single family attached units, with the remainder of housing comprised of structures containing five or more units per building, including 11.1 percent of housing comprised of buildings with 50 or more units.

### UNITS IN STRUCTURE - Universe: Housing units

	New Jersey		Gloucester		Burlington		Camden		Cherry Hill	
Total:	3,310,275	(x)	95,054	(x)	161,311	(x)	199,679	(x)	27,074	(x)
1, detached	1,794,967	54.2%	69,213	72.8%	104,299	64.7%	110,170	55.2%	19,712	72.8%
1, attached	285,268	8.6%	7,147	7.5%	22,090	13.7%	38,648	19.3%	2,357	8.7%
2	331,393	10.0%	2,850	3.0%	3,783	2.3%	8,784	4.4%	194	0.7%
3 or 4	223,580	6.8%	2,944	3.3%	6,374	3.9%	6,439	3.2%	555	2.0%
5 to 9	160,249		3,184	3.1%	8,196	5.1%	6,971	3.5%	483	1.8%
10 to 19	161,666	4.9%	3,284	3.5%	7,251	4.5%	8,528	4.3%	403	1.5%
20 to 49	121,452	3.7%	1,669	1.8%	2,999	1.9%	5,590	2.8%	218	0.8%
50 or more	197,313	6.0%	2,000	2.1%	3,810	2.4%	12,962	6.5%	2,999	11.1%
Mobile home	33,600	1.0%	2,746	2.9%	2,477	1.5%	1,560	0.8%	153	0.6%
Boat, RV, van, etc.	787	0.0%	17	0.0%	32	0.0%	27	0.0%	0	0.0%

*U.S. Census Bureau, 2000*

The median value of sales housing in Cherry Hill, as of the 2000 Census, was \$154,900, far less than the median housing value for the State (\$170,800), yet significantly higher than the median value reported for Camden County as a whole (\$111,200). Forty-three percent of the Township's housing stock was valued between \$125,000 and \$175,000; and nearly 70 percent (69.3) of the housing stock was valued between \$100,000 and \$200,000. The median gross rent in Cherry Hill was \$793 as of the 2000 Census, which was higher than the state (\$751) or any of the counties within COAH region 5.

## VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS

### Specified Owner-Occupied Housing Units

	Camden County			Cherry Hill		
	#	%	Cumulative %	#	%	Cumulative %
Less than \$10,000	248	0.20%	0.20%	0	0.00%	0.00%
\$10,000 to \$14,999	388	0.30%	0.50%	11	0.10%	0.10%
\$15,000 to \$19,999	407	0.30%	0.90%	15	0.10%	0.10%
\$20,000 to \$24,999	767	0.60%	1.50%	19	0.10%	0.20%
\$25,000 to \$29,999	1,104	0.90%	2.40%	12	0.10%	0.30%
\$30,000 to \$34,999	1,282	1.10%	3.50%	7	0.00%	0.30%
\$35,000 to \$39,999	1,681	0.40%	4.90%	14	0.10%	0.40%
\$40,000 to \$49,999	3,415	2.80%	7.70%	31	0.20%	0.50%
\$50,000 to \$59,999	3,515	2.90%	10.60%	20	0.10%	0.60%
\$60,000 to \$69,999	4,854	4.00%	14.60%	53	0.30%	0.90%
\$70,000 to \$79,999	6,148	5.10%	19.70%	208	1.00%	1.90%
\$80,000 to \$89,999	11,537	9.50%	29.20%	475	2.40%	4.30%
\$90,000 to \$99,999	13,686	11.30%	40.60%	853	4.20%	8.50%
\$100,000 to \$124,999	25,453	21.10%	61.60%	2,814	14.00%	22.50%
\$125,000 to \$149,999	18,435	15.30%	76.90%	4,764	23.70%	46.20%
\$150,000 to \$174,999	10,287	8.50%	85.40%	3,886	19.30%	65.60%
\$175,000 to \$199,999	6,035	5.00%	90.40%	2,467	12.30%	77.80%
\$200,000 to \$249,999	5,607	4.60%	95.00%	2,479	12.30%	90.20%
\$250,000 to \$299,999	2,461	2.00%	97.00%	841	4.20%	94.30%
\$300,000 to \$399,999	1,940	1.60%	98.70%	516	2.60%	96.90%
\$400,000 to \$499,999	832	0.70%	99.30%	348	1.70%	98.60%
\$500,000 to \$749,999	651	0.50%	99.90%	247	1.20%	99.90%
\$750,000 to \$999,999	70	0.10%	99.90%	18	0.10%	100.00%
\$1,000,000 or more	78	0.10%	100.00%	9	0.00%	100.00%
<b>Total</b>	<b>120,881</b>	<b>(x)</b>	<b>(x)</b>	<b>20,107</b>	<b>(x)</b>	<b>(x)</b>

U.S. Census Bureau, 2000

Note: Percentages may not add due to rounding error.

### GROSS RENT: Specified Renter-Occupied Housing Units

	New Jersey	Burlington County	Gloucester County	Camden County	Cherry Hill
With cash rent:	96.8%	91.9%	94.8%	97.3%	96.2%
Less than \$200	4.9%	1.5%	6.9%	6.7%	4.1%
\$200 to \$299	3.3%	1.6%	4.1%	3.7%	3.6%
\$300 to \$499	8.8%	6.2%	12.5%	13.7%	5.8%
\$500 to \$749	32.8%	39.5%	44.6%	44.7%	27.7%
\$750 to \$999	30.9%	32.2%	23.1%	21.5%	34.4%
\$1,000 or more	19.2%	19.1%	8.9%	8.7%	24.4%
No cash rent	3.2%	8.1%	5.2%	2.7%	3.8%
<b>Total</b>	<b>1,049,127</b>	<b>34,581</b>	<b>18,017</b>	<b>55,580</b>	<b>4,476</b>
<b>Median Gross Rent</b>	<b>\$751</b>	<b>\$758</b>	<b>\$645</b>	<b>\$635</b>	<b>\$793</b>

U.S. Census Bureau, 2000

***Units Affordable to Low & Moderate Income Households***

Low income households are defined as those households earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of median but less than 80 percent.

COAH has developed a sliding scale defining the income of eligible low and moderate income households. For example, the median income of a household of one (1) is less than for a household of two (2). COAH has determined separate median incomes for households of one person up to households of eight persons by region.

Similarly, housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current COAH rules require that an efficiency unit be affordable to a household of one (1). The average one (1) bedroom unit must be affordable to a one and one-half (1.5) person household. Similarly, the average two (2) and three (3) bedroom units must be affordable to households of 3.0 and 4.5, respectively. The following table displays COAH’s 2000 income limits by household size for Region 5. The income of a 1.5 person and 4.5 person household must be determined by interpolation.

Persons	1	2	3	4	5
Moderate	\$32,368	\$36,992	\$41,616	\$46,240	\$49,939
Low	\$20,230	\$23,120	\$23,010	\$28,900	\$31,212

To be affordable, a home owner should not be paying more than 28 percent of its gross income on principal, interest, taxes, and insurance, subsequent to a five percent down payment. A rental unit is affordable if the household is paying no more than 30 percent of its income on rent and utilities. To illustrate, the average three-bedroom rental should be affordable to a household of 4.5 people. Assuming that a 4.5 person moderate income household earned \$48,090 in 2000, the monthly rent and utilities for an affordable three bedroom unit could not exceed \$1,202.

It is difficult to determine how many for sale units were affordable to low and moderate income households when the census was taken. To make this calculation properly would require an analysis of 2000 income limits, interest rates and tax rates. However, noting that most of the owner occupied housing units in Cherry Hill comprise three or more bedrooms per unit (36 percent are three (3) bedroom units), an owner occupied unit would have been considered affordable if it could be purchased by a moderate income household of 4.5 people. Assuming a household could afford a home priced at 3.0 times the household income, a household earning \$48,090 in 2000 could afford a \$144,270.

The Census reports the value of 20,107 owner occupied housing units in Cherry Hill. Of this total, 9,296 units, or 46.2 percent were valued at less than \$150,000 at the time of the Census. It is clear that owner occupied housing is relatively affordable within the Township.

With regard to rentals, it is assumed that an efficiency unit should be affordable to a one person household. A one-bedroom unit should be affordable to a 1.5 person household. A two-bedroom unit should be affordable to a three person household; and a three bedroom unit should be affordable to a 4.5 person household. Given these standards, rent plus utilities on an affordable efficiency, one, two and three bedroom unit could not exceed \$809, \$867, \$1,040 and \$1,202, respectively in 2000. For purposes of calculating affordability, the Township assumes that utilities cost: \$60 per month for an efficiency unit; \$75 for a one (1) bedroom unit; \$95 for a two (2) bedroom unit; and \$110 for a three (3) bedroom unit. Thus, an affordable moderate income rent, by COAH standards, may be estimated to be: \$749 for an efficiency unit; \$792 for a one (1) bedroom unit; \$945 for a two bedroom unit; and \$1,092 for a three (3) bedroom unit.

By applying these standards to the rents presented on the following page, one can determine that: 325 efficiency units; at least 1,008 one-bedroom units; at least 342 two-bedroom units; and, at least 215 three-bedroom units were affordable to moderate income households at the time of the Census. More rentals are likely to have been affordable to moderate income households at the time of the Census; however, the Census reports rents in specific ranges, for example \$500 to \$749, or all rents over \$1,000. For example, the Census does not report on rents between \$1,000 and \$1,250 or on rents between \$1,250 and \$1,500, etc. Thus, it is not possible to determine specifically how many of the one, two or three-bedroom units were affordable as of the 2000 Census.

**BEDROOMS BY GROSS RENT: Specified Renter-Occupied Housing Units**

	New Jersey	Burlington County	Gloucester County	Camden County	Cherry Hill
No bedroom:	66,003	1,223	614	3,364	554
With cash rent:	65,222	1,178	599	3,320	549
Less than \$200	7,503	39	52	440	70
\$200 to \$299	4,370	28	34	185	41
\$300 to \$499	11,992	209	175	825	41
\$500 to \$749	25,195	583	292	1,293	173
\$750 to \$999	11,358	212	32	305	55
\$1,000 or more	4,804	107	14	272	169
No cash rent	781	45	15	44	5
1 bedroom:	410,630	13,585	7,056	22,827	1,618
With cash rent:	405,868	13,289	6,935	22,648	1,618
Less than \$200	26,958	324	787	2,049	101
\$200 to \$299	18,637	359	448	1,138	112
\$300 to \$499	42,737	1,132	1,080	3,882	138
\$500 to \$749	165,615	7,815	3,973	12,495	657
\$750 to \$999	113,477	2,937	451	2,446	484
\$1,000 or more	38,444	722	196	638	126
No cash rent	4,762	296	121	179	0
2 bedrooms:	372,412	12,195	6,254	18,606	1,475
With cash rent:	361,214	11,466	5,929	18,217	1,425
Less than \$200	10,331	78	284	804	7
\$200 to \$299	7,231	60	168	483	0
\$300 to \$499	23,430	372	573	1,528	61
\$500 to \$749	106,811	3,288	2,465	8,141	274
\$750 to \$999	133,897	5,478	2,175	5,987	824
\$1,000 or more	79,514	2,190	264	1,274	259
No cash rent	11,198	729	325	389	50
3 or more bedrooms:	200,082	7,578	4,093	10,783	829
With cash rent:	183,025	5,831	3,613	9,913	713
Less than \$200	4,908	29	59	320	0
\$200 to \$299	3,320	55	43	211	0
\$300 to \$499	11,548	253	303	1,171	10
\$500 to \$749	35,844	859	885	2,784	87
\$750 to \$999	55,268	1,595	1,282	2,895	118
\$1,000 or more	72,137	3,040	1,041	2,532	498
No cash rent	17,057	1,747	480	870	116
<b>Total</b>	<b>1,049,127</b>	<b>34,581</b>	<b>18,017</b>	<b>55,580</b>	<b>4,476</b>
<b>Median Gross Rent</b>	<b>\$751</b>	<b>\$758</b>	<b>\$645</b>	<b>\$635</b>	<b>\$793</b>

U.S. Census Bureau, 2000

### Characteristics of Housing Stock

Detailed characteristics of housing, as it existed at the time of the 2000 Census, are displayed below. The data demonstrate that only 7.4 percent of the housing stock in Cherry Hill was constructed prior to 1950, while for Camden County, 29 percent of the housing stock was constructed prior to 1950. Studies have shown that the condition of the housing stock is inversely related to its age. Thus, it is prudent for the Township to monitor the condition of its housing stock over time. It is also prudent to administer or participate in a program designed to eliminate housing code violations as the Township's housing stock continues to age.

#### Year Structure Built: Housing Units

Year Built	Camden County		Cherry Hill	
	#	%	#	%
1999 to 2000 (March)	1,329	0.7%	27,074	0.7%
1995 to 1998	6,441	3.2%	175	2.9%
1990 to 1994	8,984	4.5%	779	3.5%
1980 to 1989	23,058	11.5%	952	13.9%
1970 to 1979	33,132	16.6%	3,772	21.0%
1960 to 1969	34,358	17.2%	5,686	32.9%
1950 to 1959	34,428	17.2%	8,908	17.7%
Total Units Built Prior to 1950	57,969	29.0%	4,776	7.4%
1940 to 1949	20,392	10.2%	1,147	4.2%
1939 or earlier	37,577	18.8%	879	3.2%
<b>Total</b>	<b>199,679</b>	<b>(x)</b>	<b>27,074</b>	<b>(x)</b>

*U.S. Census Bureau, 2000*

The data show that in the Township of Cherry Hill, 87.1 percent (18,944 units) of owner occupied housing in 2000 consisted of three (3) or more bedrooms. Most of the rental units (3,647 units or 81.5%) are designed for smaller households (two bedrooms or less).

#### TENURE BY BEDROOMS: Occupied Housing Units

	Camden County		Cherry Hill	
	#	%	#	%
Owner-Occupied	130,007	(x)	21,751	(x)
No Bedroom	671	0.5%	31	0.1%
1 bedroom	3,655	2.8%	493	2.3%
2 bedrooms	18,206	14.0%	2,283	10.5%
3 bedrooms	66,846	51.4%	7,825	36.0%
4 bedrooms	34,492	26.5%	9,339	42.9%
5+ bedrooms	6,137	4.7%	1,780	8.2%
Renter-Occupied	55,737	(x)	4,476	(x)
No Bedroom	3,382	6.1%	554	12.4%
1 bedroom	22,851	41.0%	1,618	36.1%
2 bedrooms	18,650	33.5%	1,475	33.0%
3 bedrooms	9,072	16.3%	577	12.9%
4 bedrooms	1,437	2.6%	217	4.8%
5+ bedrooms	345	0.6%	35	0.8%
<b>Total</b>	<b>185,744</b>	<b>(x)</b>	<b>26,227</b>	<b>(x)</b>

The following data show that 89.9 percent of the homes in Cherry Hill are heated with oil or gas. Nine (9) percent of dwellings in Cherry Hill are heated by electricity.

**HOUSE HEATING FUEL: Occupied Housing Units**

Type of Fuel	Camden County		Cherry Hill	
	#	%	#	%
Utility Gas	133,942	72.1%	21,259	81.1%
Bottled, Tank, or LP Gas	2,416	1.3%	153	0.6%
Electricity	16,893	9.5%	2,365	9.0%
Fuel Oil, Kerosene, etc.	3,055	9.1%	2,295	8.8%
Coal/Coke	53	0.0%	10	0.0%
Wood	178	0.0%	20	0.1%
Solar	22	0.0%	6	0.0%
Other Fuel	974	0.0%	80	0.3%
No Fuel	711	0.4%	39	0.1%
<b>Total</b>	<b>185,744</b>	<b>(x)</b>	<b>26,227</b>	<b>(x)</b>

*U.S. Census Bureau, 2000*

As demonstrated in the following table, the vast majority of housing units in the Township have complete plumbing and kitchen facilities.

**KITCHEN, PLUMBING & TELEPHONE SERVICE AVAILABLE: Housing Units**

	Camden County		Cherry Hill	
	#	%	#	%
With Telephone Service Available*	180,721	97.3%	26,119	99.6%
No Telephone Service Available*	5,023	2.7%	108	0.4%
Complete Plumbing Facilities	196,705	98.5%	27,032	99.8%
Lacking Complete Plumbing Facilities	2,974	1.5%	42	0.2%
Complete Kitchen Facilities	196,356	98.3%	26,739	98.8%
Lacking Complete Kitchen Facilities	3,323	1.7%	335	1.2%
<b>Total</b>	<b>199,679</b>	<b>(x)</b>	<b>27,074</b>	<b>(x)</b>

*U.S. Census Bureau, 2000; \* Telephone service percentages based upon occupied housing units.*

An overcrowded housing unit is often described as a unit containing more than one person per room (1.01 or more). Based on this definition, less than one percent (0.8%) of the occupied owner occupied housing units in Cherry Hill was overcrowded, while 4.7 percent of the rental units were overcrowded. By way of comparison, for Camden County as a whole, 2.4 percent of the owner-occupied housing units and 8.6 percent of the renter-occupied units were reported as overcrowded in the 2000 Census.

**TENURE BY OCCUPANTS PER ROOM: Occupied Housing Units**

Occupants per Room	Camden County		Cherry Hill	
	#	%	#	%
Owner-Occupied:	130,007	(x)	21,751	(x)
.50 or less	96,695	74.4%	18,427	84.7%
.51 to 1.00	30,259	23.3%	3,136	14.4%
1.01 to 1.50	1,887	1.5%	137	0.6%
1.51 to 2.00	912	0.7%	51	0.2%
2.01 or more	254	0.2%	0	0.0%
Renter-Occupied:	55,737	(x)	4,476	(x)
.50 or less	32,469	58.3%	2,869	64.1%
.51 to 1.00	18,452	33.1%	1,396	31.2%
1.01 to 1.50	2,403	4.3%	76	1.7%
1.51 to 2.00	1,448	2.6%	109	2.4%
2.01 or more	965	1.7%	26	0.6%
Total units 1.01 or more occupants/room	7,869	4.2%	399	1.5%
<b>Total-Occupied Units</b>	<b>185,744</b>	<b>(x)</b>	<b>26,227</b>	<b>(x)</b>

*U.S. Census Bureau, 2000*

COAH’s formula for estimating substandard housing units occupied by low and moderate income households considers the age of the housing stock and overcrowding as two (2) prime indicators of substandard housing. As demonstrated in the above tables, a significantly smaller portion of the township’s housing stock was constructed prior to 1950 when compared to Camden County (7.4% vs. 29.0%), while overcrowded housing comprises a relatively small portion of the Township’s occupied housing stock as compared to the county (1.5% vs. 4.2%).

The vast majority of all units in the Township are served by complete kitchen or plumbing facilities. The 2000 Census reports that house heating fuel, other than natural gas, fuel oil (including kerosene), or electric, accounts for 308 units (1.2%) in Cherry Hill, as compared for Camden County (2.3%).

Despite a relatively new housing stock, with little evidence of overcrowding and relatively few housing units not served by complete kitchen and plumbing facilities, COAH estimates that the Township has a relatively high incidence of substandard housing occupied by the poor (Rehab share: 145 units).

***Projected Housing Stock***

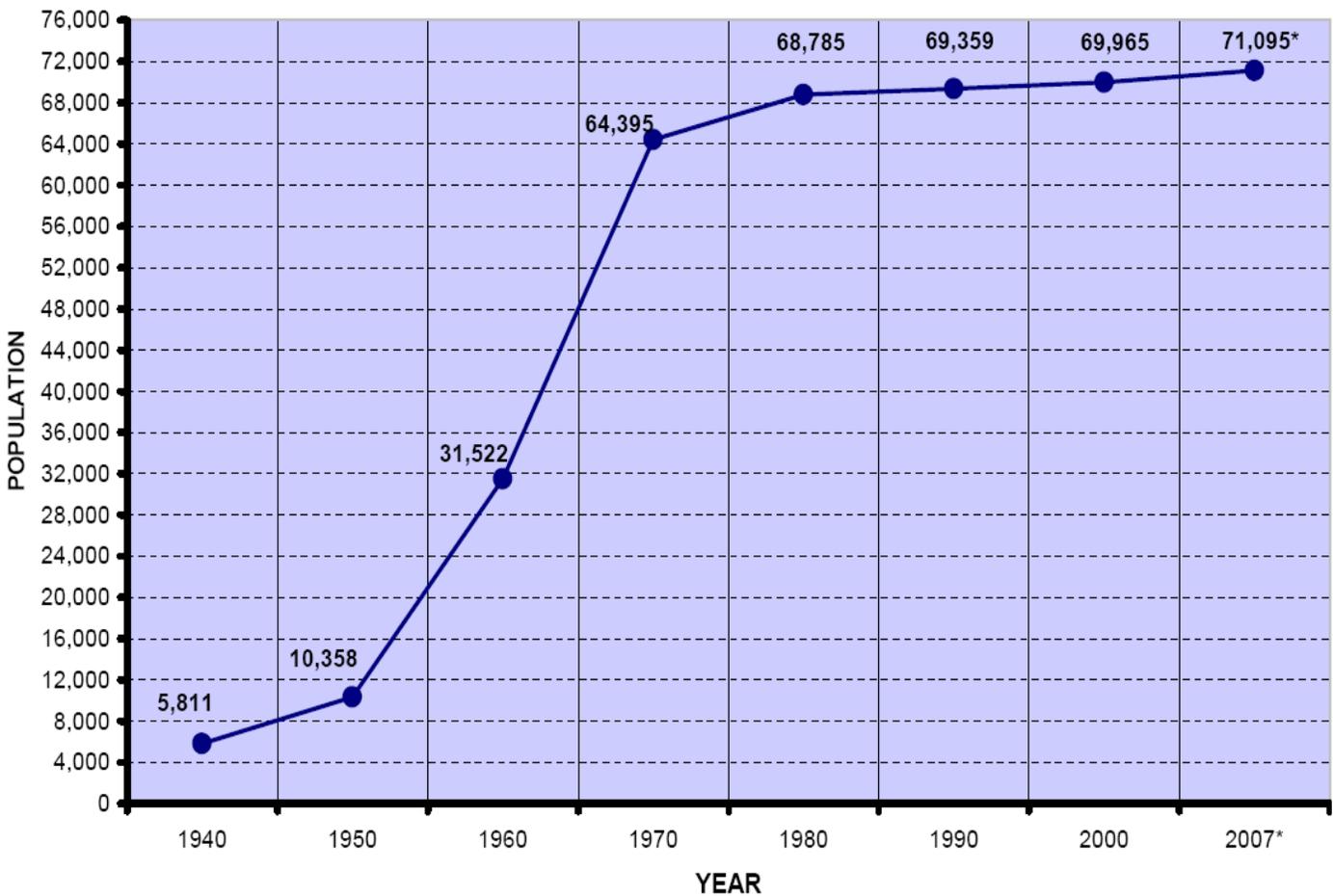
The Township’s housing stock grew moderately through the 1990’s, from 25,788 units in 1990 to 27,074 units in 2000. From the beginning of 1996 through 2000, the Township issued 602 residential certificates of occupancy and 43 residential demolition permits, for an average annual housing growth rate of nearly 112 units per year. From the beginning of 2001 through 2004, the

Township issued 558 residential certificates of occupancy and 54 demolition permits, for an average annual growth rate of 126 units per year; while from 2005 through October, 2008, 211 certificates of occupancy were issued and 49 demolition permits were issued for an average annual growth rate of approximately 41 per year. COAH has projected an additional 1,522 housing units will be constructed between 2004 and 2018 within the Township.

**DEMOGRAPHICS**

As shown on the following graph, the resident population of Cherry Hill grew dramatically from 1950 to 1970, and has since generally leveled off, increasing slightly over the past 38 years. While there was moderate population growth through the 1970’s (6.8%), the Township experienced very little growth through 2000, increasing only by 1,180 persons, or 1.7 percent from 1980 to 2000. According to the US Census, the Township population in July 2007, was estimated at 71,095 persons.

**POPULATION TRENDS, TOWNSHIP OF CHERRY HILL 1940 - 2007**



\* Population Estimate. Source: US Census, as compiled by the NJ Department of Labor.

### *Household Size & Age Distribution*

Household sizes have declined nationally for decades. In Cherry Hill, the average household size is 2.61 persons per household, while for Camden County the average household size is 2.68 persons. For owner occupied units, the household size is slightly lower than the county's, while for renter occupied unit's, the household size in the Township is significantly lower.

#### **AVERAGE HOUSEHOLD SIZE BY TENURE**

Occupied Housing Units

	Camden County	Cherry Hill
Owner-Occupied	2.88	2.76
Renter-Occupied	2.22	1.88
<b>Total</b>	<b>2.68</b>	<b>2.61</b>

*U.S. Census Bureau, 2000*

As shown, the household size for the Township, County and the State are proportionately similar. The 2000 Census reports that 54.8 percent of all New Jersey households consist of one (1) and two (2) person households. In Camden County, 54.4 of all households are one (1) and two (2) person households, while in the Township of Cherry Hill, 56.9 percent of all households consist of one (1) and two (2) person households. Nearly 10 percent (9.7%) of Cherry Hill households include five (5) or more persons. This demographic statistic is lower than the percentage of five (5) person households in Camden County (12.2%) and the State of New Jersey (11.9%).

#### **HOUSEHOLD SIZE: Occupied-Housing Units**

	New Jersey		Camden County		Cherry Hill	
	#	%	#	%	#	%
1-person household	751,353	24.5%	46,572	25.1%	5,906	22.5%
2-person household	927,354	30.3%	54,380	29.3%	9,026	34.4%
3-person household	531,987	17.4%	32,824	17.7%	4,454	17.0%
4-person household	490,302	16.0%	29,483	15.9%	4,287	16.3%
5-person household	233,231	7.6%	14,416	7.8%	1,788	6.8%
6-person household	82,237	2.7%	4,958	2.7%	529	2.0%
7 or more-person household	48,181	1.6%	3,111	1.7%	237	0.9%
<b>Total</b>	<b>3,064,645</b>	<b>(x)</b>	<b>185,744</b>	<b>(x)</b>	<b>26,227</b>	<b>(x)</b>

*U.S. Census Bureau, 2000*

The median age of the Township's residents as recorded in the 2000 Census is 41.8, while for New Jersey and Camden County, the median age is 36.7 and 35.8, respectively. As shown on the following table, the age cohorts for the Township in 2000 are generally similar to the age cohorts for 1990. As with much of the State, the largest percentage increase involved the over 65 population.

## Population

New Jersey's Department of Labor (DOL) projects population by age. Currently, the Department projects that New Jersey's population will increase by 1,109,150 persons between 2000 and 2020. It attributes 76.6 percent of this increase to people over 55. In Camden County, DOL projects that the 2000-2020 population will increase by 108,338 persons, of which 62.5 percent of that increase is attributable to persons age 55 and older.

### AGE: Total Population

	1990		2000	
	#	%	#	%
4 and younger	4,064	5.9%	3,821	5.5%
5 to 17	11,601	16.7%	12,621	18.0%
18 to 24	5,499	7.9%	4,122	5.9%
25 to 44	20,543	29.6%	18,249	26.1%
45 to 64	17,850	25.8%	18,562	26.5%
65 and older	9,802	14.1%	12,590	18.0%
<b>Total</b>	<b>69,359</b>	<b>(x)</b>	<b>69,965</b>	<b>(x)</b>

*U.S. Census Bureau, 1990 & 2000*

## Income

The 1999 median household income (half higher, half lower) in Cherry Hill was reported to be \$69,421. By way of comparison the 1999 median household income for New Jersey was \$55,146. The 1999 median income for Camden County was \$48,097.

In 1999, 15.3 percent of Cherry Hill households had incomes of less than \$25,000; and 19.5 percent had incomes of between \$25,000 and \$50,000. Another 35.8 percent reported incomes of between \$50,000 and \$100,000; and 17.3 percent reported household income of between \$100,000 and \$150,000. Only 12.1 percent of Township households reported incomes in excess of \$150,000.

### 1999 HOUSEHOLD INCOME: Households

	New Jersey		Camden County		Cherry Hill	
	#	%	#	%	#	%
Less than \$10,000	213,939	7.0%	15,391	8.3%	1,083	4.1%
\$10,000 to \$14,999	143,783	4.7%	9,940	5.3%	1,054	4.0%
\$15,000 to \$19,999	142,069	4.6%	9,872	5.3%	877	3.3%
\$20,000 to \$24,999	146,537	4.8%	10,599	5.7%	1,010	3.9%
\$25,000 to \$29,999	152,012	5.0%	10,301	5.5%	932	3.6%
\$30,000 to \$34,999	153,437	5.0%	10,723	5.8%	1,145	4.4%
\$35,000 to \$39,999	150,757	4.9%	10,331	5.6%	974	3.7%
\$40,000 to \$44,999	150,538	4.9%	9,950	5.4%	1,017	3.9%
\$45,000 to \$49,999	136,078	4.5%	9,004	4.8%	1,025	3.9%
\$50,000 to \$59,999	260,375	8.5%	16,955	9.1%	2,056	7.9%
\$60,000 to \$74,999	347,869	11.3%	22,430	12.1%	3,139	12.0%
\$75,000 to \$99,999	413,928	13.5%	23,075	12.4%	4,158	15.9%
\$100,000 to \$124,999	252,890	8.2%	11,986	6.4%	2,895	11.1%
\$125,000 to \$149,999	138,233	4.5%	6,179	3.3%	1,634	6.2%

\$150,000 to \$199,999	130,492	4.3%	4,769	2.6%	1,420	5.4%
\$200,000 or more	132,837	4.3%	4,332	2.3%	1,762	6.7%
<b>Total</b>	<b>3,065,774</b>	<b>(x)</b>	<b>185,837</b>	<b>(x)</b>	<b>21,181</b>	<b>(x)</b>
<b>1999 Median HH Income</b>	<b>\$55,146</b>	<b>(x)</b>	<b>\$48,097</b>	<b>(x)</b>	<b>\$69,421</b>	<b>(x)</b>

U.S. Census Bureau, 2000

## EMPLOYMENT

The Census reports on workers over 16 years old. As of the 2000 Census, 3.7 percent of the Cherry Hill civilian work force was unemployed. By way of comparison, 6.0 percent of the County civilian work force and 5.8 percent of the New Jersey civilian work force was unemployed.

### SEX BY EMPLOYMENT STATUS FOR AGE 16 & OVER

	New Jersey		Camden County		Cherry Hill	
Male	3,120,943		183,226		26,057	
In Labor Force:	2,234,787		130,242		19,050	
In Armed Forces	9,462		218		58	
Civilian:	2,225,325		130,024		18,992	
Employed	2,098,857		122,018		18,355	
Unemployed	126,468	5.7%	8,006	6.2%	637	3.4%
Not in Labor Force	886,156		52,984		7,007	
Female	3,425,212		204,995		29,446	
In Labor Force:	1,969,606		120,462		16,507	
In Armed Forces	1,786		16		0	
Civilian:	1,967,820		120,446		16,507	
Employed	1,851,172		113,337		15,842	
Unemployed	116,648	5.9%	7,109	5.9%	665	4.0%
Not in Labor Force	1,455,606		84,503		12,939	
Total						
Civilian:	4,193,145		250,470		35,499	
Employed	3,950,029		235,355		34,197	
Unemployed	243,116	5.8%	15,115	6.0%	1,302	3.7%
<b>Total</b>	<b>6,546,155</b>		<b>388,191</b>		<b>55,503</b>	

U.S. Census Bureau, 2000

Of the 33,758 employed residents in the Township, 1,308 residents (3.8% percent) worked at home. Sixty-two (62.0) percent of workers reported that their commute to work was less than one-half hour.

### TRAVEL TIME TO WORK FOR EMPLOYED AGE 16 YEARS & OVER

	Cherry Hill	
	#	%
Did not work at home:	32,450	(x)
Less than 5 minutes	644	2.0%
5 to 9 minutes	2,916	9.0%
10 to 14 minutes	5,131	15.8%
15 to 19 minutes	5,311	16.4%
20 to 24 minutes	4,392	13.5%
25 to 29 minutes	1,736	5.3%

30 to 34 minutes	3,899	12.0%
35 to 39 minutes	1,034	3.2%
40 to 44 minutes	1,275	3.9%
45 to 59 minutes	2,846	8.8%
60 to 89 minutes	2,283	7.0%
90 or more minutes	983	3.0%
<b>Worked at home</b>	<b>1,308</b>	<b>(x)</b>
<b>Total</b>	<b>33,758</b>	<b>(x)</b>

U.S. Census Bureau, 2000

### Education

Employment sectors attracting a large segment of the Township's work force included: education, health and social services (25.4 percent); professional, scientific, management, administrative and waste management services (14.8 percent); retail trade (12.1 percent); finance, insurance real estate and rental and leasing (10.1 percent). Other sectors which comprise a larger portion of the work force include manufacturing (8.9 percent); and, arts, entertainment, recreation, accommodation and food services (6.4 percent).

#### EMPLOYED CIVILIAN POPULATION 16 YEARS AND OVER BY INDUSTRY

- Universe: Employed civilian population 16 years and over

	Camden County		Cherry Hill	
<b>Total:</b>	<b>235,355</b>		<b>34,197</b>	
Agriculture, forestry, fishing and hunting, and mining:	293	0.1%	7	0.0%
Agriculture, forestry, fishing and hunting	251		7	
Mining	42		0	
Construction	13,751	5.8%	1,220	3.6%
Manufacturing	24,306	10.0%	3,040	8.9%
Wholesale trade	9,842	4.2%	1,438	4.2%
Retail trade	30,095	12.8%	4,143	12.1%
Transportation and warehousing, and utilities:	13,126	5.6%	1,093	3.2%
Transportation and warehousing	11,537		949	
Utilities	1,589		144	
Information	7,121	3.0%	999	2.9%
Finance, insurance, real estate and rental and leasing:	19,069	8.1%	3,455	10.1%
Finance and insurance	14,798		2,653	
Real estate and rental and leasing	4,271		802	
Professional, scientific, management, administrative and, waste management services:	26,524	11.3%	5,601	14.8%
Professional, scientific, and technical services	17,906		4,110	
Management of companies and enterprises	106		12	
Administrative and support and waste management services	8,512		939	
Educational, health and social services:	52,207	22.2%	8,673	25.4%
Educational services	21,117		3,773	
Health care and social assistance	31,090		4,900	
Arts, entertainment, recreation, accommodation and food services:	16,862	7.2%	2,185	6.4%
Arts, entertainment, and recreation	4,143		602	
Accommodation and food services	12,719		1,583	
Other services (except public administration)	11,022	4.7%	1,409	4.1%
Public administration	11,137	4.7%	1,474	4.3%

U.S. Census Bureau, 2000

As shown below, ninety-one (91) percent of the Township’s resident (over 25) population received a high school diploma. Over 46 percent received a graduate or professional degree.

**EDUCATIONAL ATTAINMENT: Population 25 Years & Over**

	Cherry Hill	
	#	%
Less than 9th Grade	196	0.4%
9th to 12th Grade, no diploma	3,066	6.2%
Percent High School or Higher	(x)	91.0%
High School Graduate (includes equivalency)	10,677	(x)
Some College, no degree	8,572	17.4%
Associate Degree	2,858	5.8%
Percent Bachelor Degree or Higher	(x)	46.2%
Bachelor Degree	13,386	27.1%
Graduate or Professional Degree	9,445	19.1%
Total Population 25 Years & Over	49,401	(x)

*U.S. Census Bureau, 2000*

***Future Employment Projection***

The Delaware Valley Regional Planning Commission (DVRPC) performs projections for purposes of land use and transportation planning. According to the Commission, the 2000 Economic Census reported 46,844 jobs in Cherry Hill. An estimate of jobs in Cherry Hill for 2005 was 48,276. The DVRPC forecasts a decrease of jobs in Cherry Hill from 2005-2015, with 48,262 forecast for 2010, and 48,248 forecast for 2015.

COAH, in adopting N.J.A.C. 5:97-1 et seq., completed its own projections of municipal non-residential growth. From 2004 to 2018 COAH conversely projects an increase of 5,951 jobs in the Township.

COAH’s current methodology requires each municipality to accept a housing obligation of one (1) affordable unit for every 16 jobs. Should the Township add more than the 5,951 jobs that COAH anticipates through 2018, it may be required to accept a greater obligation for low and moderate income housing.

# DETERMINATION of FAIR SHARE OBLIGATION

## *Rehab Share*

Pursuant to Mount Laurel II, each New Jersey municipality is responsible for addressing the needs of low and moderate income households living in substandard housing. COAH estimates the number of substandard units occupied by the poor through use of the 2000 United States Census. Pursuant to N.J.A.C. 5:97-1 et seq., COAH has estimated that there are 145 substandard units occupied by the poor in Cherry Hill. COAH refers to this estimate as the Township's rehab share.

## *1987-1999 Housing Obligation*

Each New Jersey municipality is also responsible for its fair share of a housing region's need for low and moderate income housing. In 1994, COAH adopted N.J.A.C. 5:93-1 et seq. These rules provided the methodology for determining the Township's 1987-1999 share of the region's housing obligation. COAH determined that the Township had a 1987-1999 housing obligation of 1,829 housing units.

The Fair Housing Act includes specific language that limits a municipal housing obligation over the period of substantive certification. At Section 307(e), the Act includes the following language:

... No municipality shall be required to address a fair share beyond 1,000 units within ten years from the grant of substantive certification, unless it is demonstrated following objection by an interested party and an evidentiary hearing, based upon the facts and circumstances of the affected municipality that it is likely that the municipality through its zoning powers could create a realistic opportunity for more than 1,000 units within that ten year period. For the purposes of this section, the facts and circumstances which shall determine whether a municipality's fair share shall exceed 1,000 units, as provided above, shall be a finding that the municipality has issued more than 5,000 certificates of occupancy for residential units in the ten year period preceding the petition for substantive certification in connection with which the objection was filed.<sup>1</sup>

COAH has interpreted this language in its rules to limit the Township's 1987-1999 housing obligation to 1,669 units. In making this calculation COAH adds the 1990 rehabilitation component (22) to the 1987-1999 reallocated present need (155) and the 1987-1993 prospective need (987). Since this number exceeds 1,000 (1,164), COAH's formula caps the 1987-1993 housing obligation at 1,000.

COAH then adds in a 1993-1999 housing obligation based on its projection of prospective need (836) plus a projection of demolitions (4), filtering (-128), conversions (-25) and spontaneous rehabilitation (-17). As applied to Cherry Hill, this calculation results in another 670 units.

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<sup>1</sup> The Township issued 1,371 certificates of occupancy between 1996 and 2008.

As applied to Cherry Hill, COAH's formula results in a 1987-1999 housing obligation of 1,670 units. Previous court orders recognize that Cherry Hill has a 1987-1999 housing obligation of 1,669 units (the difference is assumed to be rounding error).

COAH's recently adopted rules provide its calculation of the 1987-1999 housing obligation. The calculations do not capture various errors or adjustments that COAH or the court have recognized since 1994. For instance, the calculations do not capture changes to municipal housing obligations based on the use of incorrect covered employment data (South Plainfield and Avon). Similarly, COAH's rule adoption does not consider the application of the 1,000 unit cap. However, COAH's rules and the explicit language in the Fair Housing Act provide for the recalculation.

### *Second Round Adjustment Process*

COAH has adopted regulations to enable municipalities to adjust the new construction component of their fair share for the 1987 through 1999 period based upon a lack of sufficient vacant developable land pursuant to N.J.A.C. 5:93-4.2 and N.J.A.C. 5:97-5.2.

COAH's rule requires the Township to provide an inventory of vacant and underutilized land. The inventory must include all privately and municipally owned vacant land. It must include underutilized land that has been developed at low intensities, such as: a driving range; a farm in Planning Areas 1 & 2; a nursery; a golf course not owned by its members; and non-conforming uses.

The inventory of vacant and underutilized sites is a starting point for determining the capacity of the municipality to absorb COAH's projections of residential and non-residential growth. However, sites, or portions of sites, can be eliminated for a variety of reasons:

- Municipal lands can be eliminated if the Township has adopted a resolution dedicating the property for another public purpose;
- Agricultural lands can be eliminated if the development rights have been purchased or restricted by covenant;
- Sites or portions of sites can be eliminated if they cannot be developed pursuant to the State's environmental regulations, including, but not limited to: wetlands, flood plain and Category 1 Waters;
- Sites or portions of sites impacted by slopes in excess of 15 percent may be eliminated provided the municipality has adopted a steep slope ordinance that regulates inclusionary developments and non-inclusionary developments in the same manner;
- Sites can be eliminated because they are not suitable for housing;
- Land surrounding historical and architecturally important sites can be eliminated from a vacant land inventory pursuant to a recommendation from the New Jersey Preservation Office;
- COAH has adopted minimum standards for active and passive recreation area. Those municipalities that have not reserved land equal to the COAH adopted standard may eliminate sites from the vacant land inventory for active and passive recreation provided the purchase of

such land is recommended in the municipal master plan. A municipality must purchase the recreational land within one (1) year of COAH's substantive certification or the proposed recreational land must be reconsidered for affordable housing.

The sites or portions of sites that remain in the municipal vacant land inventory must all be considered for affordable housing. Once a site, or a portion of a site, has been determined to be suitable for inclusion in the realistic development potential, it is necessary to determine an appropriate density for the site. The density assigned to the site should be consistent with sound planning principles after considering factors such as, but not limited to, the existing infrastructure, the accessibility of the site and the character of the surrounding area. COAH's rules require a municipality to *balance the need for low and moderate income housing with the character of a given area* (N.J.A.C. 5:93-4.2(f)). The rules establish a *minimum* density of six (6) units per acre for purposes of establishing the realistic development potential.

The density is then multiplied by the acreage of the site, or that portion of the site that has been determined suitable for low and moderate income housing. This product is the total development capacity of the site. For example, a 10 acre site might be suitable for residential development at six (6) units per acre. Multiplying six (6) units per acre by 10 acres yields a site capacity of 60 units.

COAH's rules require that 20 percent of the site's capacity be reserved for low and moderate income households. This reservation is termed a *set-aside*. With a 20 percent set-aside, the hypothetical site used in the example would yield 12 low and moderate income units. The sum of each site's capacity analysis equals the realistic development potential.

The realistic development potential is an important planning number for the Township. COAH's rules allow municipalities to restrict a percentage of low and moderate income units to senior citizens. They also require municipalities to create opportunities for rental housing. The senior citizen option and the rental housing requirement are a function, in large part, of the realistic development potential.

Each municipality must develop a plan to address its realistic development potential. However, the municipal 1987 – 1999 obligation is not reduced by the realistic development potential. In addition to developing a plan to address its realistic development potential, the Township must adopt a plan that attempts to capture a contribution for affordable housing as development or redevelopment occurs (a plan for the "unmet need").

Planning for the unmet need is not as precise as planning for the realistic development potential. By definition, a municipality has sufficient vacant and underutilized land to address the realistic development potential. The plan for the unmet need involves redevelopment, which is particularly problematic. It is also true that COAH has not required municipalities to demonstrate that its plan will address the entire unmet need. Yet, each municipality is expected to adopt affirmative measures that can bring it closer to addressing the entire housing obligation. Specifically, the rules (N.J.A.C. 5:93-4.2(h)) discuss specific types of areas that might result in affordable housing if appropriate zoning were in place:

Examples of such areas include, *but are not limited to* (emphasis provided): a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development.

In the case of Cherry Hill, the Township went through a modified version of COAH's 1987-1999 vacant land adjustment procedures in 1993 (prior to COAH's final rule adoption). The sites that were included are presented in the *1993 Round 1 Vacant Land Analysis* in Appendix A. Based on these sites, the court determined that the Township had a realistic development potential of 706 units (including 50 units from unidentified miscellaneous sites).

The Township has prepared a vacant land inventory that includes sites that were not considered in the 1993 calculation of 706 units. The vacant land inventory originally included all sites that the Township's tax records have recorded as vacant.

In reviewing these sites, the Township has found that many of them are part of a developed property. For example, a site that is vacant according to the tax records may actually be a parking area for a shopping center or a storm water basin for an office building. The Township has eliminated these sites as potential affordable housing sites.

Some sites have been released by the court for development with the understanding that the lost potential of these sites to address affordable housing should be addressed at a later point. These sites *are* included in the inventory; and the Township *has* assigned each of these "released sites" a realistic development potential.

The Township has eliminated sites and portions of sites based on N.J.A.C. 5:93-4.2 and N.J.A.C. 5:97-5.2. The additional realistic development potential, as displayed within the Township's *Round 2 Vacant Land Analysis* in Appendix A is 437.

Adding the partial realistic development potential of 706 (as determined in 1993) with the additional realistic development potential of 437, the Township computes a realistic development potential of 1,143 units. However, Cherry Hill’s 1987-1999 housing obligation is 1,669 housing units. The Township is left with an “unmet need” of 526 units.

To respond to this “unmet need,” the court has ordered Cherry Hill to monitor development on the following parcels and require the production of affordable housing if any of these parcels become available for development:

<b>SITE NAME</b>	<b>PARCEL IDENTIFICATION (block/lot)</b>	<b>ACRES</b>
Merchantville Country Club	114/1, 119/12,18	33.12
Spring House Farm	510/1.4	46.56
Apostolic Church	510/3	103.9
Springdale Farm	438/1,2	57.94
Woodcrest Country Club	528/10B	179.75

***1999-2018 Housing Obligation***

In 2004, COAH adopted N.J.A.C. 5:94-1 establishing a methodology for determining the Township’s housing obligation. The Appellate Division overturned this methodology in January of 2007.

In adopting its 2008 rules, COAH has projected 2004-2018 residential and non-residential growth for each municipality. It has directed each municipality to calculate its projected residential growth share by dividing the COAH residential projection by five (5). In other words, COAH requires each municipality to accept one (1) affordable unit for every five (5) units of projected growth.

Similarly, COAH is requiring that each municipality accept an obligation of one (1) affordable unit for every 16 projected jobs. Thus, a municipality may calculate its projected non-residential growth share by dividing the number of projected jobs by 16.

In the case of Cherry Hill, COAH is projecting an increase of 1,522 new housing units and 5,951 new jobs. Dividing the residential projection of 1,522 housing units by five (5), and the non-residential projection of 5,951 jobs by 16, results in a projected residential growth share of 304.4 units and a projected non-residential growth share of 371.94 units. Cherry Hill’s total projected growth share is 676 units (304.4 + 371.94).

In addition, COAH has developed the concept of actual growth share. Should the Township grow more than anticipated by COAH, its housing obligation will increase. The Township will be responsible for one (1) affordable unit for every five (5) units actually constructed through 2018. It shall also be responsible for one (1) affordable unit for every 16 jobs of actual job growth.

In order to measure actual growth, COAH requires that the municipality maintain certificate of occupancy records associated with actual residential and non-residential growth. Certificate of occupancy records for non-residential development do not yield jobs data. It provides the type of use and the square footage associated with the non-residential development. COAH has adopted non-residential coefficients that are to be used to convert types of use and floor area of non-residential space into estimates of job creation.

N.J.A.C. 5:97-2.4 and 2.5 allow each municipality to reduce COAH’s residential and non-residential projections if the municipality can demonstrate that some of the projected 2004-2018 growth has been constructed *or is expected to be* growth associated with implementing the municipal plan for the 1987-1999 housing obligation. Thus, some or all of the growth associated with a residential development in which affordable units are subsidized by market housing may be subtracted from COAH’s projections in order to reduce the projected growth share.

COAH’s rules allow four (4) market units to be excluded for each affordable unit when the affordable units are for sale. The rules permit 5.67 market units to be excluded when the affordable units are rentals. In addition, the affordable units may be excluded from the residential growth share. For example, the chart below includes the Use (d) Variance Klien/Dwell Apartments site. The application involved 35 low and moderate income rental units within a 233 unit community. COAH’s rules permit 5.67 market units to be excluded for each low and moderate income unit. It also allows each affordable unit to be excluded. Thus, Cherry Hill can exclude 35 low and moderate income units and 198 market units for a total exclusion of 233 units. The following affordable housing developments have received approvals and may be excluded (subtracted) from COAH’s residential projection for Cherry Hill Township:

<b>INCLUSIONARY DEVELOPMENT</b>	<b>L/M Units</b>	<b>TOTAL Units</b>	<b>TOTAL EXCLUSION</b>
Klein Use Variance (rentals)	35	233	233
Regency Court (rentals)	5	36	33
Garden State Park	254	1,659	
(rentals)	161	1,079	
(sales)	93	465	
<b>TOTAL</b>	<b>546</b>	<b>1,928</b>	<b>1,810</b>

COAH has projected a 2004-2018 increase of 1,522 housing units. COAH's rules permit the Township to exclude 1,810 units from the growth share. The exclusions reduce COAH's projection below zero (-288). Even factoring in the 131 market units that cannot be excluded from the growth share, the application of COAH's rule reduces the projected residential growth share to zero.<sup>2</sup> Its remaining projected non-residential growth share is 372 units.

It is understood that COAH's rules envision a calculation of actual residential growth at two (2) year intervals following substantive certification. As discussed later in the Housing Element, if the court determines that the Township's actual growth mandates an alteration of the actual residential growth share, it is recommended that the actual growth share be added to the Township's "unmet need."

### *Third Round Adjustment Process*

Just as COAH adopted a process to adjust the 1987-1999 housing obligation, COAH has adopted a process to adjust the projections of residential and non-residential growth it uses to calculate the municipal 1999-2018 housing obligation. The process builds off the 1987-1999 realistic development potential analysis. The 1987-1999 analysis allows a municipality to eliminate sites that are too small to accommodate five (5) units and sites that are not suitable for housing. Sites that are too small to yield five (5) units and sites that are not suitable for housing do not add to a municipal realistic development potential.

N.J.A.C. 5:97-5.6 requires these sites to be included in the calculation of the adjusted growth share. COAH's philosophy is that all development generates a housing obligation and must be considered. Specifically, any residential site that can accommodate even one (1) housing unit must be considered to determine the "adjusted residential growth share." Similarly, sites which are not suitable for housing must be considered in determining the "adjusted non-residential growth share."

COAH distinguishes between a residential and a non-residential site based on the municipal zoning. COAH then considers the character of the area and the need for affordable housing to compute the residential and non-residential yields of each site. In determining the site yields, COAH has adopted the following minimum standards, based on the site's location on the SDRP's State Plan Policy Map:

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<sup>2</sup> It is possible that any housing units that have been constructed since 2004 will generate a growth share obligation even though the eligible exclusions reduce COAH's projection well below zero. If that is the case, the Township is proposing a deviation from COAH's rules to add the growth share to the unmet need as discussed later in the Housing Element.

<b>LOCATION</b>	<b>MINIMUM DENSITY</b>	<b>MINIMUM JOBS/ACRE</b>
Urban Centers	22/acre	220
Planning Area 1	8/acre	80
Planning Area 2	6/acre	60
Centers	6/acre	60
Land in Sewer Service Areas outside Of Planning Areas 1, 2, & Centers	4/acre	40
Planning Areas 3, 4, & 5*	see N.J.A.C. 5:97-5.6(c)5	

\* Note: The explanation of the minimum density and minimum anticipated jobs in Planning Areas 3, 4 and 5 is too involved for the table above. Therefore, the table refers the reader to the regulation.

By way of illustration, an unconstrained three (3) acre residential site in Planning Area 1 would have a minimum density of eight (8) units per acre. It would have a minimum yield of 24 units. An unconstrained three (3) acre non-residential site in Planning Area 1 would generate a minimum of 240 jobs.

COAH will add the number of housing units and the number of jobs for each remaining site in the vacant land inventory to determine the total number of housing units and the total number of jobs that are possible based on the remaining vacant and underutilized land in the Borough. It will then divide the total residential yield by five (5) to determine the potential for additional affordable housing. Similarly, it will divide the total jobs that can be generated from the remaining land by 16 to determine the municipal affordable housing obligation associated with those jobs.

The Township is not seeking to adjust its projected residential growth share because the exemptions provided by COAH's rules reduce its projected residential growth share to zero. The Township has examined the remaining non-residential sites that were not included in the calculation of the Round 2 Vacant Land Analysis. The Township's *Round 3 Vacant Land Analysis* in Appendix A demonstrates that these lands have the capacity to generate a growth share of 89 units.

The next step in adjusting COAH's non-residential growth share projection is to add the *actual* non-residential growth (since January of 2004) to the potential non-residential growth associated with the remaining sites in the vacant land inventory. If the resulting growth share is more than 10 percent less than COAH's projected growth share, N.J.A.C. 5:97-5.6 provides for an adjustment to the projected growth share. The Township has experienced significant non-residential development since 2004.

**2004-2008 NON-RESIDENTIAL DEVELOPMENT: Square Feet By Use Group**

<b>Year</b>	<b>Office</b>	<b>Retail</b>	<b>A-1</b>	<b>A-2</b>	<b>A-3</b>	<b>A-4</b>
2004	33,652	34,290	0	0	78,524	0
2005	37,649	142,047	0	13,722	787	0
2006	17,764	558,871	0	15,771	14,601	6,163
2007	9,367	79,928	0	8,386	0	0
2008	16,716	125,810	0	51,093	0	0
<b>Totals</b>	<b>115,148</b>	<b>940,946</b>	<b>0</b>	<b>88,972</b>	<b>93,912</b>	<b>6,163</b>

COAH has developed a series of coefficients to convert non-residential space to jobs. Pursuant to these ratios, 1,000 square feet of office space generate 2.8 jobs. A thousand square feet of retail space generate 1.7 jobs. The A-2 Use Group refers to restaurants. COAH's coefficient for this use group is 3.2 jobs per 1,000 square feet. The A-3 Use Group (Library Space) generates 1.6 jobs per 1,000 square feet. The A-4 Use Group (arenas) generates 3.4 jobs per 1,000 square feet.

Applying COAH's coefficients to the square footage of development that has occurred by use group results in the following: Office Space generates 322 jobs; Retail Space generates 1,600 jobs; Restaurants generate 285 jobs; the A-3 Use generates 150 jobs; and the A-4 Use generates 21 jobs. Pursuant to COAH's coefficients, the Township's 2004-2008 non-residential growth results in an estimate of 2,378 jobs.

To compute the growth share associated with 2,378 jobs, one divides by 16. The growth share associated with 2004-2008 non-residential development equals 149 affordable housing units.<sup>3</sup>

The last step in COAH's 1999-2018 adjustment process is to add the potential growth share associated with the remaining vacant sites in the Township (89 units) to the growth share associated with development that has already occurred (149 units). The Township's 1999-2018 adjusted growth share is 238 housing units.

Having determined the capacity of its vacant and underutilized parcels to compute an "adjusted growth share", COAH's rules require the municipality to develop a plan to address the adjusted obligation. The municipality may utilize any compliance technique that COAH has approved to address the need for additional low and moderate income housing, pursuant to N.J.A.C. 5:97-6, to address the adjusted growth share.

<sup>3</sup> Discussions with Township officials and the Court Master indicate that some of the non-residential development may be eligible for an exclusion pursuant to N.J.A.C. 5:97-2.5.

Similar to the 1987-1999 adjustment process, COAH's rules provide that COAH may require a municipality to address potential growth share opportunities in excess of the "adjusted growth share." In essence, COAH empowers itself to require municipalities to take the same measures that they would with respect to the "unmet need." Such sites might include: a privately owned club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; properties that may be subdivided to support additional development; and sites "ripe" for redevelopment. After examination of such sites, COAH, and by extension, a court, may require a municipality to take some combination of the following actions:

- Zoning amendments that permit apartments and accessory apartments;
- Implementing a subsidy program designed to convert existing units into affordable units;
- Overlay zoning designed to promote redevelopment;
- Designating areas for redevelopment and implementing a redevelopment plan; and
- The collection of development fees.

Thus, N.J.A.C. 5:93-5.2 (the 1987 – 1999 adjustment process) and N.J.A.C. 5:97-5.6 and 5.7 (the 1999 – 2018 adjustment process) are similar in that they empower COAH and, by extension, a court to require a municipality to take similar measures to address the difference between the *projected* growth share obligation and the *adjusted* growth share obligation. Although COAH's rule making claims that the third round adjustment process (1999-2018) is similar to the second round adjustment process (1987-1999), the focus of the rules is polar opposite.

The second round adjustment process is an attempt to calculate the development capacity of a municipality's vacant and underutilized land for housing. The third round process calculates a housing obligation based on land that will not be used for affordable housing because it has been developed or it is not suitable for "inclusionary development." More specifically, the growth share adjustment process generates a housing obligation based on sites that: have already been developed; cannot accommodate five residential units (COAH assumes that it requires four (4) market units for each affordable unit); and sites that are not suitable for residential development. The third round adjustment process generates an adjusted housing obligation with no place to put it.

### ***Summary of Housing Obligation***

In summary, the Township's 1987-2018 housing obligation includes a rehab share of 145. It includes a 1987-1999 obligation of 1,669. There is not enough vacant land to address these 1,669

units. Cherry Hill has followed N.J.A.C. 5:93-4.2 and 5:97-5.2 and computed a realistic development potential (capacity of vacant land) of **1,143** units.

COAH's rules impose an additional 1999-2018 housing obligation of **372** units. COAH's rules allow Cherry Hill to adjust this housing obligation based on sites that had been previously excluded from the realistic development potential. The process outlined at N.J.A.C. 5:97-5.6 results in an "adjusted growth share" of **238 units**.

Both COAH's 1987-1999 and 1999-2018 rules confer upon COAH and, by logical extension, the courts, the discretionary power to require the Township to promote opportunities that help address the portion of the housing obligation that cannot be addressed with vacant land. Cherry Hill's remaining 1987-1999 housing obligation, or unmet need, is **526** units. Its remaining 1999-2018 housing obligation is **134** units.

Cherry Hill's ability to address the entire 1987-2018 housing obligation is problematic at best. The court recognized that land was a scarce resource in Cherry Hill in 1993. There is no more land now than there was 16 years ago.

The 1987-1999 vacant land inventory results in a capacity analysis of all remaining vacant land in the Township. It results in a realistic development potential of **1,143** units. COAH's rules establish an unmet need of **526** units.

The 1999-2018 adjusted growth share process, outlined at N.J.A.C. 5:97-5.6, results in a number of housing units. But, since it is based on land that has been developed and land that is not suitable for housing, the process does not result in a place to put the housing. The Fair Housing Act no longer allows Cherry Hill to transfer housing to other municipalities through a regional contribution agreement. The Act does not require the Township to spend municipal revenues, with the exception of development fees, to build affordable housing.

The third round adjustment process results in an adjusted number that bears no relation to the municipal capacity to absorb the housing with vacant and underdeveloped land. In this way, it is similar to COAH's concept of unmet need.

In addition, after computing an adjusted growth share, a municipality may still be required to address the difference between the projected growth share and the adjusted growth share. There seems no point in attempting to adjust the projected growth share. Rather than attempt to "adjust" the growth share, it is recommended that Cherry Hill add the entire non-residential growth

share to the unmet need and attempt to promote affordable housing as development and redevelopment occur.

Thus, Cherry Hill has a second round housing obligation of 1,669, a projected growth share of 372 and an adjusted growth share of 238 units. The Township has determined that it has a realistic development potential of 1,143 units. Cherry Hill will make efforts to address its remaining housing obligation of 898 housing units consisting of an unmet need of 526 units and a projected growth share of 372 units.

### *Credits*

COAH's rules regarding the application of credits toward the 1987-1999 and 1999-2018 housing obligations are articulated at N.J.A.C. 5:97-4.1:

At the time of petition, credits and corresponding bonuses for previous housing activity shall be applied toward the prior round obligation before the credits may be applied toward the growth share obligation, provided such activity complies with the applicable criteria in this subchapter and the applicable formulas set forth in N.J.A.C. 5:97-3. If the municipality's second round substantive certification included a vacant land adjustment, the credits shall be applied toward the realistic development potential (RDP) before the credits may be applied toward the unmet need or the growth share obligation.

Thus, Cherry Hill must apply its credits to its realistic development potential of **1,143** before applying credits to its unmet need of **898**, including its growth share obligation.

COAH has various formulae it uses to structure a housing element. To simplify, the Township may age restrict up to 25 percent of its housing obligation. It has a rental obligation that is also equal to 25 percent of its housing obligation. The cap on age restricted units and the rental obligation are a function of the realistic development potential and the adjusted growth share.

Thus, COAH's rules allow Cherry Hill to age restrict up to **285** units based on 25 percent of its **1,143** unit realistic development potential. Based on its realistic development potential, the Township must create opportunities for at least **286** rental units. As the Township addresses its unmet need and projected growth share, it may age restrict additional affordable housing and should create additional rental opportunities.

Pursuant to COAH's rules, the Township may receive an extra credit for addressing its 1987 - 1999 rental housing obligation. There is no extra credit for exceeding the 1987 -1999 rental housing obligation. COAH provides an extra third of a credit for affordable age restricted *rental* housing. It provides a full unit of credit for non-age restricted affordable *rental* housing. Given that the rental bonus is limited to **286** units and the rental bonus is much greater for non-age restricted rentals, the following analysis seeks the rental bonus exclusively on non-age restricted units.

Having established COAH's rules regarding age restricted and rental housing, it must be emphasized that the court can deviate from COAH's rules. In describing the housing activity in Cherry Hill, the court has already made rulings regarding the credit to which Cherry Hill is entitled. The following narrative includes the Township's understanding of credits the court has awarded for existing and proposed affordable housing. The Township is seeking credit for the following:

- **Jewish Federation.** This housing is located at Springdale and Kresson Roads on the Southern New Jersey Community Center Campus. The project was funded with low income tax credits. It includes 104 age restricted units. **Credits: 115**
- **Gesher House.** This project is located at Chapel Avenue and Kings Highway North. This is another age restricted community with 75 affordable units. **Credits: 75**
- **Sergi-Abbey Road.** There are 120 affordable rentals within this community, located on Markkress Road, which also received low income tax credit financing. **Credits: 240**
- **Sergi-Hodson Commons.** This site is also located on Markkress Road. It was funded with HUD Section 208 funds and includes 26 units for the handicapped and disabled. **Credits: 52**
- **Short Hills.** This is the affordable housing requirement for the Short Hills Farm tract on Evesham Road. It includes 54 affordable rental units. It received low income tax credit financing. The court awarded this site 115 credits. **Credits: 115<sup>4</sup>**
- **Brunetti.** This is an inclusionary rental community located on Church Road, near the Cherry Hill Mall. The community includes 48 non-age restricted rentals. **Credits: 48**
- **Legnola.** A court order granted two (2) credits for this development located at Main and Merchant Streets. **Credits: 2**
- **Credits without Controls.** The Appellate Division and COAH's rules provide credit for housing constructed between 1980 and 1986 even if not encumbered by a deed restriction. The credits are permitted provided that a housing unit: is in sound condition; is occupied by a low or moderate income household; and is affordable based on COAH's criteria. COAH provides a survey for analyzing eligible credits. The Township has performed this survey and the court's Special Master has determined that the Township is eligible for 31 **Credits: 31**
- **Scattered Site Rentals.** The Township has created 33 rental units for low and moderate income households scattered through various condominium projects. Tenants pay a maximum of 30 percent of income, consistent with COAH's rules. **Credits: 33**
- **Scattered Site Sales.** The Township received credit for 70 owner occupied low and moderate income units scattered throughout several multi-family developments in the Township. The Township received these credits pursuant to a 1987-1993 judgment of repose. **Credits: 70**

**The Township is eligible for 781 credits.**

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<sup>4</sup> The court has awarded the Township 115 credits based on Cherry Hill's efforts to promote this development proposed by Fair Share Housing Center. The efforts include but are not limited to: granting of site plan approval with variances; defending the appeal of the approval; granting the development \$80,000 from its affordable housing trust fund; awarding a 30 year PILOT and supporting a nine (9) percent tax credit application which was awarded. The Township and its Planning Board have fulfilled their obligations to this project and no further trust fund monies or Township monies shall be allocated.

### ***Reductions***

Cherry Hill may receive reductions for housing units that have been planned for but have not yet been constructed. The following is a summary of low and moderate income units that Cherry Hill believes will develop with affordable housing.

- **Dwell Apartments (Klein).** This community includes 233 apartment units, including 35 low and moderate income units. Moderate income units are to be affordable to households earning 60 percent of median income. Low income units are to be affordable to households earning 40 percent of median income; and very low income units are to be affordable to households earning 20 percent of median. The court has awarded a 2-1 rental bonus for this development. **Reduction: 70 units**
  
- **The Garden State Racetrack.** This project includes 254 units of low and moderate income housing. A March 3, 2004 court order established a phasing schedule for these units. The private sector is obliged to produce 29 owner occupied age restricted units and 24 owner occupied non-age restricted low and moderate income units on site. Private developers are also obliged to create 40 affordable units off-site. In addition, the private sector is obligated to construct 85 low and moderate income family rentals. Fair Share Housing Center is to construct 76 age restricted rentals for low and moderate income households. Fair Share has received land and monetary contributions to assist it in creating the age restricted rentals. The court has awarded 285 credits for this development. **Reduction: 285 units**
  
- **Centura.** This project has approvals for 361 multi-family dwellings, including 32 low and moderate income family rentals. The developer has contacted the Township as recently as February of 2009 of its interest in pursuing this approval. **Reduction: 32 units**

### ***Summary of Credits & Reductions***

The Township is eligible for 781 credits and a reduction of 387 low and moderate income units. Cherry Hill has created a realistic opportunity for 1,168 units. The Township has addressed its realistic development potential of 1,143 units.

N.J.A.C. 5:93-4.2(g) and N.J.A.C. 5:97-5.2(j) are clear that a municipality may address its realistic development potential through any activity approved by COAH's rules. The municipality need not incorporate all sites used to calculate the realistic development potential if the municipality can devise an acceptable means of addressing its realistic development potential. The realistic development potential shall not vary with the strategy and implementation techniques employed by the municipality.

Cherry Hill has already addressed its realistic development potential. Pursuant to COAH's rules, the Township may, but is under no obligation to, zone the Township's remaining vacant and underutilized land to address its remaining housing obligation. Pursuant to COAH's rules, the court has the power to require Cherry Hill to take various actions to address its unmet need and that portion of its growth share obligation that cannot be addressed with vacant land. For example, the court may require the Township to foster affordable housing as development and redevelopment occur. The court may also require Cherry Hill to collect and spend development fees on affordable housing.

## COMPLIANCE OPTIONS

COAH has established a municipal housing obligation that begins in 1987 and extends through 2018. This section of the housing element discusses the options available for addressing the Township's remaining housing obligation.

### *Rehab Share*

A municipality may address its rehab share by devising a rehabilitation program. The focus of any rehabilitation effort must be to repair or replace existing housing systems (i.e. roof, plumbing, electricity, heat, and/or a load bearing system) and bring the housing unit up to code. The program must be administered by an entity experienced in the rehabilitation of affordable housing and the program must be outlined in a manual that COAH approves.

The minimum investment to administer a rehabilitation program is established at \$10,000, of which no more than \$2,000 may be used for administrative costs. In reality, the cost of a rehabilitation program is a function of the repairs required to bring an affordable housing unit up to code. COAH requires 10 year controls on affordability to be placed on rental and sale units after the rehabilitation activity is complete. With regard to sales units, the control may be in the form of a forgivable loan.

A municipality may also address its rehab share through the creation of Elder Cottage Housing Opportunities (ECHO Housing). The municipality may purchase up to 10 ECHO units. Cherry Hill can also address its rehab share by creating new affordable units through any of the techniques discussed below for creating new affordable housing within the Township.

### *Regulatory Framework for New Construction*

As discussed in the "**Credits**" Section above, COAH has various rules that provide a framework for addressing the municipal housing obligation. With the possible exception of units created through tax credits, at least half of all affordable units must be affordable to low income households.<sup>5</sup> All affordable housing must be affirmatively marketed and be priced in accordance with COAH's rules.

The narrative below differentiates between COAH's 1987-1999 and 1999-2018 rules. Only the highlighted rules below apply to Cherry Hill's response to its 1987-1999 housing obligation. No more than 25 percent of the Township's realistic development potential may be age restricted. No more than 25 percent of the municipal growth share (the 1999-2018 housing obligation) constructed in the municipality may be addressed with age restricted housing.

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<sup>5</sup> COAH, HMFA and the Department of Community Affairs are working on a joint response to the low and moderate income split associated with tax credit projects.

At least 25 percent of the realistic development potential shall be addressed with rental housing.

At least 25 percent of the municipal growth share (the 1999-2018 housing obligation) shall be addressed with rental housing. No more than 50 percent of the rental obligation may be addressed with age restricted units.

Ten percent of all affordable townhouse units proposed by a municipality must be accessible in accordance with the accessibility requirements set forth at N.J.A.C. 5:23-7.5(b) and (c) in the Barrier Free Subcode, N.J.A.C. 5:23-7. Townhouse units in communities that have received development approvals prior to June 20, 2005, are exempt from this requirement.

Pursuant to P.L. 2008, Chapter 46, at least 13 percent of the housing units responding to the Township's 1999-2018 housing obligation must be affordable to very low income households. Very low income households are defined as earning no more than 30 percent of the region's median income.

COAH's 1999-2018 rules, related to the growth share, provide extra credit for achieving statutory and regulatory requirements. Credit may also be received for designing a plan that addresses various planning objectives. For example Cherry Hill may receive the following:

1. Two (2) units of credit for exceeding COAH's requirements for constructing housing affordable to very low income households;
2. Two (2) units of credit for constructing affordable family rental housing in excess of its rental obligation;
3. Two (2) units of credit for constructing/approving affordable housing between December 20, 2004 and June 2, 2008;<sup>6</sup>
4. An extra third of a unit of credit for constructing affordable housing within a half mile of a transit oriented development subject to specific provisions outlined at N.J.A.C. 5:97-3.18; and
5. An extra third of a unit of credit for constructing affordable housing within a designated redevelopment area.
6. An extra quarter of a credit for exceeding the rental obligation with supportive and special needs housing.

COAH has placed limits on the extra credit or bonus a municipality may receive. Pursuant to N.J.A.C. 5:97-3.20, "In no event may a municipality receive more than one (1) type of bonus for any unit. In addition, in no event shall the total number of bonuses for the growth share obligation exceed 25 percent of the projected growth share obligation."

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<sup>6</sup> This is an apparent effort to recognize municipal efforts to respond to the 1999-2014 housing obligation established pursuant to N.J.A.C. 5:94-1 et seq. (the COAH rules that were partially overturned by the Appellate Division).

### *Zoning & Fees*

Cherry Hill has various options in addressing its inclusionary component, or growth share. The Township can rely on zoning to address its housing obligation. The advantage to *inclusionary* zoning is that it is one of the few approaches recognized by COAH that limits the municipality's fiscal responsibility to produce affordable housing. Municipalities have a responsibility to fast-track *inclusionary* developments and eliminate unnecessary cost generating standards. COAH sets forth these responsibilities in N.J.A.C. 5:93-10 and 5:97-10.

COAH has provided standards for the creation of inclusionary developments based, in large part, on the manner in which the State Planning Commission classifies the land within its State Development and Redevelopment Plan (SDRP). The SDRP purports to be a growth management plan that divides New Jersey into five (5) planning areas. New Jersey has invested in the public infrastructure necessary to support growth in Planning Areas 1 and 2. Thus, the SDRP endorses concentrating much of the State's growth in areas that have the public water and sewer to accommodate the growth. The SDRP's goals in Planning Areas 3, 4 and 5 are more preservation/conservation oriented. COAH's rule provides that Planning Areas 1 and 2, as well as designated centers, are the preferred location for affordable housing.<sup>7</sup> COAH's standards for inclusionary development are as follows:

1. In Planning Area 1, a minimum density of eight (8) units per acre and a maximum set-aside of 25 percent;
2. In Planning Area 2 and in designated centers, a minimum density of six (6) units per acre and a maximum set-aside of 25 percent;
3. In sewer service areas outside of Planning Areas 1 and 2, a minimum density of four (4) units per acre and a 25 percent set-aside;
4. In Planning Areas 3, 4 and 5, a minimum density increase of 40 percent over the existing zoning and a 20 percent set-aside;
5. In urban centers, as designated by the SDRP, a minimum density of 22 units per acre and a 20 percent set-aside.

Cherry Hill lies in SDRP Planning Area 1.

COAH has recognized that affordable rental housing requires a greater subsidy than affordable for sale housing. Thus, in most areas of the State, COAH presumptively requires a minimum density of 12 units per acre and a maximum set-aside of 20 percent to build affordable rentals. In

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<sup>7</sup> Centers are discreetly defined areas that have the infrastructure to support growth. They are designated as part of a plan endorsement process.

designated urban centers, COAH requires a minimum density of 25 units per acre and a maximum set-aside of 20 percent.

Pursuant to previous rule making, COAH permitted each municipality to impose a housing obligation on non-residential development. P.L. 2008, Chapter 46 prohibits this practice. Instead, each non-residential development is required to pay a 2.5 percent development fee (as COAH defines the term).

A municipality that zones a residential site for affordable housing may permit a developer to pay a fee rather than build affordable housing. COAH has developed standards for such in lieu fees. In the Cherry Hill housing region, a municipality may accept a fee of \$156,089 in lieu of building affordable housing.

A municipality may collect a development fee on residential sites that are not zoned to produce affordable housing. COAH permits a municipality to collect a development fee equal to 1.5 percent on all residential development. Where a developer receives a density increase pursuant to a "D" variance, a municipality may collect a six (6) percent development fee on the additional units achieved pursuant to the "D" variance.

There are restrictions on the use of development fees. Up to 20 percent of development fees may be used for administrative purposes. At least 30 percent of development fees must be used to render affordable housing more affordable to low and moderate income people. These limitations do not apply to "in lieu fees." With this in mind, the Township must utilize strict accounting practices in order to use development fees and in lieu fees properly.

### ***Regional Contribution Agreements***

Regional contribution agreements were a vehicle established by the Legislature that allowed a municipality to enter into an agreement to transfer up to half of its housing obligation to what was called a "receiving municipality." The Legislature, pursuant to P.L. 2008, Chapter 46, has determined that regional contribution agreements are no longer an acceptable way for a municipality to address its housing obligation. Thus, this compliance mechanism is no longer available to the Township.

### ***Redevelopment***

A municipality may pursue the construction of affordable housing through redevelopment pursuant to the Local Redevelopment and Housing Law. All sites proposed for redevelopment shall conform to COAH's criteria for a suitable site. The municipality must designate the site as an area in need

of redevelopment and adopt a redevelopment plan. It must also designate a redeveloper and prepare an estimated timeline for the redevelopment of the site.

### ***Municipal Construction***

Some municipalities choose to address the housing obligation by sponsoring the construction of low and moderate income housing. It is not unusual for a municipality to donate municipal land to a non-profit or for profit developer interested in constructing a development that will be devoted entirely for low and moderate income households.

Although it is not easy for municipalities to “get into the housing business,” municipalities can issue a “Request for Proposal” and attract developers who specialize in this form of housing. Most developers interested in building low and moderate income housing without any market units to help subsidize the affordable housing require other forms of subsidy. Such subsidies often include: land, some form of municipal subsidy and other subsidies from a variety of state and federal sources. COAH’s rules regarding municipal construction require the following minimum documentation:

1. The municipality must demonstrate that it has control of the site. Control may be in the form of an option.
2. The municipality must submit a plan regarding the administration of the development indicating who will income qualify applicants and administer the units once they are occupied.
3. The municipality must estimate what the proposed development will cost and the revenues that it projects the development to generate. The municipality must demonstrate a *stable* source of funding. As outside funding sources become available, a municipality may reduce its reliance on municipal resources, and
4. The municipality must develop a construction timetable that provides for the construction of low and moderate income housing units.

### ***Supportive & Special Needs Housing***

Supportive and special needs housing includes, but is not limited to: residential health care facilities as regulated by the New Jersey Department of Health and Senior Services or DCA; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living. COAH’s definition excludes transitional facilities for the homeless, long term health care facilities (such as nursing homes) and Class A, B, C, D and E boarding homes. The following criteria apply to supportive and special needs housing:

1. The units of credit for group homes, residential health care facilities and share living housing shall be the bedroom;
2. The unit of credit for permanent supportive housing shall be the unit;

3. Supportive and special needs housing that is age restricted shall be included with the number of units that a municipality may age restrict;
4. All bedrooms and/or units shall be affordable to low-income households;
5. Units shall serve populations 18 and over;
6. All sites for supportive and special needs housing shall meet COAH's site suitability criteria; and
7. The municipality or developer/sponsor shall have control or the ability to control any site on which supportive and special needs housing is proposed.

Supportive and special needs housing may provide an opportunity for a municipality that is willing to convey land to an organization that is interested in providing an alternative living arrangement. There are capital and operating subsidies available that could minimize the municipal subsidy required to construct a group home or other facility.

### ***Accessory Apartments***

COAH's rules allow municipalities to address up to ten (10) low and moderate income units by creating a program for accessory apartments. A municipality interested in such a program must demonstrate that it has a housing stock that lends itself to accessory apartments. COAH believes that a large, older housing stock lends itself to accessory apartments. COAH's rule requires water and sewer to serve any proposed accessory apartment.

If the Township is interested in accessory apartments, it must revise its zoning ordinance to permit accessory apartments. It must also commit to funding the program. COAH's minimum funding commitment is \$20,000 for each moderate income accessory apartment and \$25,000 for each low income accessory apartment. The Township must also create an administrative mechanism with procedures for dealing with cost estimates, accepting bids, awarding contracts, inspecting work, income qualification of applicants, establishing rents and ensuring rents remain affordable over time. COAH will accept affordability controls of 10 years on accessory apartments. Accessory apartments may be used to address the Township's rental obligation.

### ***Market to Affordable Program***

COAH has adopted rules that allow a municipality to purchase housing units that are already part of the housing stock and make these units available, at affordable rents or sales prices, to low and moderate income households. COAH's rule limits the number of units for which a municipality may receive credit to 10 or up to 10 percent of its fair share (whichever is greater), unless the municipality has demonstrated a successful history in creating affordable housing from the existing housing stock. The minimum required subsidy is \$25,000 per unit for a moderate income unit and \$30,000 for a low income unit

With regard to affordable sales units, the rule requires the municipality to demonstrate that there are sufficient units in the municipality for a viable program to operate through the multiple listing service. The rule requires conveyed affordable units to be in sound condition and to be affordable to low and moderate income households. Thus, although the rule allows a minimum subsidy of \$25,000 - \$30,000 per unit, the Township should be aware that the real subsidy may be a function of the quality of the housing stock and the subsidy necessary to deliver a sound housing unit to the target population at a price that conforms to COAH's "affordability criteria." The same caveat applies to COAH's rental program. In reality, the subsidy may exceed \$25,000 - \$30,000 per unit.

### ***Assisted Living Units***

Bedrooms in assisted living residences may address a municipal housing obligation. Affordable units within an assisted living facility may be affordable to households earning up to 60 percent of median income. Up to 80 percent of a low and moderate income household's gross income may be used for rent, food and services. Units within an assisted living facility shall be viewed as age restricted units, subject to the restrictions on senior units imposed at N.J.A.C. 5:94-4.13.

### ***Extension of Expiring Controls***

A municipality may receive a credit toward its growth share by extending controls on affordability that are scheduled to expire during the 1999-2018 period. The extended controls must be consistent with COAH's rules as articulated pursuant to N.J.A.C. 5:80-26. To obtain this credit, the municipality must obtain a certified statement from its building inspector stating that the affordable unit complies with all code standards. A municipality may use development fees and in lieu fees to purchase units and complete any necessary repairs.

A municipality may extend controls administratively. For example, a municipality can make the extension of controls a condition of sale to a prospective purchaser of low and moderate income housing provided the controls have not already expired. Thus, the extension of controls is a very cost effective way of addressing the 1999-2018 housing obligation.

### ***Plan Implementation Schedule***

Plans that address the 1987-1999 housing obligation must provide all documentation at the time it submits its plan to COAH or the court. Plans that address the 1999-2018 housing obligation may include a plan implementation schedule for plans to build affordable housing without any market housing and for plans that include the designation of a redevelopment area. The implementation schedule shall identify dates for satisfying various COAH requirements for each implementation technique.

# RESPONSE to the HOUSING OBLIGATION

## *Rehab Share*

COAH has estimated that there are 145 substandard housing units within the Township. COAH's estimate is based on 2000 census surrogates. Cherry Hill shall administer a rehabilitation program that complies with COAH's rules. Cherry Hill has been administering its own program; and it is envisioned that the Township will continue to administer this program using an administrative manual that is approved by the court.

## *Redevelopment*

Since land is a scarce resource in Cherry Hill, the redevelopment of existing commercial properties is a primary focus of the Township's response to its remaining housing obligation. It is envisioned that each commercial site will be the subject of rezoning or of a redevelopment plan that would encourage mixed use development. Although the details have yet to be established, it is envisioned that the Township's zoning and redevelopment efforts will be redesigned to promote an even split between commercial and residential development. The plan envisions that inclusionary development will be permitted on 40 percent of each site at a density of 12 units per acre with a 20 percent set-aside.

The sites envisioned for redevelopment include: Block 55.02, Lots 1, 1.01 & 1.02; Block 409.01, Lots 18, 18.01 & 19; Block 433.1 Lot 2; Block 512.01 Lots 1-4; and Block 583.01, Lot 2. Together these sites comprise approximately 113.5 acres. If 40 percent of each site is successfully developed at 12 units per acre with a 20 percent set-aside, the sites could yield **109** affordable housing units.

COAH has established site suitability criteria for proposed affordable housing sites and zoning (N.J.A.C. 5:95-3.13). The following provides a discussion of the various proposed affordable housing sites pursuant to COAH's criteria.

## **GOLDEN TRIANGLE SITE Mixed-Use Redevelopment (Block 55.02/Lots 1, 1.01 & 1.02)**

This tract of land comprises approximately 61 acres of land and is located in the northwestern portion of Cherry Hill. The site is irregularly shaped and has frontage along NJ Route 70 for a length of approximately 1,129 feet. The site also has frontage along Cornell Avenue South. The entire parcel is developed with retail stores, on-site parking and an existing water tank, located on the northern portion of the tract. In addition, the site is bounded by the NJ Transit Atlantic City rail line along the easterly property boundary. An existing passenger station (Cherry Hill Station) with associated parking is also located on the parcel.

Access to the site is provided from NJ Route 70 and Cornell Avenue South. Route 70 is a principal arterial roadway with an existing ROW width of 120 feet. Cornell Avenue South is an existing local roadway with a right-of-way width of 60 feet. The intersection of Route 70 and Cornell Avenue South is presently under signal control. The site has excellent transit access with the Cherry Hill station of the NJ Transit Atlantic City Rail Line that provides service to Philadelphia and Atlantic City, and NJ Transit Bus Route 406 and 450. Adequate access is provided to the site.

Existing development in vicinity of the site includes a mix of residential and commercial development. Commercial-retail and commercial-office uses are located along the Route 70 corridor. Further to the north, the existing land use consists of medium density single family residential use. The properties to the west of the site are presently developed with a variety of commercial-retail and commercial-industrial uses. Garden State Park is a recently constructed mixed-use development located adjacent to the site on the opposite side of the NJ Transit rail line. To facilitate access to the Cherry Hill Station, an at-grade crossing is proposed between Garden State Park and the subject property. Mixed-use development, including affordable housing, would be compatible with surrounding land uses.

A review of New Jersey Department of Environmental wetland data indicates that mapped wetland areas are located adjacent to the site to the northwest in an existing wooded area. Additional isolated wetlands are located further west of the tract in vicinity of King Avenue and west of Cornell Avenue South. These wetland areas are associated with unnamed drainage tributaries to Cooper River, located southwest of the site. The mapped wetland areas would not preclude development of the site for the proposed mixed use development.

The site is located in a sewer service area. It is served by public water and sanitary sewer. The site does not exhibit any known historic features or significance, nor does the site contain any known contamination which might prevent development of the site as proposed. No known encumbrance exists which would preclude development of the site with affordable housing

A review of the current State Development and Redevelopment Plan identifies the site is located in a Metropolitan Planning Area (PA1). A review of the Preliminary Cross-Acceptance maps for the SDRP, revised through July 2007, indicates that the site continues to be designated PA1. PA1 is a preferred location for affordable housing.

Based on its size and configuration, the site can be developed for affordable housing development consistent with the Residential Site Improvement Standards.

**KIMCO SITE Mixed-Use Redevelopment (Block 409.01/Lots 18, 18.01 & 19)**

This tract of land comprises approximately 20.28 acres of land and is located in the southwestern portion of Cherry Hill. The site is irregularly shaped and has frontage along Brace Road (State Route 154) for a length of approximately 257 feet; a small length of a frontage along Haddonfield–Berlin Road (County Route 561); and, frontage along Arbor Avenue and Kresson Road to the north. The property exhibits little or no slope and is presently developed with retail stores, a freestanding fast-food restaurant and on-site parking.

Access to the site is presently provided from Brace Road and from Kresson Road, via Arbor Avenue, which extends along the site’s northwest property boundary. Brace Road is designated as State Route 154, a minor arterial roadway. Haddonfield–Berlin Road is an existing county arterial roadway. Arbor Avenue and Kresson Road are each local roadways. NJ Transit Bus Route 451 serves the site. Adequate access is provided to the site.

Existing development in vicinity of the site includes a mix of residential and commercial development. Proposed zoning and use of the tract for mixed-use development, including affordable housing would be compatible with surrounding land use.

A review of New Jersey Department of Environmental wetland data indicates that a small portion of the site contains mapped wetlands areas. These mapped wetland areas are located on a small area of the northwest portion of the site and along the southerly portion of the tract, associated with Tindale Run, an existing drainage stream. These mapped wetland areas would not preclude development of the site for mixed use development.

The site lies within a sewer service area. It is served by public water and sanitary sewer. The site does not exhibit any known historic features of significance, nor does the site contain any known contamination which might prevent development of the site as proposed. No known encumbrance exists which would preclude development of the site with affordable housing

A review of the current State Development and Redevelopment Plan identifies the site is located in a Metropolitan Planning Area (PA1). A review of the Preliminary Cross-Acceptance maps for the SDRP, revised through July 2007, indicates that the site continues to be designated PA1. The site location is consistent with COAH Guidelines for the preferred location of affordable housing development within PA1, Metropolitan Planning Areas.

Based on its size and configuration, the site can be developed for affordable housing development consistent with the Residential Site Improvement Standards.

**WOODCREST SHOPPING CENTER Mixed-Use Redevelopment (Block 433.1/Lot 2)**

This parcel of land is located in the southwestern portion of the Township, adjacent to the New Jersey Turnpike, and is approximately 16.88 acres in area. The site is presently developed with strip retail stores and two free-standing commercial buildings. In addition, an existing cell tower and utility building is located on the northerly portion of the property. The site exhibits no environmental constraints, including wetlands, floodplains, steep slopes, etc. The property has been designated as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).

Access to the site is provided from both Haddonfield-Berlin Road and Browning Road. Haddonfield-Berlin Road is an existing county arterial roadway. Browning Road is a local roadway. The intersection of Browning Road/Burnt Mill Road and CR 561 is presently signalized. The Woodcrest Station of the high-speed PATCO line is in the immediate vicinity, which provides express service to Center City Philadelphia, as well as served by NJ Transit Bus Route 451. Adequate access is provided to the site.

Existing development in the area includes a variety of commercial-retail, commercial-office uses, single family detached and single family attached residential developments. The Centura Condominiums residential development is located adjacent to the site to the northeast. An existing church is located adjacent to the site, to the north. As noted previously, the site is located adjacent to the New Jersey Turnpike (to the west). The Cherry Hill Fire Department Woodcrest Station is located to the south across Haddonfield-Berlin Road. Single family residential dwellings are located to the southeast, across Haddonfield-Berlin Road. Commercial-office and commercial-retail uses are located across Browning Road to the east. A mixed use development that includes affordable housing would be compatible with surrounding land uses.

The site lies in a sewer service area and is served by public water and sanitary sewer. The site does not exhibit any known historic features of significance, nor does the site contain any known contamination which might prevent development of the site as proposed. No known encumbrance exists which would preclude development of the site with affordable housing

A review of the current State Development and Redevelopment Plan identifies the site is located in a Metropolitan Planning Area (PA1). A review of the Preliminary Cross-Acceptance maps for the SDRP, revised through July 2007, indicates that the site continues to be designated PA1. The site location is consistent with COAH Guidelines for the preferred location of affordable housing development within PA1, Metropolitan Planning Areas.

Based on its size and configuration, it appears that the site can be developed for affordable housing development consistent with the Residential Site Improvement Standards.

**CLOVER SHOPPING CENTER Mixed-Use Redevelopment (Block 512.01/Lot 1)**

This tract of land is located in the southeast portion of the Township and comprises approximately 15.2 acres of land. The property exhibits little or no slope and is presently developed with a shopping center.

Access to the site is presently provided from eastbound Route 70 and from Split Rock Drive East. State Route 70 is a principal arterial roadway. Split Rock Drive East is an existing local roadway. NJ Transit Bus route 406 serves the site, which provides service to Camden and Philadelphia. Adequate access is provided to the site.

Existing development in vicinity of the site includes a mix of residential and commercial development. Commercial-retail and commercial-office uses are located along the Route 70 corridor. Single family detached residential development is located west, south and southeast of the site. The use of the site for mixed-use development, including affordable housing would be compatible with surrounding land use.

A review of environmental data provided by the New Jersey Department of Environmental indicates that the site and immediate surrounding lands exhibit no environmentally sensitive features (i.e., wetlands, flood plain, etc.). No environmentally sensitive features are exhibited on-site, which might preclude development of the site with affordable housing and mixed-use development. Public water and sewer is available to the site. The site is located in a sewer service area.

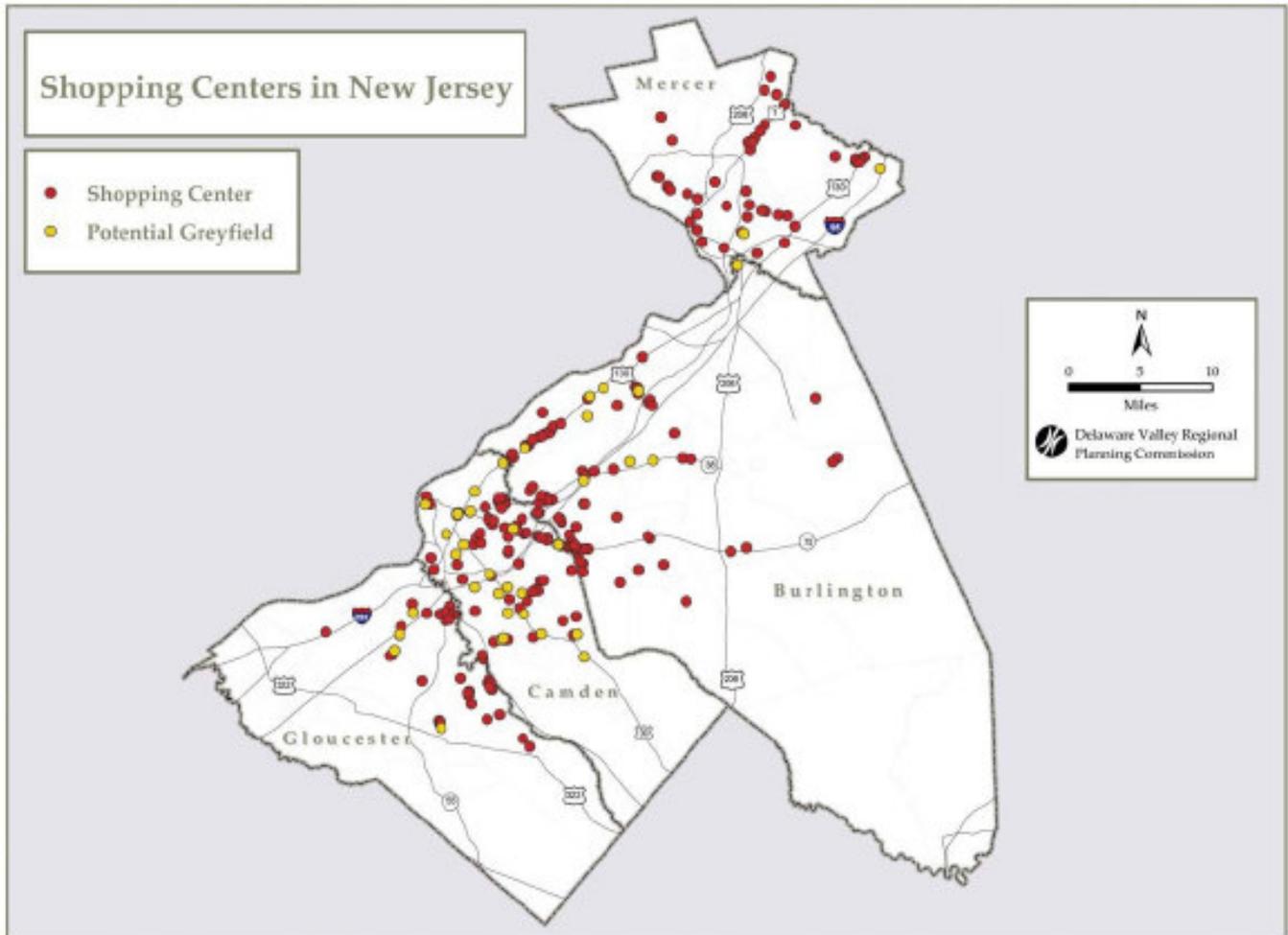
The site does not exhibit any known historic features of significance; nor does the site contain any known contamination which might prevent development of the site as proposed. No known encumbrances exists which would preclude development of the site with affordable housing

A review of the current State Development and Redevelopment Plan identifies the site is located in a Metropolitan Planning Area (PA1). A review of the Preliminary Cross-Acceptance maps for the SDRP, revised through July 2007, indicates that the site continues to be designated PA1. The site location is consistent with COAH Guidelines for the preferred location of affordable housing development within PA1, Metropolitan Planning Areas.

Based on its size and configuration, the site can be developed for affordable housing development consistent with the Residential Site Improvement Standards.

The redevelopment of these sites coincides with the national trends of greyfields and transit-oriented development. The growing national trend of vacant or underutilized shopping malls, also known as greyfields, is no where more prevalent than the greater Philadelphia area<sup>8</sup>. Cherry Hill has many shopping centers, as depicted on Map 1.

**MAP 1. SHOPPING CENTERS & POTENTIAL GREYFIELDS IN NEW JERSEY**



Many smaller strip malls were built in the 1950's and 60's to provide local personal services for immediate neighborhoods. As larger enclosed regional malls were built in the 1970's and 80's, many of these earlier smaller malls suffered with the loss of tenants. Today, mixed-use developments and 'Lifestyle Centers' that incorporate new urbanist design principles into an open air configuration are dominating the retail markets. However, these precursors to current retail trends often stand vacant. As Cherry Hill accelerated in growth during this time, many large sites are underutilized shopping malls with high vacancy rates and an antiquated design.

<sup>8</sup> Delaware Valley Regional Planning Commission (DVRPC), 'Redesigning Shopping Centers in the Delaware Valley', June 2005, available at [http://www.dvrpc.org/asp/pubs/publicationabstract.asp?pub\\_id=05023](http://www.dvrpc.org/asp/pubs/publicationabstract.asp?pub_id=05023).

CENTER NAME	CITY	STATE	TYPE	GLA (including anchors)	YEAR OPENED
Garden State Pavilions	Cherry Hill	NJ	Community	250,000	1999
Clover Shopping Center	Cherry Hill	NJ	Neighborhood		
Woodcrest Shopping Center	Cherry Hill	NJ	Community	100,000	1960
Super G Plaza	Cherry Hill	NJ	Community	121,618	

Source: DVRPC

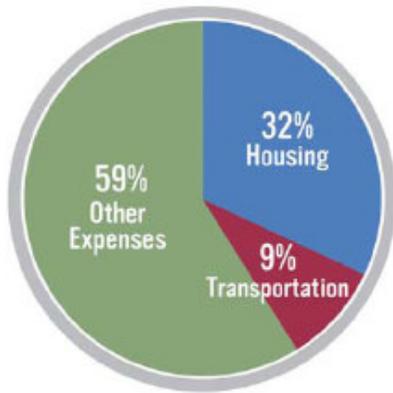
By improving access management, public transit service, land use and design controls, greyfields have been revitalized. The implementation of mixed uses, including a variety of residential types, is often recommended as a remedy for these aging retail sites. In addition to creating a close consumer base, the neighborhood is stabilized, create a 24/7 community with continual occupation, and a sense of place for the overall community.

Every redevelopment site listed is served by some form of public transit, from a single bus route to a rail station with multiple bus connections. Due to rising energy costs, worsening traffic congestion, change in demographics, and new federal focus on transit, the increase in transit-oriented development is expanding. Transit-Oriented Design (TOD) is the creation of compact, walkable communities centered around train or bus stations, that provide a variety of land uses accessible without complete dependence on a car for mobility.

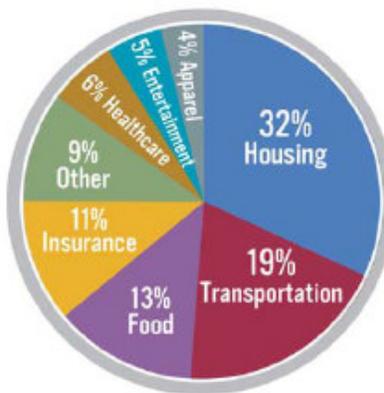
The inclusion of affordable housing units at these sites is crucial. A recent study<sup>9</sup> found that location is key to determining affordability. Those that live near transit save money on household transportation costs, which is crucial for low- and moderate-income households. The study found, “families who live in auto-dependent neighborhoods spend an average of 25 percent of their household budget on transportation, families who live in transit-rich neighborhoods spend just 9 percent” (Executive Summary, page 2).

<sup>9</sup> Realizing the Potential: Expanding Housing Opportunities Near Transit: Reconnecting America’s Center for Transit-Oriented Development, 2007, available at [http://www.reconnectingamerica.org/public/display\\_asset/rtpexecsumm](http://www.reconnectingamerica.org/public/display_asset/rtpexecsumm)

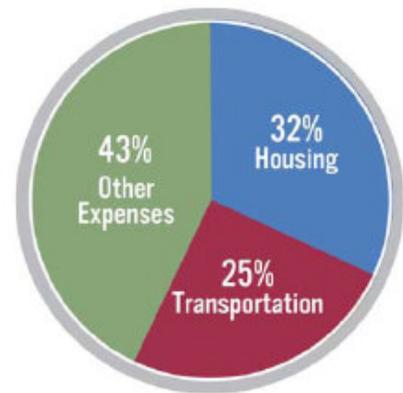
### TRANSIT RICH NEIGHBORHOOD



### AVERAGE AMERICAN FAMILY



### AUTO DEPENDENT EXURBS



*While the average family spends 19 percent of the household budget on transportation, and households in auto-dependent neighborhoods spend 25 percent, households with good access to transit spend just 9 percent. This savings can be critical for low-income households. Source: Center for TOD + Transportation Affordability Index, 2004 Bureau of Labor Statistics*

The report recommends using housing policies and funding to encourage mixed-income housing near transit can be an important affordability strategy.

### ***100 Percent Affordable – Senior Housing***

The Township proposes to construct approximately 70 units of age restricted affordable housing on one (1) of the two (2) sites discussed below. The sites are discussed below:

#### **Block 68.01/Lot 3**

This tract of land comprises approximately 3.74 acres of land and is located in the northwestern portion of Cherry Hill. It is owned by the Township. The site is generally square in shape and is presently undeveloped. The Township proposes to access the property to extend a roadway through Block 68.01, Lot 2 to King Avenue.

The existing development surrounding the site includes a mix of single family detached residential and commercial-industrial development. Age restricted housing on this site would be compatible with surrounding land uses. Public water and sanitary sewer serve the site. The site is located in a sewer service area.

A review of New Jersey Department of Environmental wetland data indicates that mapped wetland areas are located on the southern half of the site, associated with unnamed drainage tributaries to Cooper River, located southwest of the site. Floodway areas are also located on-site within the mapped wetland areas. The site exhibits little to no slope. Upland areas on-site are located on the northerly portion of the property, in vicinity of the site access point to Beechwood Avenue.

The site does not exhibit any known historic features of significance, nor does the site contain any known contamination which might prevent development of the site as proposed. No known encumbrance exists which would preclude development of the site with affordable housing

A review of the current State Development and Redevelopment Plan identifies the site is located in a Metropolitan Planning Area (PA1). A review of the Preliminary Cross-Acceptance maps for the SDRP, revised through July 2007, indicates that the site continues to be designated PA1. The site location is consistent with COAH Guidelines for the preferred location of affordable housing development within PA1, Metropolitan Planning Areas.

RSIS consistency is a site plan issue that can be established during site plan review. However, the Township is confident that it can be developed for affordable housing development consistent with the Residential Site Improvement Standards

N.J.A.C. 5:97-3.2(a)4(iv) allows a municipality to develop a plan implementation schedule for the construction of 100 percent affordable developments. The plan implementation schedule shall provide the documentation addressing COAH's criteria for creating a realistic opportunity two (2) years prior to the scheduled construction of the affordable housing.

It is envisioned that Cherry Hill will complete the construction of this affordable housing by the end of 2014. To facilitate this construction timetable, the Township will:

- Select a developer and complete a project pro-forma by the end of 2010;
- Grant development approvals by the end of 2010;
- Begin applying for tax credits and other funding in early 2011;
- And start construction within six (6) months of receiving adequate funding.

In the alternative, if the Township is not able to receive adequate funding from outside sources, it will begin construction of the age restricted housing in the spring of 2014.

### ***Conversion of Least Cost Housing***

Cherry Hill has created 116 units of housing that is affordable to households earning less than 120 percent of median income. The housing is deed restricted in perpetuity. Cherry Hill proposes to implement a plan designed to make this housing affordable to and occupied by low and moderate income households

COAH's rules explicitly permit similar programs. N.J.A.C. 5:97-6.9 permits a municipality to purchase market housing and convert it into affordable housing. N.J.A.C. 5:97-6.14 permits a

municipality to address its 1999-2018 housing obligation by extending controls on affordability on existing deed restricted units; and N.J.A.C. 5:97-6.15 permits other innovative approaches.

The Township is approaching a program that is a hybrid of COAH's market to affordable program and its extension of controls program in that the 116 units, that would be the subject of the program, are neither market rate nor low and moderate income units. However, like a low or moderate income unit, these units are deed restricted.

As restricted units, Cherry Hill is involved in the affirmative marketing and conveyance of each unit. Like a low and moderate income unit established pursuant to COAH's rules, the Township is provided notice of an intent to sell. The Township is responsible for: affirmatively marketing the unit; providing a list of potential buyers; and establishing a maximum permitted sales price that is controlled by an index. Cherry Hill's program will allow each seller to achieve its maximum permitted sales price.

However, the Township will require, as a condition of sale, that the buyer of each unit be a qualified low and moderate income household. Moreover, the Township will subsidize the transaction, if necessary, so that the resulting low and moderate income units conform to COAH and UHAC rules. COAH has endorsed a similar administrative approach to extending controls:

Municipalities may extend affordable housing controls on COAH units. Administrative agents have been preserving these units by either converting them to 95/5 or by extending controls by placing a new deed restriction on the units when the units are sold during the initial restriction period. This strategy may be employed by all municipalities to help preserve their stock of affordable housing. If the units are part of a homeowner's association and are paying reduced association fees, municipalities should negotiate with the association to allow the fees to increase to 100 percent if the municipality wishes to extend the controls on the units. (40 N.J.R. 2768)

The Township has provided an inventory of all 116 units in Appendix D. It is envisioned that the process of converting these units to affordable units will be implemented at all future transactions following the court's approval of the approach.

The deed restrictions on the subject units are in perpetuity. Thus, when these units are offered for sale, Cherry Hill will be in a position to make the units affordable to low and moderate income households. There is no need for an agreement and no risk that a homeowner can hold on to the units until the controls on affordability expire.

***Supportive & Special Needs Housing***

Appendix E includes a listing of all the supportive and special needs housing for which the Township is seeking credit. The Township is in the process of providing the necessary documentation for the court’s review.

***Other Sites to Address The Unmet Need/Growth Share***

Pursuant to the Township’s 1993 Stipulation of Settlement, the Township has an obligation to capture affordable housing opportunities if specific sites become available for development. This obligation is carried forward with this plan, including the following sites: Merchantville Country Club; Woodcrest Country Club; Springdale Farm; Barclay Farm; Springhouse Farm Trust; and Apostolic Church.

# Appendix A

## VACANT LAND ADJUSTMENT

**ROUND 1 VACANT LAND ANALYSIS  
1993**

OWNER	PARCELID	KEY	ACRES	DEVELOPABLE ACRES	FAIR SHARE CALC.	COMMENTS
Iocco (Short Hills Farm)	521 / 2,3,3A	156	136	0.00	115	Built
Brunetti	263 / 1	3	30	0.65	60	Built
Buff Property	433 / 17	41	40	12.30	25	
Serei	436 / 6; 437 / 6B,7,9A,12,12BA; 438/1	40, 52	220		172	Built
Tavistock Extension	430 / 6,6A,7,7A,7B,7C,8,9,9A	42		14.75		Green Acres Parcel removed from list.
Legnola	108 / 2,3,3A,4,5,6,7; 111 / 15,16,17	1	7.9	6.00	10	Reduced to 2 by Court Order
Jewish Federation	523 / 1,1AB	58	23		100	Built
St. Mary's	523 / 1,1AB	N/S	114		110	
Holly Ravine	528 / 9	55	28	13.00	26	
Cherry Hill Industrial Properties	68 / 1K; 943 / 3,4; 94 / 1,1A; 95 / 1	4	8.9	7.00	14	
Bridge Hollow	515 / 4,5	64	43	12.00	24	
Miscellaneous Parcels					50	
<b>TOTAL</b>					<b>706</b>	

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING	
103.01_7_	0.6508	0.00	0.00	0.00	0.65	B4	Y				601 Rt 38	Cherry Hill Township	Y								This small site is located on the Route 38 - Longwood Ave jughandle and is not suitable for any development.
111.01_21_	1.6283	0.00	0.00	0.00	1.63	R3	Y				651 Main St	Hampton Development Llc	N	1.63							Developed, open space for W B Saunders site
16.01_1_	1.6560	0.00	0.68	0.68	0.98	B4	Y				Yale Ave	Gelmarc Distributors, Inc	N	0.98		Y	0.98	20	3.91		
174.01_1_	1.0811	0.00	0.00	0.00	1.08	IN	Y				Fulton Street	Board Of Education	Y								SCHOOL PROPERTY
177.01_8_	2.4291	0.00	0.00	0.00	2.43	B2	Y				462 THIRD AVE	W & C Associates Llc	N	2.43			2.43	8	3.89		Amended site plan approved for office.
181.01_10_	1.2972	0.00	0.00	0.00	1.30	B2	N				Third Ave	Tam-D0R Assoc Llc	N	1.30							DEVELOPED - Daycare care center constructed
210.01_1_	2.8690	0.00	0.91	0.91	1.95	IN	Y	Y	13	Barlow Playground	Petitt Ave	Twp Of Cherry Hill	Y			Y					PARK
258.01_11_	4.4126	3.24	2.35	3.36	1.05	IN	Y	Y	G	Media Road-Colwick 258.01 10, 261.02 1	Media Rd	Twp Of Cherry Hill	Y			Y					PARK
261.03_2_	18.7130	14.32	10.64	14.71	4.00	IN	Y	Y	DI	Colwick Conservation	Church Rd	Twp Of Cherry Hill	Y			Y					PARK
263.01_1.02_	11.3587	0.24	1.18	1.37	9.99	IN					Lenape Rd										PARK
263.01_1_	25.7542	0.00	2.47	2.47	23.28	R10	Y				Lenape Rd	Burrough'S Mill Apts Llc	Y		308 apartments Burroughs Mill Apartments 36 Low/mod rentals	Y					DEVELOPED AS INCLUSIONARY DEVELOPMENT
263.01_4_	13.7501	3.78	0.92	3.80	9.95	IN	Y	Y	FB	Brunetti Tract	Overbrook & Lenape	Twp Of Cherry Hill	Y			Y					PARK
278.01_2_	4.7407	0.03	3.63	3.63	1.11	IN	Y				Church Rd	Board Of Education	Y			Y					PARK
282.01_33_	5.1872	0.00	0.00	0.00	5.19	R3	Y	Y	FH	Church Road	2321 Church Rd	Twp Of Cherry Hill	Y	0.00			0.00			7.00	Per Master when released from vacant land restraints
283.01_1_	1.2543	1.23	0.87	1.24	0.01	IN	Y	Y	DK	Colwick Conservation	Coles Ave	Twp Of Cherry Hill	Y			Y					PARK
284.01_16_	1.9901	0.18	0.08	0.18	1.81	B2	Y				34 Coles Ave	Steve & Ted'S Excellent Adventure I	N	1.81		Y	1.81			0.00	The parcel is too narrow at 91 feet to develop for an inclusionary development.
285.02_3_	6.7433	0.00	0.00	0.00	6.74	B3	N				Haddonfield Rd	Cherry Hill Ctr C/O Preit Svcs	N	6.74	Part of Cherry Hill Mall						DEVELOPED
285.02_4_	1.9049	0.00	0.00	0.00	1.90	B3	N				Cherry Hill Mall	Cherry Hill Ctr C/O Preit Svcs	N	1.90	Part of Cherry Hill Mall						DEVELOPED
285.02_9_	8.1643	0.00	0.00	0.00	8.16	B3	N				Church Rd & Hdld R	Cherry Hill Ctr C/O Preit Svcs	N	8.16	Part of Cherry Hill Mall						DEVELOPED

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
285.05_11	1.6107	0.00	0.90	0.90	0.71	R2	Y	Y	DL	Embassy Drive Open Space	Embassy Dr	Twp Of Cherry Hill	Y			Y				PARK
285.23_5	4.6502	0.00	0.00	0.00	4.65	R2					REGENCY COURT	CLASSIC CUSTOM BUILDERS	N	4.65	Under construction 5 rental	N	4.65		7.00	Project approved & partially constructed
285.25_1.02	1.8685	0.00	0.00	0.00	1.87	B3	Y				2129 Rt 38	Twp Of Cherry Hill	Y	0.00						OPEN SPACE-BASIN--LOEWS
285.25_4.04	2.3791	0.00	1.51	1.51	0.87	IRB	Y				Rt 38- Dot	Dept Of Trans	Y			Y				NJ ROUTE 38 JUGHANDLE
285.25_4	16.1983	0.00	3.93	3.93	12.27	IN	Y	Y	23	Chapel Avenue Park	1900 Chapel Ave W	Twp Of Cherry Hill	Y			Y				PARK
285.25_8	21.3017	0.00	16.80	16.80	4.50	IRB	Y				Rt 38-Rear	Hillview Ch, Llc C/O Kimco	N	4.50	Open space & basin for Hillview Shopping Center	Y				Open space & basin for Hillview Shopping Center
286.19_27	1.1981	0.00	0.37	0.37	0.83	IN	Y	Y	24	Brainerd Playground (Ivy - Roosevelt)	36 Ivy Ln	Twp Of Cherry Hill	Y			Y				PARK
287.07_8	2.0591	0.00	1.51	1.51	0.55	R2	Y				37 Maple Ave	Twp Of Cherry Hill	Y			Y				NO ACCESS
331.01_1	2.1284	0.00	0.74	0.74	1.39	O1	Y				E Lake Dr	Brandywine Operating Partnership,Lp	N	1.39	Project open space	Y	1.39			Project open space on the Route 38 Jughandle.
337.03_14	3.9284	2.59	3.32	3.32	0.61	R2	Y	Y	30	Fountain Court	16 Fountain Ct	Twp Of Cherry Hill	Y			Y				PARK
338.01_1	4.1292	2.57	2.99	3.99	0.14	IN	Y	Y	31	Brandywoods Park	Rear Of Clemson Roa	Twp Of Cherry Hill	Y			Y				PARK
338.01_2	4.8160	2.12	4.37	4.64	0.18	IN	Y	Y	32	Brandywoods Park	Dartmouth Rd	Twp Of Cherry Hill	Y			Y				PARK
338.24_65	2.4619	1.36	1.18	1.85	0.61	IN	Y		34	Brandywoods Park	Dartmouth&Colgate D	Twp Of Cherry Hill	Y			Y				PARK
338.3_8	4.5330	0.00	3.83	3.83	0.70	O1	Y				Rear Kings Hwy	J Doe Inc	N	0.70		Y	0.70	8	1.12	Similar density to Greensward LIMITED ACCESS
338.32_1	5.5230	3.66	4.25	5.10	0.42	IN	Y	Y	35	Brandywoods Park	Church Rd	Twp Of Cherry Hill	Y			Y				PARK
339.01_10	1.3236	0.00	0.00	0.00	1.32	O1	Y				915 Kings Hwy N	915 Building Assoc	N	1.32			1.32	10	2.65	Similar density to Greensward next to Fire Station
339.02_14	1.0390	0.00	0.00	0.00	1.04	R2	Y				Back Of Sheffield R	Twp Of Cherry Hill	Y		Project open space					Project open space
339.36_2	0.7545	0.00	0.00	0.00	0.75	IN	Y	Y	37	Kingston Playground	Deland Ave	Twp Of Cherry Hill	Y							PARK
340.02_1	1.2381	0.00	0.00	0.00	1.24	B2	Y				Rt 70 W Rear	Goodman, J S C/O Dilworth Paxson	N	1.24			1.24	8	1.98	The odd shape of this lot and since it is surrounded by a McDonalds Restaurant, Rite Aid, loading docks and parking lots makes this site unsuitable for density over 8 dwelling units per acre.
341.01_14	29.8299	0.00	28.14	28.14	1.69	IN	Y	Y	M	Route 70 - Red Lobster	Rt 70 E	Twp Of Cherry Hill	Y			Y				PARK
343.01_3	60.4915	0.00	58.78	58.78	1.72	IN	Y	Y	S	Cooperfield Park	Cooperlanding Rd	Twp Of Cherry Hill	Y			Y				PARK

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING		
343.01_5	5.5348	0.00	5.51	5.51	0.02	IN	Y	Y	T	Cooperfield Park	Cooperlanding Rd	Twp Of Cherry Hill	Y			Y					PARK	
343.01_9	4.2577	0.00	1.18	1.18	3.08	O1					500 Cooper Landing	Kennedy Memorial Hospital- University							8.00		Per Master as redevelopment parcel	
343.02_6	3.3404	0.00	1.71	1.71	1.63	IN	Y				Warren Avenue	Board Of Education	Y			Y					PARK	
343.02_7	3.3372	0.00	0.00	0.00	3.34	IN	Y				Warren Avenue	Board Of Education	Y								PARK	
357.01_8	1.5734	0.00	0.00	0.00	1.57	IN	Y	Y	40	Erlton Park-Lion's Den	New York Ave	Twp Of Cherry Hill	Y	0.00							PARK	
374.01_1	7.7319	6.42	3.33	7.18	0.55	IN	Y				Park Blvd	Camden County Park Commission	Y			Y					COUNTY PARK	
38.01_2	0.2419	0.30	0.01	0.30	-0.06	IN	N				Park Blvd Rear	Conrail Copr %New Jersey Trans	Y			Y					RAILROAD	
389.02_6	1.1051	1.05	0.97	1.06	0.04	IN	Y	Y	U	Ellisburg Park	Kings Hwy S	Twp Of Cherry Hill	Y			Y					PARK	
396.01_1	16.9136	12.12	2.39	12.13	4.78	IN	Y				Park Blvd	Camden County Park Commission	Y			Y					COUNTY PARK	
40.01_1	3.4232	0.00	0.00	0.00	3.42	B2	N				2151 Rt 70 W	Mbj Associates, Llc	N	3.42	Released for development						Cherry Hill Mercedes	
404.01_1	1.6836	0.00	1.40	1.40	0.28	RA	Y				Charleston Rd	Twp Of Cherry Hill	Y			Y	0.28	8	0.45		CONSERVATION LAND NON ROSI	
404.01_4	2.5665	0.00	1.94	1.94	0.62	RA	Y				Charleston Rd	Twp Of Cherry Hill	Y			Y	0.62	8	1.00		CONSERVATION LAND NON ROSI	
404.01_5	1.8855	0.00	1.78	1.78	0.11	RA	Y				Charleston Rd	Twp Of Cherry Hill	Y			Y	0.11	8	0.18		CONSERVATION LAND NON ROSI	
404.01_6	1.7482	0.00	1.11	1.10	0.64	RA	Y				Charleston Rd	Twp Of Cherry Hill	Y			Y	0.64	8	1.03		CONSERVATION LAND NON ROSI	
404.02_15	7.6296	0.00	2.85	3.95	3.68	IN	Y				Rear Of Willow Way	Twp Of Cherry Hill	Y		Open Space	Y					DEVELOPMENT OPEN SPACE & BASIN	
404.11_20	4.9746	0.00	2.47	2.47	2.50	IN	Y	Y	Z	South Barclay Park	Rear Of Heritage Rd	Twp Of Cherry Hill	Y			Y					PARK	
404.36_1	11.4920	0.00	0.00	0.00	11.49	IN	Y	Y	1	Ridings of Fox Run Open Space	Rear Roland Ct	Twp Of Cherry Hill	Y								PARK	
404.36_53	1.3232	0.57	0.00	0.57	0.75	IN	Y	Y	DN	Ridings of Fox Run Open Space	Rear Sequoia Dr	Twp Of Cherry Hill	Y			Y					PARK	
404.36_80	15.3719	12.06	8.35	12.06	3.32	IN	Y	Y	2	Ridings of Fox Run Open Space	Rear Teak Ct	Twp Of Cherry Hill	Y			Y					PARK	
404.37_1	4.5421	2.39	0.93	2.39	2.15	IN	Y				New Jersey Turnpike	Camden County	Y			Y					OWNED BY CAMDEN COUNTY	
404.43_14	2.3871	0.00	0.00	0.00	2.39	R2	Y				1200 Brace Rd	Lawrence, James H, Peter & Etals	N	2.39				2.39	8	3.82		This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 8 dwelling units per acre.
404.44_16	1.2260	0.00	0.00	0.00	1.23	RA	Y				1209 Kay Dr W	Ventimiglia, Giuseppe & Fiorella	N	1.23				1.23				DEVELOPED 2004

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING	
404.45_10_	3.2178	0.98	1.60	1.60	1.62	RA	Y				232 Munn Ln	Jennings, Anthony S & Victoria	N	1.62		Y	1.62	8	2.59	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 8 dwelling units per acre.	
404.45_31_	1.2666	0.00	0.44	0.44	0.83	RA	Y				1224 Cotswold Ln	United Munkacser Yeshivos	N	0.83		Y	0.83	8	1.33	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 8 dwelling units per acre.	
404.45_5.01_	4.1502	0.24	0.00	2.67	1.48	RA	Y				218 Munn Ln	Horwitz, Harry A & Susan Shibel	N	1.48		Y	1.48	8	2.37	This site is the center of the Hunt Tract development and makes this site unsuitable for multifamily development over 8 dwelling units per acre.	
404.45_5_	3.5080	0.93	0.00	2.65	0.86	RA	Y				216 Munn Ln	Hirsch Michael & Robyn	N	0.86		Y	0.86			DEVELOPED 2004	
404.49_11_	14.4461	12.20	12.05	12.76	1.68	R1	Y	Y	46	Barclay Farmstead	Cooper Creek	Twp Of Cherry Hill	Y			Y				PARK	
404.53_5_	4.0982	1.32	2.70	2.89	1.21	R3	Y	Y	AA	Kingsway Circle Knolls	Brace Rd	Twp Of Cherry Hill	Y			Y				PARK	
408.01_1_	31.7155	0.00	0.00	0.00	31.72	IN	Y	Y	48	Cherry Hill Meadows-Croft Farm	Kresson Rd	Twp Of Cherry Hill	Y							PARK	
408.01_2_QFARM	6.3149	0.00	0.00	0.00	6.31	R1	Y				351 Kresson Rd	Mc Naughton, William & Gail Ten Com	N	6.31	Operating as a nursery					DEVELOPED AS A NURSERY BUSINESS	
409.01_23_	0.5000				0.50	B2	Y				Berlin Rd	Thomas, M % J Thomas - Poa	N	0.50							All Flood Plain and Wetlands.
411.01_7_	6.5985	0.00	1.80	1.80	4.80	IR	Y				N J Turnpike	Transcontinental Gas Pipe Line	N	4.80	Operating as a pipeline	Y					Utility use as a pipeline
429.01_2_	9.9488	2.68	3.88	4.26	5.69	R10	Y	Y	AB	Tindale Run Park	230 Berlin Rd	Twp Of Cherry Hill	Y			Y				PARK	
429.03_1_	1.2945	0.00	0.00	0.00	1.29	R10	Y	Y	AC	Tindale Run Park	Berlin Rd	Twp Of Cherry Hill	Y	0.00							PARK
429.03_11_	7.7614	2.49	2.27	2.54	5.22	R10	Y	Y	AF	Tindale Run Park	Berlin Rd	Twp Of Cherry Hill	Y			Y					PARK
429.03_4_	2.1226	0.00	0.00	0.00	2.12	R10	Y	Y	AD	Tindale Run Park	Berlin Rd	Twp Of Cherry Hill	Y								PARK
429.03_7_	1.5755	0.78	0.87	0.87	0.71	R10	Y				Berlin Rd	Hargrove, William & Kathleen	N	0.71		Y	0.71				Parcel has poor access and utility availability.
430.1_1_	3.9841	0.95	1.25	1.48	2.50	R10	Y	Y	AG	Tindale Run Park	Berlin Rd	Twp Of Cherry Hill	Y			Y					PARK
431.14_82_	6.7815	2.65	4.16	4.16	2.62	IN	Y	Y	AH	Valleybrook Area	Back Of Valleybrook	Twp Of Cherry Hill	Y			Y					PARK
431.16_9_	4.8392	0.19	0.31	0.31	4.53	IN	Y	Y	52	Brookfield Park- CH American LL	Route 295	Twp Of Cherry Hill	Y			Y					PARK

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
431.18_7.01	3.0382	0.00	0.00	0.00	3.04	IR	Y				100 Woodcrest Rd	Vineland Construction Co	N	3.04			3.04			Surrounding land uses are industrial--Site is approved for a 25,000 sq ft office building
432.01_1	0.3606	0.01	0.00	0.01	0.35	IR	Y				Route 295	Dept of Trans	Y			Y				TOO SMALL
433.01_8	38.7620	0.00	21.47	21.47	17.29	R1	Y	Y	FI	Browning Lane	Browning Lane	Twp of Cherry Hill	y			Y				PARK
433.02_13	0.5923	0.00	0.00	0.00	0.59	IR	Y				1220 Berlin Rd	Garden State Cablevision LP	N	0.59			0.59		0.00	Access is unsuitable.
433.07_33	1.7872	0.00	0.00	0.00	1.79	IN	Y	Y	53		30 Plymouth Dr	Twp of Cherry Hill	Y							PARK
434.09_34	14.4827	0.00	4.11	3.42	11.06	IN	Y	Y	57	Magic Forest	Liberty Bell Dr	Board of Education	Y			Y				PARK
434.19_16	2.0672	0.00	1.07	1.07	1.00	R1	Y				408 Browning Lane	Twp of Cherry Hill	Y			Y	1.00	8	1.60	Parcel is an odd shape with difficult access and questionable utility availability.
434.23_5	1.1440	0.00	0.00	0.00	1.14	RA	Y				Rear Browning Lane	Conn, Mitchell & Lisa G	N	1.14			1.14	8	1.83	Site has poor access is from a private 30' road due to access and the site has questionable utility availability.
434.24_17	21.3941	0.00	0.00	0.00	21.39	IN	Y	Y	AJ		Browning & Hidden L	Twp of Cherry Hill	Y							PARK
436.01_1	4.7905	4.49	3.48	4.58	0.21	IN	Y	Y	58	Scarborough Park-Covered Bridge Pa	Covered Bridge Rd	Twp of Cherry Hill	Y			Y				PARK
436.02_14	7.6961	3.29	6.39	6.91	0.79	IN	N				Kay Ave	Dept Of Trans	Y			Y				NJDOT PROPERTY
436.03_18.01	6.1633	0.00	0.05	0.05	6.11	R10	N				Abbey Rd	East Avenue Associates	N	6.11	Sergi affordable housing	Y				Sergi affordable housing
436.03_18	12.0256	11.05	8.09	11.34	0.68	R10	Y				Markkress Rd	Markkress Development	N	0.68	Open space Basin	Y				Open space Basin
436.03_59	3.4616	0.31	0.80	0.80	2.66	R10	Y				Europa Det Basin	Markkress Development	N	2.66	Basin	Y				Basin
436.03_9	3.8298	0.00	2.38	2.38	1.45	IR	Y				7 Perina Blvd	Dawat-E-Hadiyah (America)	N	1.45	Industrial Park	Y				Industrial Park-MOSQUE UNDER CONSTRUCTION
437.01_21	6.6142	0.00	3.52	3.52	3.10	IR	Y				3 Allison Dr	P N P Development Co Inc	N	3.10	Industrial Park	Y	3.10	10	6.20	Industrial Park
437.01_26	2.1132	0.00	1.96	1.96	0.15	IR	Y				13 Allison Dr	LIC Realty LLC	N	0.15		Y	0.15			Site is not developable.
437.04_99	2.8561	0.00	2.26	2.26	0.60	R1		Y	EN		Lucerne/Siena									OPEN SPACE
437.05_99	36.6723	29.52	30.05	32.07	4.60	IN	Y	Y	EQ		Lucerne/Siena	Twp of Cherry Hill	Y			Y				PARK
437.11_36	1.1206	0.00	0.00	0.00	1.12	R1	Y	Y	ER	Rear Of Cameo Ct Basin	Rear Of Cameo Ct	Twp of Cherry Hill	Y							PARK
438.01_4	6.2943	5.36	4.51	5.50	0.79	R1	Y	Y	AL	Springdale Road	Springdale Rd	Twp of Cherry Hill	Y			Y				PARK
462.01_1	0.8500		0.71	0.71	0.14	IN	Y	Y	??	Northwoods Conservation		Twp of Cherry Hill	Y			Y				PARK
463.01_2	4.8375	0.00	4.18	4.18	0.66	IR	Y				600 Park Rd	Gsra Assoc C/O J Straus Jr	N	0.66	Industrial Park	Y	0.66			Industrial Park
463.01_3	6.0253	0.00	2.11	2.11	3.92	IR	Y				1890 Old Cuthbert R	Vee Dennis Manufacturing Co	N	3.92	Industrial Park	Y	3.92			Industrial Park

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

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463.06_21	1.2009	0.00	0.00	0.00	1.20	R2	Y				Carlton Dr	Wilson, G & Passarella, A	N	1.20			1.20	8	1.92	Site density is limited due to its location in the middle of single family detached dwellings	
463.09_1	15.2168	0.00	8.25	8.25	6.97	IN	Y	Y	FD	Frontage Road	1600 Frontage Rd	Twp Of Cherry Hill	Y			Y				Park	
463.09_10	2.4486	0.00	1.81	1.81	0.64	IN	Y				55 Ranoldo Terr	Board Of Education	Y			Y				BOARD OF EDUCATION PARCEL	
463.09_11	7.2819	0.00	0.77	0.77	6.51	IN	Y				55 Ranadlo Terr	Board Of Education	Y			Y				BOARD OF EDUCATION PARCEL	
463.09_7	4.2209	0.00	0.00	0.00	4.22	B4	N				1820 Frontage Rd	HSJ Properties, LLC % Citadel	N	4.22	Developed as self-storage facility.					Developed as self-storage facility.	
463.09_9	2.3916	0.00	1.39	1.39	1.00	R20	Y				1432 Rt 70 E - Rear	Prusky, Etta %Amf/Mbl	N	1.00		Y	1.00			This lot is 104 feet by 1,000 feet and therefore undevelopable.	
465.01_13	4.9710	2.25	1.84	2.58	2.39	IR	Y				605 Chapel Ave E	Chapel Holdings Inc	N	2.39		Y	2.39	10	4.79		
465.01_14	6.3231	5.59	4.23	5.63	0.69	IR	Y	Y	AM		Deer Rd	Twp of Cherry Hill	Y	0.00		Y				PARK	
465.05_5	1.3468	0.00	0.00	0.00	1.35	R2	Y				Chapel Ave Extension	Camden, Sme Inc	N	1.35			1.35	10	2.69		
465.06_2	1.3261	0.00	1.20	1.20	0.12	IR	Y				617 Deer Rd	Co-Frank Associates	N	0.12		Y	0.12			Not developable.	
465.06_3	1.0102	0.00	0.89	0.89	0.12	IR	Y				615 Deer Rd	Co-Frank Associates	N	0.12		Y	0.12			Not developable.	
467.01_10	1.2503	0.00	0.00	0.00	1.25	IR	Y				Rear Deer Rd	LRB Holdings Inc	N	1.25			1.25			Industrial park area	
467.01_3	7.3530	0.00	6.44	6.44	0.92	IR	Y				601 Park Rd	Gsra Assoc C/O J Straus Jr	N	0.92		Y	0.92			Industrial park area	
467.01_4	1.0791	0.00	0.56	0.56	0.52	IR	Y				Park Rd	First Industrial LP	N	0.52		Y	0.52			Industrial park area	
467.01_9	1.2878	0.00	0.00	0.00	1.29	IR	Y				Rear Deer Rd	LRB Holdings Inc	N	1.29			1.29			Industrial park area	
467.04_13	1.0002	0.00	0.00	0.00	1.00	IN	Y	Y	AN		Rear Green Vale Rd	Twp of Cherry Hill	Y							PARK	
467.1_1	4.8099	0.00	0.00	0.00	4.81	IN	Y				Park Rd	Twp of Cherry Hill	Y							BASIN PLANNED TO SOLVE KINGSTON DRAINAGE PROBLEMS	
468.02_1	16.8359	0.00	12.08	12.08	4.75	IR	Y				Springdale Rd	First Industrial LP	N	4.75		Y	4.75			Industrial park area	
468.06_1	6.9563	3.18	4.88	5.26	1.69	IN	Y				Old Cuthbert Blvd	New Jersey Turnpike Authority	Y			Y				NEW JERSEY TURNPIKE AUTH.	
469.01_2	15.0850	9.77	12.47	13.00	2.08	IN	Y	Y	60	Kingston Playground	Greentree Rd N	Twp of Cherry Hill	Y			Y				PARK	
469.13_1	5.0258	0.00	2.06	2.06	2.97	IN	Y	Y	65	Point of Woods Park-Morningside	Green Acre Dr N	Twp of Cherry Hill	Y			Y				PARK	
470.01_23	2.1208	0.00	0.00	0.00	2.12	O3	Y				1919 Greentree Rd	Carabasi, Anthony C	N	2.12	Approved for office 02-03			0.00			DEVELOPED
470.01_24	2.1216	0.00	0.00	0.00	2.12	R2	Y				1929 Greentree Rd	Dolente Carl & Adele H	N	2.12			2.12	10	4.24	Application expected for the World Peace Palace	
470.02_11	0.2465	0.00	0.00	0.00	0.25	B2	Y				1888 Route 70 E	TK Enterprises, LLC	N	0.25	Developed as retail center		0.00			DEVELOPED	

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
470.06_10	19.3544	7.08	12.50	1.67	17.68	IN	Y	Y	66		Greentree Way	Twp Of Cherry Hill	Y			Y				PARK
470.1_3_QFARM	13.2369	0.00	0.00	0.00	13.24	O1	Y				Route 70 E	Foulke, Charles & Marcia %Ch Dodge	N	13.24			13.24	12	33.00	Approved site plan for 233 dwelling units including 33 L/M rentals
471.11_29	1.7123	0.00	0.00	0.00	1.71	IN	Y	Y	67	Wexford	212 Wexford Dr	Twp of Cherry Hill	Y							PARK
471.13_11	1.9440	0.00	0.00	0.00	1.94	RAPC	Y	Y	68	Wexford	Springdale Rd	Twp of Cherry Hill	Y							PARK
473.01_5	5.2551	0.00	5.26	5.26	0.00	IR	Y				Rockhill Rd	First Industrial LP	N	0.00	Industrial Park	Y	0.00			Industrial park area NOT DEVELOPABLE
473.01_6	2.4507	0.00	2.45	2.45	0.00	IR	Y				Point View Ave	First Industrial LP	N	0.00	Industrial Park	Y	0.00			Industrial park area NOT DEVELOPABLE
488.01_1	2.1766	0.00	2.15	2.15	0.03	IR	Y	Y	AO	Garden Avenue	Fairfax Ave	Twp of Cherry Hill	Y			Y				PARK
49.01_1	1.7509	1.75	0.00	1.75	0.00	IN	Y	Y		Park Dr	7 Park Dr	Twp of Cherry Hill	Y			Y				PARK
49.01_2	1.7579	1.76	1.24	1.76	0.00	IN	Y	Y			Park Dr	Camden County Parks Commission	Y			Y				Camden County Park Commission
5.01_12	0.4077	0.41	0.32	0.41	0.00	R2	Y	Y			Park Blvd	Camden County Park Commission	Y			Y				Camden County Park Commission
500.01_11	6.6473	0.00	6.01	6.01	0.64	IR	Y				Perina Blvd	Lazgor LLC	N	0.64	Industrial Park	Y	0.64			Industrial park area
502.01_21	10.9938	0.00	10.99	10.99	0.00	IR	Y				Rockhill Road	Harford Robert Sr	N	0.00	Industrial Park	Y	0.00			Industrial park area Unsuitable wetlands.
502.01_22	1.0192	0.00	0.73	0.73	0.29	B2	Y				Rt 70 E	Sergi, Dominic P & Marie M	N	0.29		Y	0.29			Unsuitable 20' X 2200' is too narrow for development.
503.01_11	0.2675	0.00	0.00	0.00	0.27	IR	Y				Rockhill Rd	Rock Hill Road Associates LLC	N	0.27	Self Storage		0.27			Developed as a self storage facility
503.02_2	0.2897	0.00	0.00	0.00	0.29	B2	Y				1814 Rt 70 E	Beowulf Enterprises Iii LLC	N	0.29	Office building		0.29			Developed as an office building
504.01_4	5.2716	0.00	4.37	4.37	0.90	IR	Y				Rockhill & Garden	Schooley, Joseph & Hope	N	0.90	Industrial Park	Y	0.90			Industrial park area
504.01_5	4.0305	0.00	3.59	3.59	0.44	IR	Y				Point View Ave	Three K'S LLC C/O R Krauss	N	0.44	Industrial Park	Y	0.44			Industrial park area
510.02_4.01	1.1674	0.00	0.00	0.00	1.17	RA	Y				1635 Springdale Rd	Barclay, David M & Nancy B	N	1.17		Y	1.17			No Access to public road.
510.02_4.03	1.0484	0.01	0.00	0.01	1.03	RA	Y				1627 Springdale Rd	Barclay David M & Nancy B	N	1.03	Farmland	Y	0.00			No Access to public road.
513.44_60	4.7022	3.89	0.06	3.89	0.81	IN	Y	Y	DY	Guilford Road	Rear Guilford Road	Twp of Cherry Hill	Y			Y				PARK
513.5_2	33.7813	11.90	17.47	17.47	16.31	R1	Y	Y	FJ		Cropwell Rd	Twp of Cherry Hill	Y			Y				PARK
513.51_8	4.7755	3.24	3.32	3.68	1.10	IN	Y	Y	70	Old Orchard Park	Thornhill Rd	Twp of Cherry Hill	Y			Y				PARK
514.01_1	6.0892	0.00	3.52	3.52	2.57	R1	Y	Y	AP	Marlowe Park	Marlowe Rd	Twp of Cherry Hill	Y			Y				PARK
514.01_4	4.2730	2.42	0.08	2.49	1.78	IN	Y	Y	DZ	Candlewyck Floodplain	Rear Downing St	Twp of Cherry Hill	Y			Y				PARK
514.01_7	3.6974	1.13	0.00	1.13	2.57	RAPC	Y				Cropwell Rd	Public Serv Elec & Gas Co	N	2.57	Utility	Y	0.00			Utility use
515.01_1	12.3392	1.72	3.05	3.31	9.03	IN	Y	Y	EZ	Unnamed Brick Road	Sandringham Rd	Twp of Cherry Hill/Bd Of Education	Y			Y				PARK
515.01_2	2.7050	0.96	1.75	1.84	0.87	IN	Y	Y	EM	Surrey Place East Park	Sandringham Rd	Twp of Cherry Hill	Y			Y				PARK
515.08_11	1.1968	0.00	0.00	0.00	1.20	R1	Y	Y	AT	Cropwell Estates	21 Branch Dr N	Twp of Cherry Hill	Y							PARK
515.09_10	1.8627	1.58	1.35	1.58	0.28	R1	Y	Y	E0X	Charles Ln	24 Charles Ln	Twp of Cherry Hill	Y			Y				PARK

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**  
**4/28/2009**

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING	
515.21_1	24.6245	6.17	9.96	1.84	22.79	IN	Y	Y	EC	Surrey Place East Open Space	Apley Rd-Rear	Twp Of Cherry Hill	Y			Y				PARK	
515.22_1	5.7811	0.00	3.59	3.59	2.19	IN	Y	Y	72	Surrey Place East Park	Sandringham Rd	Twp Of Cherry Hill	Y			Y				PARK	
515.22_2	3.6762	0.00	2.54	2.50	1.17	R1	Y				Marlowe Road	New Jersey Water Co	N	1.17		Y	1.17			DEVELOPED Subdivided into four lots	
518.01_11	9.6355	0.00	0.00	0.00	9.64	IN	Y				Kresson Rd	Twp Of Cherry Hill	Y							ENVIRONMENTAL CONSTRAINTS	
518.01_9	2.1076	0.00	0.00	0.00	2.11	R1	Y	Y	CQ	Kresson Road	Kresson Rd	Twp Of Cherry Hill	Y							PARK	
518.03_1	0.6383	0.59	0.64	0.64	0.00	R1	Y	Y	AY	Cropwell Road	Cropwell Rd	Twp Of Cherry Hill	Y			Y				PARK	
518.1_54	9.8398	0.00	7.28	7.28	2.56	IN	Y	Y	BA	Fox Hollow Woods	Kresson Rd	Twp Of Cherry Hill	Y			Y				PARK	
518.11_13	3.3925	0.00	2.78	2.78	0.61	IN	Y	Y	BB	Partridge Ln	Partridge Ln	Twp Of Cherry Hill	Y			Y				PARK	
518.14_1	3.0132	0.00	0.00	0.00	3.01	R1	Y	Y	ED	Rams Gate Open Space	Kresson Rd	Twp Of Cherry Hill	Y							PARK	
518.16_26	2.3981	0.00	0.47	0.47	1.93	IN	Y	Y	BC	Fox Hollow Woods	Rear Brick Rd	Twp Of Cherry Hill	Y			Y				PARK	
518.16_27	9.0884	5.77	5.70	6.87	2.22	IN	Y	Y	BD	Fox Hollow Woods	Brick Rd	Twp Of Cherry Hill	Y			Y				PARK	
518.21_28	1.7344	0.00	1.33	1.33	0.40	R1	Y	Y	4	Rams Gate Open Space	Evesham Rd	Twp Of Cherry Hill	Y			Y				PARK	
518.24_2	6.1870	0.99	4.87	4.88	1.31	IN	Y	Y	BG	Fox Hollow Woods	Cropwell & Kresson	Twp Of Cherry Hill	Y			Y				PARK	
519.01_35	7.1042	0.00	0.00	0.00	7.10	IN	Y	Y	EF	Cherry Run Open Space	Brick Rd	Twp Of Cherry Hill	Y							PARK	
521.01_1	12.5179	7.67	11.09	11.35	1.16	IN	Y	Y	74	Springbrook Park	Spring Rd	Twp Of Cherry Hill	Y			Y				PARK	
521.01_2.01	2.6500	0.13	0.05	0.17	2.48	IN	Y				Evesham Rd.	Twp Of Cherry Hill	Special	2.48		Y	2.48	10	4.96		
521.01_8.01	12.3551	3.85	4.60	5.90	1.95	IN	Y				Evesham Rd	Twp Of Cherry Hill	Special	1.95		Y	1.95	10	3.90	Upland and BASIN	
523.01_6	1.3509	0.00	0.00	0.00	1.35	R1	Y				1807 Kresson Rd	Chang Henry + Y-E Kao	N	1.35						2.16	Isolated in the middle of a single family detached development
523.13_11	6.8783	0.00	0.44	0.44	6.44	IN	Y				Springdale Rd	St Mary's Catholic Home	N	6.44	Religious use	Y	6.44				Religious use
523.13_9	9.1825	0.00	0.00	0.00	9.18	IN	Y				Springdale Rd	St Mary's Catholic Home	N	9.18	Religious use		9.18				Religious use
524.01_7	13.5637	0.00	12.57	12.57	0.99	IN	Y	Y	EG	Wilderness Acres Floodplain	Springdale Rd	Twp Of Cherry Hill	Y			Y				PARK	
524.1_29	0.9116	0.00	0.00	0.00	0.91	IN	Y				Country Walk	Twp Of Cherry Hill	Y								BASIN
524.14_13	1.2321	0.00	1.05	1.05	0.19	R1	Y				26 Southwood Drive	Twp Of Cherry Hill	Y			Y					BASIN
525.02_13	1.7203	0.00	0.00	0.00	1.72	RA	N				1200 Kresson Rd	Dominique, Devanand	N	1.72							Dwelling constructed
525.09_14	4.0758	0.00	0.10	0.10	3.97	IN	Y	Y	79	Oriole Lake Park	1101 Willowdale Dr	Twp Of Cherry Hill	Y			Y					PARK
525.37_1	1.0610	0.00	0.21	0.21	0.85	R2	Y				2 Exton Circle	K Hovnanian Southern New Jersey Llc	N	0.85	Open space	Y	0.00				Open space
525.37_4	3.9613	0.00	2.46	2.46	1.50	R2	Y				8 Exton Circle	K Hovnanian Southern New Jersey Llc	N	1.50	Open space & basin	Y	0.00				Development open space & basin

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

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525.38_12	1.1314	0.00	0.00	0.00	1.13	RA	Y				22 Robin Lake Dr	Bloch, Jay L & Joan R	N	1.13			1.13	8	1.81	No Access to public road and the site is in the middle of a single family detached development.
525.38_14	5.3915	0.00	2.05	2.05	3.35	IN	Y	Y	82	Oriole Lake Park	Willits Lane	Twp Of Cherry Hill	Y			Y				PARK
525.38_3	1.3829	0.00	1.03	1.03	0.36	RA	Y				14 Robin Lake Drive	Naftulin, Richard	N	0.36		Y	0.36	8	0.57	Isolated in the middle of a single family detached development
526.01_1	84.3258	21.47	29.28	30.98	53.34	IN	Y	Y	83	Springdale & Kresson	Kresson Rd	Twp Of Cherry Hill	Y			Y				PARK
526.03_16	1.5905	0.00	0.00	0.00	1.59	RA	Y				1141 Winding Dr	Forman, Richard P & Donna R	N	1.59			1.59	8	2.54	Isolated in the middle of a single family detached development
526.04_19	1.5213	0.00	0.00	0.00	1.52	RA	Y				1140 Barbara Dr	Wachman, Barbara	N	1.52			1.52			New dwelling constructed
526.05_2	1.3299	0.00	0.00	0.00	1.33	RA	Y				1140 Ann Dr	Siegel, Norman H & Carole	N	1.33	Property is not vacant		1.33			Property is not vacant
526.06_31	1.9809	0.00	0.04	0.04	1.94	RA	Y				Rear-Kresson Rd	Greenberg, Adam D	N	1.94		Y	1.94			Site is a cemetery for a former church at Block 526.06 Lot 30 Site is landlocked.
526.07_5	5.0580	0.00	4.03	4.03	1.03	IN	Y	Y	FF	Hillman School Site	1320 Kresson Rd	Twp Of Cherry Hill	Y	0.00		Y				PARK
527.05_60	7.7563	5.82	3.57	5.84	1.92	IN	Y	Y	EI	Woodcrest Open Space	Berlin Rd	Twp Of Cherry Hill	Y			Y				PARK
527.05_61	1.5340	0.77	0.31	0.79	0.75	IN	Y	Y	EJ	Woodcrest Open Space	Berlin Rd	Twp Of Cherry Hill	Y			Y				PARK
527.06_4	2.1968	0.82	1.29	1.47	0.72	IN	Y	Y	BK	Holly Swamp Run	Hdfld Berlin Rd	Twp Of Cherry Hill	Y			Y				PARK
528.01_1	1.3852	1.21	1.32	1.35	0.03	R1	Y	Y	BM	Holly Swamp Run	Berlin Rd	Twp Of Cherry Hill	Y			Y				PARK
528.01_31	15.2923	0.00	1.34	1.35	13.95	R2	Y				800 Springdale Rd	Foulke, Charles & Marcia %Ch Dodge	N	13.95	RESIDENCE	Y	13.95			RESIDENCE
528.01_32	22.1021	6.36	8.57	9.72	12.38	R2	Y				350 Evesham Rd	Gilmour, Eva D	N	12.38	RESIDENCE & Farmland	Y	12.38	8	19.81	RESIDENCE & Farmland
528.05_46	1.2985	0.00	1.17	1.17	0.13	R2	Y				Rear Of Morris	Twp Of Cherry Hill	Y			Y				DRAINAGE AREA
528.62_12	4.2959	0.00	0.00	0.00	4.30	R2	Y	Y	88	Woodcrest East Park	Queen Anne Rd	Twp Of Cherry Hill	Y							PARK
529.01_1	6.5336	0.68	2.26	2.34	4.19	R2	Y	Y	BP	Cuffy's Run Wetlands-Stream Area	Evesham Rd	Twp Of Cherry Hill	Y			Y				PARK
529.11_16	0.9332	0.00	0.00	0.00	0.93	R2	Y	Y	90	Brafferton Manor-Simi Court	100 Simi Ct	Twp Of Cherry Hill	Y							PARK
529.12_54	0.7535	0.00	0.00	0.00	0.75	R2	Y				Burnt Mill Rd	Linville, Edgar & Elaine	N	0.75			0.75			Site does NOT FRONT PUBLIC STREET
529.25_5	0.4800	0.00	0.00	0.00	0.48	R2	Y				1955 Berlin Rd	Bulicki, Christopher & Megan	N	0.48			0.48	8	0.77	
53.01_1	1.4782	0.00	0.00	0.00	1.48	B2	N				1819 Rt 70 W	Diamantis Bros. Inc	N	1.48	Developed as a Walgreen's Drug Store		0.00			Site is developed

**CHERRY HILL TOWNSHIP ROUND 2 VACANT LAND ANALYSIS**

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53.01_24	1.1168	0.00	0.00	0.00	1.12	B2	Y				1734 Park Blvd	Monday Night Corp % C H Dodge	N	1.12			1.12	8	1.79	
53.02_1	7.4552	6.68	3.77	6.68	0.78	IN	Y	Y			Park Blvd	Camden County Park Commission	Y			Y				CAMDEN COUNTY PARK COMM.
54.01_1	224.3100						N					Turnberry Ch LLC C/O R Volrath	N	0.00	Released for development		0.00		285.00	COURT ORDER
543.01_14	1.3909	0.02	0.28	0.30	1.10	R3	Y				107 Carolina Ave	Esposito,Dominick & Diane	N	1.10		Y	1.10	8	1.75	?
543.01_23	2.0584	0.00	0.00	0.00	2.06	R3	Y	Y	BQ	Rear Carolina Avenue	Rear Of Carolina Av	Twp Of Cherry Hill	Y	0.00						
546.01_18	2.5873	0.28	0.84	0.84	1.75	IN	Y	Y	92	Ashland Playground	300 Carolina Ave	Twp Of Cherry Hill	Y			Y				PARK
562.01_13	1.3686	0.00	0.00	0.00	1.37	B1	Y				Evesham Rd	Mehta, Sharad & Sudha	N	1.37			1.37	8	2.19	Increased density over 8 du/a is questionable due to buffering between uses.
576.01_10	4.1486	0.00	0.00	0.00	4.15	O2	Y				100 Evesham Ave	Delaware River Port Authority	Y							PATCO
578.01_19	0.9895	0.60	0.38	0.60	0.39	R3	Y	Y	BR	Ashland Village	245A Morrill Terr	Twp Of Cherry Hill	Y			Y				PARK
578.01_20	1.0225	0.54	0.44	0.54	0.48	R3	Y	Y	BS	Ashland Village	251 Morrill Ave	Twp Of Cherry Hill	Y			Y				PARK
578.01_21	0.9746	0.45	0.33	0.45	0.53	R3	Y	Y	BT	Ashland Village	255 Morrill Terr	Twp Of Cherry Hill	Y			Y				PARK
578.01_34	1.2703	0.51	0.38	0.51	0.76	R3	Y	Y	BX	Ashland Village	286 Eleanor Terr	Twp Of Cherry Hill	Y			Y				PARK
578.01_59	1.1642	0.47	0.71	0.75	0.42	R3	Y				228 Evesham Ave	Tri Boro Sand & Stone C/O Morrissey	N	0.42		Y	0.42	8	0.67	
592.01_12	1.7437	0.86	0.10	0.88	0.86	IR	Y				Lakeside Ave	Higgins Thomas E Jr Et Al	N	0.86		Y	0.86	8	1.38	Site has limited access.
592.02_2	2.3209	2.32	1.62	2.32	0.00	IR	Y				Atlantic Ave	Buff, George C/O Penny Plate Inc	N	0.00		Y	0.00			Site is not developable
593.01_1	1.3289	1.33	0.84	1.33	0.00	IR	Y	Y	CO	Lakeside Avenue	Lakeside Ave	Twp Of Cherry Hill	Y			Y				PARK
594.02_1	17.2605	4.54	4.82	5.73	11.54	IN	Y	Y	CP	Burnt Mill Park	1703 Burnt Mill Rd	Twp Of Cherry Hill	Y			Y				PARK
595.02_3	9.0625	0.97	0.00	0.98	8.08	B3	Y				400 Rt 38	Camden Holding LLC	N	8.08	Vacant	Y	0.00			Part of WalMart shopping center site plan approved for 38,500 sq ft of retail. High traffic difficult access for residential.
596.02_2	1.1063	0.00	0.00	0.00	1.11	B2	N				302 Cuthbert Blvd	KCS Diner-Restaurant Inc	N	1.11			1.11			Site is developed
65.01_2	1.3224	0.00	0.00	0.00	1.32	B4	Y				2372 Rt 70 W	Brind, Myrna % Brind Lindsay Inc	N	1.32			1.32			Industrial park area
68.01_2	8.6815	0.00	5.25	5.25	3.43	B4	Y				2370 Rt 70 W - Rear	Cherry Hill Rental Properties	N	3.43		Y	3.43			Industrial park area
7.02_1	4.0039	4.00	0.00	4.00	0.00	IN	Y				Park Blvd	Camden County Park Commission	Y			Y				CAMDEN COUNTY PARK
94.01_1_ & 68.01_3	3.4600	0.00	2.53	3.35	0.11	B4	Y				Harvard & Yale Aves	Cherry Hill Industrial Properties	N	0.11		Y	0.11	10	0.22	
95.01_1	2.7476	0.00	1.93	1.93	0.82	B4	Y				Harvard Ave S	Cherry Hill Industrial Properties	N	0.82		Y	0.82	10	1.64	
98.01_10	5.9401	0.00	5.47	5.47	0.47	R2	Y				650 Birch St	Cherry Hill Industrial Properties	N	0.47		Y	0.47	10	0.95	
98.01_12	0.5099	0.00	0.03	0.03	0.48	IN	N				Rear Of Rt. 70	N.J. Transit Corp.	Y			Y				NJ Transit property
232.00	1,605.33	294.20	617.55	679.78	696.74								228	214.63			145.01		436.69	

**CHERRY HILL TOWNSHIP ROUND 3 VACANT LAND ANALYSIS**

4/28/2009

PARCELID	ACRES	FLOOD-PLAIN	WET-LANDS	CONS. AREA	UPLAND	ZONE	RESID. (1) / NONRESID. (2)	VACANT PARCEL	ROSI LIST	ALPHA. KEY	PARK NAME	PROPERTY LOCATION	OWNER	GOVERNMENT PROPERTY	VACANT LAND	CURRENT STATUS	ENVIRONMENTAL CONSTRAINTS	DEVELOP. AREA	ASSIGNED DENSITY	RDP CALC.	REASONING
463.01_2_	4.8375	0.00	4.18	4.18	0.66	IR	2	Y				600 Park Rd	Gsra Assoc C/O J Straus Jr	N	0.66	Industrial Park	Y	0.66		3.30	Industrial Park
463.01_3_	6.0253	0.00	2.11	2.11	3.92	IR	2	Y				1890 Old Cuthbert R	Vee Dennis Manufacturing Co	N	3.92	Industrial Park	Y	3.92		19.58	Industrial Park
467.01_10_	1.2503	0.00	0.00	0.00	1.25	IR	2	Y				Rear Deer Rd	LRB Holdings Inc	N	1.25			1.25		6.25	Industrial park area
467.01_3_	7.3530	0.00	6.44	6.44	0.92	IR	2	Y				601 Park Rd	Gsra Assoc C/O J Straus Jr	N	0.92		Y	0.92		4.58	Industrial park area
467.01_4_	1.0791	0.00	0.56	0.56	0.52	IR	2	Y				Park Rd	First Industrial LP	N	0.52		Y	0.52		2.59	Industrial park area
467.01_9_	1.2878	0.00	0.00	0.00	1.29	IR	2	Y				Rear Deer Rd	LRB Holdings Inc	N	1.29			1.29		6.44	Industrial park area
468.02_1_	16.8359	0.00	12.08	12.08	4.75	IR	2	Y				Springdale Rd	First Industrial LP	N	4.75		Y	4.75		23.77	Industrial park area
500.01_11_	6.6473	0.00	6.01	6.01	0.64	IR	2	Y				Perina Blvd	LAZGOR, LLC	N	0.64	Industrial Park	Y	0.64		3.18	Industrial park area
504.01_4_	5.2716	0.00	4.37	4.37	0.90	IR	2	Y				Rockhill & Garden	Schooley, Joseph & Hope	N	0.90	Industrial Park	Y	0.90		4.50	Industrial park area
504.01_5_	4.0305	0.00	3.59	3.59	0.44	IR	2	Y				Point View Ave	Three K'S LLC C/O R Krauss	N	0.44	Industrial Park	Y	0.44		2.21	Industrial park area
596.02_2_	1.1063	0.00	0.00	0.00	1.11	B2	2	N				302 Cuthbert Blvd	KCS Diner-Restaurant Inc	N	1.11			1.11		5.53	Site is unsuitable due to its location adjacent to Camden Catholic HS and recently constructed restaurant.
65.01_2_	1.3224	0.00	0.00	0.00	1.32	B4	2	Y				2372 Rt 70 W	Brind, Myrna % Brind Lindsay Inc	N	1.32			1.32		6.61	Industrial park area
12.00	57.05	0.00	39.34	39.34	17.71									12	17.71			17.71		88.54	

1 Q3 Flood Data, FEMA, September 28, 2007

2 Wetlands from NJDEP, Aerial Maps

3 Conservation area is wetlands and flood plain

# Appendix B

## REDEVELOPMENT SITES



**Golden Triangle**  
**2230-2240 RT 70 W**  
**Block 55.02, Lots 1, 1.01, & 1.02**

50  
Feet





**KIMCO**  
**1437-39 & 1445 BRACE RD**  
**Block 409.01, Lots 18, 18.01, & 19**

30  
Feet





**Woodcrest Shopping Center**  
**1490 BERLIN RD**  
**Block 433.01, Lot 2**

30  
Feet





**Clover**  
**2005 RT 70 E**  
**Block 512.01, Lot 1**

25 Feet



# Appendix C

**AGE-RESTRICTED SITE**



**Senior Housing Site**  
**950 BEECHWOOD AVE**  
**Block 68.01, Lot 3**

10  
Feet



# Appendix D

## LOW-COST HOUSING CONVERSION

<b>R-5 CONVERSION LISTING</b>			
<b>BLOCK</b>	<b>LOT</b>	<b>QUAL</b>	<b>STREET ADDRESS</b>
288.06	22		22 Appley Court
289.04	44		44 Mara Court
337.07	11		11 Crofton Commons
337.07	12		12 Crofton Commons
337.06	1	C0132	132 Kings Croft
337.06	1	C0133	133 Kings Croft
337.06	1	C0203	203 Kings Croft
337.06	1	C0204	204 Kings Croft
337.06	1	C0306	306 Kings Croft
337.06	1	C0307	307 Kings Croft
337.06	1	C0617	617 Kings Croft
337.06	1	C0618	618 Kings Croft
337.06	1	C0635	635 Kings Croft
337.06	1	C0636	636 Kings Croft
337.06	1	C0725	725 Kings Croft
337.06	1	C0726	726 Kings Croft
337.06	1	C0747	747 Kings Croft
337.06	1	C0748	748 Kings Croft
337.06	1	C0824	824 Kings Croft
337.06	1	C0825	825 Kings Croft
337.06	1	C0903	903 Kings Croft
337.06	1	C0904	904 Kings Croft
430.09	1	C0173	173 Uxbridge
430.09	1	C0174	174 Uxbridge
430.09	1	C0175	175 Uxbridge
430.09	1	C0176	176 Uxbridge
430.09	1	C0201	201 Uxbridge
430.09	1	C0202	202 Uxbridge
430.09	1	C0298	298 Uxbridge
430.09	1	C0299	299 Uxbridge
430.09	1	C0300	300 Uxbridge
430.09	1	C0301	301 Uxbridge
437.03	1	C1027A	1027-A Society Hill
437.03	1	C1027B	1027-B Society Hill
437.03	1	C1028A	1028-A Society Hill
437.03	1	C1028B	1028-B Society Hill
437.03	1	C501A	501-A Society Hill
437.03	1	C501B	501-B Society Hill
437.03	1	C502A	502A Society Hill
437.03	1	C502B	502-B Society Hill
437.03	1	C641A	641-A Society Hill
437.03	1	C641B	641-B Society Hill
437.03	1	C642B	642-B Society Hill
437.03	1	C701A	701-A Society Hill
437.03	1	C701B	701-B Society Hill
437.03	1	C702A	702-A Society Hill
437.03	1	C702B	702-B Society Hill
437.03	1	C901A	901-A Society Hill
437.03	1	C901B	901-B Society Hill
437.03	1	C902B	902-B Society Hill
520.03	2		105 Cobblestone Lane
520.03	3		107 Cobblestone Lane
520.03	5		111 Cobblestone Lane
520.03	1		103 Cobblestone Lane

<b>MPH CONVERSIONS</b>			
<b>BLOCK</b>	<b>LOT</b>	<b>QUAL</b>	<b>STREET ADDRESS</b>
287.01	39		39 Briarbank
286.39	24		24 Greensward
286.39	55		55 Greensward
286.39	70		70 Greensward
286.39	85		85 Greensward
342.28	1	C0407	407 Barclay Walk
342.28	1	C0603	603 Barclay Walk
342.28	1	C0704	704 Barclay Walk
429.04	1	C0106	106 Tavistock
429.04	1	C0108	108 Tavistock
429.04	1	C0118	118 Tavistock
429.04	1	C0122	122 Tavistock
429.04	1	C0128	128 Tavistock
429.04	1	C0130	130 Tavistock
429.04	1	C0176	176 Tavistock
429.04	1	C0188	188 Tavistock
429.04	1	C0198	198 Tavistock
429.04	1	C0200	200 Tavistock
429.04	1	C0226	226 Tavistock
429.04	1	C0228	228 Tavistock
429.04	1	C0230	230 Tavistock
429.04	1	C0266	266 Tavistock
429.04	1	C0280	280 Tavistock
520.04	2	C0101	101 Woods I
520.04	2	C0501	501 Woods I
520.04	2	C0705	705 Woods I
520.04	2	C0901	901 Woods I
520.04	2	C1105	1105 Woods I
520.04	2	C1301	1301 Woods I
520.04	2	C1701	1701 Woods I
520.04	2	C2105	2105 Woods I
520.04	1	C1801	1801 Woods II
520.04	1	C1807	1807 Woods II
520.04	1	C1817	1817 Woods II
520.04	1	C1823	1823 Woods II
520.04	1	C1857	1857 Woods II
520.04	1	C1863	1863 Woods II
520.04	1	C1933	1933 Woods II
520.04	1	C1939	1939 Woods II
520.04	1	C1941	1941 Woods II
520.04	1	C1947	1947 Woods II
520.04	1	C1965	1965 Woods II
520.04	1	C1971	1971 Woods II
520.04	1	C2001	2001 Woods II
520.04	1	C2023	2023 Woods II
520.04	1	C0205	205 Chanticleer
520.04	1	C0229	229 Chanticleer
520.04	1	C0514	514 Chanticleer
520.04	1	C0519	519 Chanticleer
520.04	1	C0520	520 Chanticleer
520.04	1	C0531	531 Chanticleer
520.04	1	C0532	532 Chanticleer
520.04	1	C823	823 Chanticleer
520.04	1	C0824	824 Chanticleer
520.04	1	C0825	825 Chanticleer
520.04	1	C0826	826 Chanticleer
520.04	1	C1242	1242 Chanticleer
520.04	1	C1243	1243 Chanticleer
52.01	1	C0202	202 Park Place
52.01	1	C0307	307 Park Place
52.01	1	C0407	407 Park Place
52.01	1	C0409	409 Park Place

# Appendix E

## SUPPORTIVE & SPECIAL NEEDS HOUSING

ID	Group Home	Address	Owner / Contact	Phone	Block	Lot	Bdrms	CO	Funding	Sponsor	Age of occupants
1	Bancroft / Adult Services	407 Cranford Road	Bancroft	429-0010	528.15	15	4	11/30/1982	State of NJ & private owners	No	Adult over 18
2	Bancroft / Child	135 Greenvale Road	Bancroft		462.02	1	5	8/24/1993	State of NJ & private owners	No	Child 10-21
3	Bancroft/ Child	9 N. Branch Court	Wm. Finneran		515.08	5	4	12/18/1996	State of NJ & private owners	No	Child 10-21
4	Bancroft Brain Injury/Adult	117 Morningside Drive	Al & Pat Basilicato		469.12	17	4		State of NJ & private owners	No	Child 10-21
5	Bancroft/ Adult	411 Cherry Hill Blvd.	D&L Gorsheim		285.17	6	4	12/10/1997	State of NJ & private owners	No	Child 10-21
6	Bancroft/ Child	11 Nevada Avenue	Bancroft		391.01	6	4	12/10/1997	State of NJ & private owners	No	Child 10-21
7	Bancroft Neurohealth/ Adult	19 Brookdale Drive	Frederick Rohloff		336.02	11	4	3/18/1998	State of NJ & private owners	No	Adult over 18
8	Bancroft/ Child	235 Fifth Avenue	Liberto, John A.		224.04	9	3	12/10/1999	State of NJ & private owners	No	Child 10-21
9	Bancroft/ Child	The Woods I							State of NJ & Private owners	No	Child 10-21
10	Bancroft/ Adult	1981 Old Cuthbert							State of NJ & Private Owners	No	Adult Over 18
11	Community Alternatives	2809 Church Road	Community Alternatives	321-1130	328.01	6	3				
12	Community Alternatives	21 Peppermill Drive	Community Alternatives		335.16	11	4				
13	Easter Seals	676 Third Avenue	George and Marilyn Swaab		57.01	42	3				
14	Kelsch Homes	1212 Cotswold Lane			404.48	3	4	5/1/2000			
15	Oxford House	108 Hilltop Court (Men Only Home)	Ghassemi	751-3837			4		None	Oxford Inc.	27-48
16	PILOT Services	204 Lenape Road	PILOT Services		281.01	23	3	9/1/1993			
17	Steininger Center	22 E. Ormond Avenue	Guidance Center of Camden	428-1300	449.01	9	5		Division of Mental Health Services	United Way affiliation	18 & over
18	Willow Glen Academy	37 Delwood Avenue	Nora G. Inc of NJ	662-6966	282.01	40	4	2/26/1997	Division of Developmental Disabilities	No	27 to 63
19	Youth Services (Bancroft)	4 Scattergood Lane	Sean & Linda Chen		513.26	2	4	3/2/1995	State of NJ & Private owners	No	Child 10-21
20	Youth Services (Bancroft)	1215 Wyndmoor Road	Ken & Maryka Goldberg		435.04	2	4	6/30/1994	State of NJ & Private Owners	No	Child 10-21
21	Youth Services (Bancroft)	1908 Westpoint Drive	Mark Peterson & May Overton		525.28	8	4	3/14/1994	State of NJ & Private Owners	No	Child 10-21
22	Youth Services (Bancroft)	110 W. Riding Road	Bancroft		411.07	8	4	3/29/1995	State of NJ & Private Owners	No	Child 10-21
23	Youth Services (Bancroft)	490 Browning Road	Pels, Bluettc		434.24	15	3	12/6/1995	State of NJ & Private Owners	No	Child 10-21
24	Youth Services (Bancroft)	802 Marlowe Road	Robert Strzalka & Paula Rooney		515.02	2	4	11/30/1995	State of NJ & Private Owners	No	Child 10-21
25	Youth Services (Bancroft)	1932 Greentree Road	Lee Harold Carmichael		469.2	5	4	10/25/1993	State of NJ & Private Owners	No	Child 10-21



# Appendix F

## DEVELOPMENT FEE ORDINANCE

**ORDINANCE 2008- 21**  
**ORDINANCE PERMITTING THE COLLECTION OF**  
**A DEVELOPMENT FEE**

**1. Purpose.**

- a) In Holmdel Builder's Association V. Holmdel Township, 121 NJ. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), *N.J.S.A. 52:27d-301 et seq.*, and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (*C. 52:27D-329.2*) and the Statewide Non-Residential Development Fee Act (*C. 40:55D-8.1* through *8.7*), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a Court-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate- income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at *N.J.A.C. 5:97-8*.

**2. Basic Requirements.**

- a) This ordinance shall not be effective until approved by a Court pursuant to *N.J.A.C. 5:96-5.1*.
- b) Cherry Hill Township shall not spend development fees until a Court has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

**3. Definitions.**

- a) The following terms, as used in this ordinance, shall have the following meanings:
  - i. "Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
  - ii. "COAH" or the "Council" means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
  - iii. "Development fee" means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
  - iv. "Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
  - v. "Equalized assessed value" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (*C.54:1-35a* through *C.54:1-35c*).
  - vi. "Green building strategies" means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing

durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

#### **4. Residential Development Fees.**

##### a) Imposed fees.

- i. Within the RA, RAPC, R1, R2, R3, R7, R10 and R20 districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and one-half percent (1 ½%) of the equalized assessed value for residential development provided no increased density is permitted.
- ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a “d” variance) has been permitted, developers may be required to pay a development fee of one and one-half percent (1 ½%) of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

##### b) Eligible exactions, ineligible exactions and exemptions for residential development

- i. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- iii. Developers of residential structures demolished and replaced as a result of a natural disaster, shall be exempt from paying a development fee.

#### **5. Non-Residential Development Fees.**

##### a) Imposed fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5%) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5%) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time

final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

- b) Eligible exactions, ineligible exactions and exemptions for non-residential development
  - i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
  - ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
  - iii. Non-residential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
  - iv. A developer of a non-residential development exempted from the nonresidential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
  - v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by Cherry Hill Township as a lien against the real property of the owner.

## **6. Collection Procedures.**

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within ninety (90) days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within ten (10) business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

- g) Should Cherry Hill Township fail to determine or notify the developer of the amount of the development fee within ten (10) business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) Fifty (50%) percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- i) Appeal of development fees
  - 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-i et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
  - 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Cherry Hill Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-l et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

## **7. Affordable Housing Trust Fund**

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
  - 1. payments in lieu of on-site construction of affordable units;
  - 2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
  - 3. rental income from municipally operated units;
  - 4. repayments from affordable housing program loans;
  - 5. recapture funds;
  - 6. proceeds from the sale of affordable units; and
  - 7. any other funds collected in connection with Cherry Hill Township's affordable housing program.
- c) Within seven days from the opening of the trust fund account, Cherry Hill Township shall provide COAH with written authorization, in the form of a third-party escrow agreement between the municipality, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

## 8. Use of Funds.

- a) The expenditure of all funds shall conform to a spending plan approved by the Court, Funds deposited in the housing trust fund may be used for any activity approved by the Court to address the Cherry Hill Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
- b) Funds shall not be expended to reimburse Cherry Hill Township for past housing activities.
- c) At least thirty (30%) percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning thirty (30%) percent or less of median income by region.
  - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
  - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall entitle Cherry Hill Township to bonus credits pursuant to N.J.A.C. 5:97-3.7.
  - iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) Cherry Hill Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

**9. Monitoring.**

- a) Cherry Hill Township shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Cherry Hill Township’s housing program, as well as to the expenditure of revenues and implementation of the plan approved by the court. All monitoring reports shall be completed on forms designed by COAH.

**10. Ongoing Collection of Fees.**

- a) The ability for Cherry Hill Township to impose, collect and expend development fees shall expire with its judgment of compliance unless Cherry Hill Township has filed an adopted Housing Element and Fair Share Plan with the Court, has petitioned for substantive certification, and has received Court’s approval of its development fee ordinance. If Cherry Hill Township fails to renew its ability to impose and collect development fees prior to the expiration of judgment of compliance, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the “New Jersey Affordable Housing Trust Fund” established pursuant to section 20 of P1.1985, c.222 (C.52:27D-320). Cherry Hill Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall Cherry Hill Township retroactively impose a development fee on such a development. Cherry Hill Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

**INTRODUCED:        NOVEMBER 24, 2008**

**ADOPTED:    DECEMBER 8, 2008**

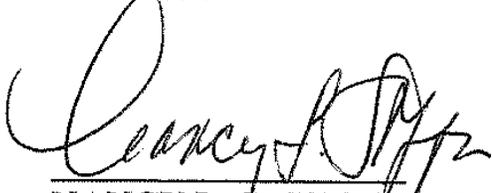


\_\_\_\_\_  
**BERNARD A. PLATT  
MAYOR**



\_\_\_\_\_  
**COUNCIL PRESIDENT**

**ATTEST:**



\_\_\_\_\_  
**NANCY L. SAFFOS, RMC  
TOWNSHIP CLERK**

**TOWNSHIP CLERK'S OFFICE**  
**CHERRY HILL, NEW JERSEY**

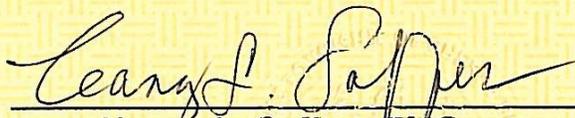
I, Nancy L. Saffos, Municipal Clerk, of the Township of Cherry Hill, in the County of Camden, State of New Jersey, do hereby certify that the attached is a true copy of

ORDINANCE 2008-21

Passed by the Township Council of the Township of Cherry Hill, New Jersey the 8<sup>TH</sup> day of DECEMBER 2008 as taken from and compared with the original now on file in my office.

In Testimony Whereof, I have hereunto set my hand and seal of the Township of Cherry Hill, at Cherry Hill, New Jersey this

10<sup>TH</sup> DAY OF DECEMBER 2008



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Nancy L. Saffos, RMC  
Municipal Clerk  
Cherry Hill Township



**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Camden County Planning Board  
 Charles DePalma Public Works Complex  
 2311 Egg Harbor Road  
 Lindenwold, NJ 08021

**RE: ZONING ORDINANCE AMENDMENT**

Dear Sir:

Enclosed is a certified copy of Cherry Hill Ordinance 2008-21 that was adopted at second reading on December 10, 2008 which amended the Cherry Hill Township Zoning Ordinance. As you are aware N.J.S.A. 40:55D-16 requires all development ordinances and amendment are filed with the Camden County Planning Board.

Thank you for your attention.

Sincerely,

David J. Benedetti, PP, AICP  
 Director of Community Development

CC: Nancy Saffos, Township Clerk

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.17
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.07</b>

7008 1140 0001 5340 4224

Sent To: Charles DePalma Pw Complex  
 Street, Apt. No., or PO Box No.: 2311 Egg Harbor Rd  
 City, State, ZIP+4: Lindenwold, NJ 08021

PS Form 3800, August 2005 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>12/15/08</u> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____
1. Article Addressed to: cc Camden County Planning Board Charles DePalma Pw Complex 2311 Egg Harbor Rd. Lindenwold, NJ 08021	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes

# Appendix G

## AFFORDABLE HOUSING ORDINANCE

**THIRD ROUND FAIR SHARE ORDINANCE**  
**Cherry Hill Township, Camden County**

*To be revised per the impending update of COAH's rules and the update to the UHAC*

*To be adopted within 45 days of the municipality's receipt of a Judgment of Compliance and Repose from the Superior Court.*

**Section \_\_\_\_\_. Intent.**

This section of the Township Code sets forth regulations regarding the low and moderate income housing units in the Township consistent with the provisions known as the "Substantive Rules of the New Jersey Council on Affordable Housing for the period beginning June 2, 2008 with amendments through October 20, 2008", N.J.A.C. 5:97 et seq., the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et seq. and the Township's constitutional obligation to provide a fair share of affordable housing for low and moderate income households. In addition, this section applies requirements for very low income housing as established in P.L. 2008, c.46 (the Roberts bill). These regulations are also intended to provide assurances that low and moderate income units (the "affordable units") are created with controls on affordability over time and that low and moderate income people occupy these units. These regulations shall apply except where inconsistent with applicable law.

**Section \_\_\_\_\_. Proportion of Low & Moderate Income Units by Sale, Rental & Bedrooms.**

Except for affordable housing developments constructed pursuant to low income tax credit regulations:

- A. At least half of the "for sale" affordable units within each affordable housing development shall be affordable to low income households.
- B. At least half of the "rental" affordable units within each affordable housing development shall be affordable to low income households. Of the total number of affordable rental units, thirteen (13%) percent shall be affordable to very low income households.
- C. At least half of the affordable units in each bedroom distribution within each affordable housing development shall be affordable to low income households.

**Section \_\_\_\_\_. Bedroom Distribution of Affordable Units.**

- A. Affordable housing developments which are not limited to age-restricted households shall be structured in conjunction with realistic market demands so that:
  1. The combination of efficiency and one-bedroom units is no greater than twenty (20%) percent of the total number of affordable units;
  2. At least thirty (30%) percent of all affordable units shall be two-bedroom units.
  3. At least twenty (20%) percent of all affordable units shall be three-bedroom units.
- B. Affordable housing developments that are limited to age-restricted households shall at a minimum have a total number of bedrooms equal to the number of age-restricted affordable units within the affordable housing development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

**Section \_\_\_\_\_. Establishment of Rents & Prices of Units as Related to Household Size & Number of Units.**

- A. In conjunction with realistic market information the following shall be used to determine maximum rents and sales prices of the affordable units:
  1. Efficiency units shall be affordable to one-person households.
  2. A one-bedroom unit shall be affordable to a one- and one-half person household.
  3. A two-bedroom unit shall be affordable to a three-person household.
  4. A three-bedroom unit shall be affordable to a four- and one-half person household.
  5. A four-bedroom unit shall be affordable to a six-person household.

- B. For assisted living facilities the following standards shall be used:
  - 1. A studio shall be affordable to a one-person household.
  - 2. A one-bedroom unit shall be affordable to a one- and one-half person household.
  - 3. A two-bedroom unit shall be affordable to a two-person household or to two, one-person households.
- C. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to:
  - 1. provide an occupant for each unit bedroom;
  - 2. provide children of different sex with separate bedrooms; and
  - 3. prevent more than two persons from occupying a single bedroom.

**Section \_\_\_\_\_. Establishing Median Income by Household Size.**

Median income by household size shall be established using a regional weighted average of the uncapped Section 8 income limits published by HUD computed as set forth in N.J.A.C. 5:97-9-2.

**Section \_\_\_\_\_. Establishing Average Rents of Affordable Units.**

- A. The maximum rent of affordable units within each affordable housing development shall be affordable to households earning no more than sixty (60%) percent of median income. The average rent for low and moderate income units shall be affordable to households earning no more than fifty-two (52%) percent of median income. Restricted rental units shall establish at least one rent for each bedroom type for all low and moderate income units provided at least thirteen (13%) percent of all low and moderate income units are affordable to households earning no more than thirty (30%) percent of median income. For low-income rental units established in a Market to Affordable Rental Program only – the maximum rent for a low-income unit shall be affordable to households earning no more than forty-four (44%) percent of median income.
- B. Low and moderate income units shall utilize the same heating source as market units within an inclusionary development.
- C. Gross rents including an allowance for utilities shall be established for the various size affordable units at a rate not to exceed thirty (30%) percent of the gross monthly income of the appropriate household size as set forth in subsection \_\_\_\_\_ above. The allowance for utilities shall be consistent with the utility allowance approved by NJDCA for use in its Section 8 Program.
- D. No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Township of Cherry Hill during the time period in which affordable housing COAH controls are effective.

**Section \_\_\_\_\_. Establishing Average Sales Prices of Affordable Units.**

- A. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than seventy (70%) percent of median income. Each affordable development must achieve an affordability average of fifty-five (55%) percent for restricted ownership units. Moderate income ownership units must be available for at least three different prices for each bedroom type and low income ownership units must be available for at least two different prices for each bedroom type. For low-income sale units established in a Market to Affordable Sales Program only – the maximum sales for a low-income unit shall be affordable to households earning no more than forty (40%) percent of median income.
- B. Low and moderate income units shall utilize the same heating source as market units within an inclusionary development.
- C. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner

and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3.

**Section \_\_\_\_\_. Affordable Housing Units: Condominium or Homeowners Association Fees.**

If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.

**Section \_\_\_\_\_. Reservation of Units.**

- A. Low income housing units shall be reserved for households with a gross household income equal to or less than fifty (50%) percent of the median income approved by COAH.
- B. Pending release of COAH's rules implementing- PL. zooS, c.46. Very low income housing units shall be reserved for households with a gross household income equal to or less than thirty-five (35%) percent of the median income approved by COAH.
- C. Moderate income housing units shall be reserved for households with a gross household income in excess of fifty (50%) percent but less than eighty (80%) percent of the median income approved by COAH.

**Section \_\_\_\_\_. Reoccupancy Certificates.**

Upon resale of an affordable unit, a certificate of reoccupancy shall be required in accordance with N.J.A.C. 5:80-26.10

**Section \_\_\_\_\_. Phasing of Construction.**

Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low and moderate income units whether developed in one stage or in two or more stages:

Minimum Percentage of LOW & MODERATE INCOME UNITS COMPLETED	Percentage of MARKET HOUSING UNITS COMPLETED
0%	25%
10	25 + 1 unit
50	50
75	75
100	90

**Section \_\_\_\_\_. Control Period for Affordable Housing.**

Any conveyance of a newly constructed low or moderate income sales unit shall contain the restrictive covenants and liens that are set forth in N.J.A.C. 5:80-26 et seq.

**Section \_\_\_\_\_. Administration of Affordable Housing Program.**

- A. Cherry Hill Township is ultimately responsible for administering the affordable housing program, including affordability controls and the Affirmative Marketing Plan in accordance with the regulations of COAH pursuant to N.J.A.C. 5:97 et seq. and the UHAC pursuant to N.J.A.C. 5:80-26 et seq.
- B. Cherry Hill Township has delegated to the Municipal Housing Liaison, this responsibility for administering the affordable housing program, including administering and enforcing the affordability controls and the Affirmative Marketing Plan of Cherry Hill Township in accordance with the provisions of this sub-chapter, the regulations of COAH pursuant to N.J.A.C. 5:96 and 5:97 et seq. and the UHAC pursuant to N.J.A.C. 5:80-26 et seq. Cherry Hill Township shall by

resolution appoint the Township Administrator as the Municipal Housing Liaison.

- C. Subject to COAH approval, Cherry Hill Township may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with this sub-chapter, the regulations of COAH pursuant to N.J.A.C. 5:97 and 5:96 et seq. and the UHAC pursuant to N.J.A.C. 5:80-26 et seq. If Cherry Hill Township enters into such a contract, the Municipal Housing Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).
- D. The Township of Cherry Hill intends to contract with an experienced affordable housing administrator to be the administrator of the sale and rental of all new affordable housing. The experienced affordable housing administrator will also oversee and administer income qualification of low and moderate income households; place income eligible households in low and moderate income units upon initial occupancy; place income eligible households in low and moderate income units as they become available during the period of affordability controls and enforce the terms of the required deed restrictions and mortgage loans. The experienced affordable housing administrator will specifically administer and implement:
  - 1. An administrative plan and program, and related monitoring and reporting requirements as outlined in N.J.A.C. 5:80-26.15 et seq. and Chapter \_\_\_\_ of the Land Development Ordinances of the Township of Cherry Hill.
  - 2. A plan for certifying and verifying the income of low and moderate income households as per N.J.A.C. 5:80-26.16
  - 3. Procedures to assure that low and moderate income units are initially sold or rented to eligible households and are thereafter similarly re-sold and re-rented during the period while there are affordability controls as per N.J.A.C. 5:80-26 et seq.
  - 4. The requirement that all newly constructed low and moderate income sales or rental units contain deed restrictions with appropriate mortgage liens as set forth in Appendices in N.J.A.C. 5:80-26 et seq.
  - 5. The several sales/purchase options authorized under N.J.A.C. 5:80-26 et seq. except that the Township retains the right to determine by resolution whether or not to prohibit, as authorized under N.J.A.C. 5:80-26 et seq., the exercise of the repayment option.
  - 6. The regulations determining 1) whether installed capital improvements will authorize an increase in the maximum sales price; and 2) which items of property may be included in the sales price as per N.J.A.C. 5:80-26.9.
- E. The developers/owners of any inclusionary site shall be responsible for the experienced affordable housing administrator's administrative fee, affirmative marketing and advertising and such shall be a condition of Planning or Zoning Board approval. Subsequent to the initial sale of an affordable sale unit, the seller of an affordable sale unit shall be responsible for the experienced affordable housing administrator's administrative fee, affirmative marketing and advertising and such shall be a condition of any affordable housing deed restriction governing the affordable unit.
- F. Cherry Hill Township reserves the right to replace the experienced affordable housing administrator with another municipal authority or other agency authorized by COAH or the Superior Court to carry out the administrative processes outlined above.

**Section \_\_\_\_\_. Time Period For Controls.**

- A. Newly constructed low and moderate income "rental" units shall remain affordable to low and moderate income households for a period of thirty (30) years.
- B. Newly constructed low and moderate income "for sale" units shall remain affordable to low and moderate income households for a period of thirty (30) years.

- C. Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to affordability controls for ten (10) years.
- D. Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to affordability controls for at least ten (10) years.
- E. Housing units created through conversion of a non-residential structure shall be considered a new housing unit and shall be subject to affordability controls for new housing units as designated in items 1 and 2 above.
- F. Affordability controls on accessory apartments shall be for a period of ten (10) years.
- G. Affordability controls for units in alternative living arrangements shall be for a period of thirty (30) years.
- H. Affordability controls on market to affordable units shall be for a period of thirty (30) years.

**Section \_\_\_\_\_. Selection of Occupants of Affordable Units.**

- A. The administrative agent shall use a random selection process to select occupants of low- and moderate-income housing.
- B. A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et seq.

**Section \_\_\_\_\_. Affirmative Marketing Plan**

- A. In accordance with the regulations of COAH pursuant to N.J.A.C. 5:96 and 5:97 et seq. and the New Jersey UHAC pursuant to N.J.A.C. 5:80-26 et seq., Cherry Hill Township adopted an Affirmative Marketing Plan.
- B. All affordable housing units shall be marketed in accordance with the provisions therein.
- C. The Township of Cherry Hill has a Third Round Growth Share obligation. This subsection shall apply to all developments that contain proposed low and moderate income units and any future developments that may occur.
- D. In implementing the marketing program, the administrative agent shall undertake all of the following strategies:
  - 1. Publication of one advertisement in a newspaper of general circulation within the housing region.
  - 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
  - 3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Township of Cherry Hill is in the housing region consisting of Salem, Atlantic, Cumberland and Cape May counties. The affirmative marketing program is a continuing program and shall meet the following requirements:
  - 1. All newspaper articles, announcements and requests for applications for low and moderate income units shall appear in the following daily regional newspaper/publication:
    - a. New Jersey Courier Post
    - b. *As determined.*

2. The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an "as needed" basis. The advertisement shall include a description of:
  - a. Location of the units;
  - b. Direction to the units;
  - c. Range of prices for the units;
  - d. Size, as measured in bedrooms, of units;
  - e. Maximum income permitted to qualify for the units;
  - f. Location of applications;
  - g. Business hours when interested households may obtain an application; and
  - h. Application fees, if any.
3. All newspaper articles, announcements and requests for applications for low and moderate income housing shall appear in the following neighborhood oriented weekly newspaper within the region:
  - a. *As determined.*
  - b. *As determined.*
4. The following regional cable television station shall be used:
  - a. *as available.*
5. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program:
  - a. Cherry Hill Township Calendar
  - b. Cherry Hill Township Website
  - c. Cherry Hill Township Municipal Building
6. The following is a listing of community contact person(s) and/or organizations(s) in Camden county that will aid in the affirmative marketing program with particular emphasis on contracts that will reach out to groups that are least likely to apply for housing within the region:
  - a. *as determined.*
7. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:
  - a. Cherry Hill quarterly newsletter (pink)
  - b. Applications shall be mailed to prospective applicants upon request
  - c. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in Camden County:
    - i. Welfare or Social Service Board
    - i. Rental Assistance Office (local office of DCA)
    - ii. Office on Aging
    - iii. Housing Agency or Authority
    - iv. Library
    - v. Area Community Action Agencies
8. A random selection method to select occupants of low and moderate income housing will be used by the experienced affordable housing administrator in conformance with N.J.A.C.5:80-26.16 (1).
  - a. An experienced affordable housing administrator will be selected to administer the program. The experienced affordable housing administrator has the responsibility to income qualify low and moderate income households; to place income eligible households in low and moderate income units upon initial occupancy; to provide for the initial occupancy of low and moderate income units which income qualified households; to continue to qualify households, for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan

as per N.J.A.0 5:80-26. The Township Administrator within the Township of Cherry Hill is the designated municipal housing liaison to act as liaison to the experienced affordable housing administrator. The experienced affordable housing administrator shall provide counseling services to low and moderate income applicants on subject such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law.

- b. All developers of low and moderate income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
- c. The marketing program shall commence at least one hundred and twenty (120) days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary.
- d. The experienced affordable housing administrator will comply with monitoring and reporting requirements as per N.J.A.C.5:8 0-26.

**Section \_\_\_\_ . Adaptable & Accessible Units (per N.J.A.C. 5:97-3.14).**

- A. The first floor of all townhouse dwelling units and of all other multistory dwelling units which are affordable to low or moderate households shall be subject to the technical design standards of the Barrier Free Subcode (N.J.A.C. 5:23-7).
- B. Each affordable townhouse unit or other affordable multistory dwelling unit that is attached to at least one other dwelling unit shall have the following features:
  1. An adaptable toilet and bathing facility on the first floor;
  2. An adaptable kitchen on the first floor;
  3. An accessible route of travel. An interior accessible route of travel shall not be required between stories.
  4. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
  5. Accessible entranceways.
    - a. The developer shall provide an accessible entranceway as set forth at N.J.A.C. 5:97-3.14 for each affordable townhouse unit or other affordable multistory dwelling unit and is attached to at least one other dwelling unit; or
    - b. The developer shall provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible as set forth at N.J.A.C. 5:97-3.14.
- C. The developer of the project shall submit a conversion plan indicating the steps necessary to convert the unit from being adaptable to accessible. Said plan shall be submitted at the time of issuance of a building permit.
- D. Where the developer will provide funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible, the developer of the project shall submit the following to the Township, at the time of issuance of the building permit, in order to determine the required funds:
  1. Funds sufficient to make ten (10%) percent of the adaptable entrances in the development accessible; and
  2. A cost estimate for conversion of ten (10%) percent of the adaptable entrances in the development to accessible.
- E. In the case of an affordable unit or units which are constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed by the Township.