

Welcome to NEXUS Municipal Monitor—a bimonthly newsletter focused on real estate related issues on the local level that matter to you!

Stay informed of pending or recently passed ordinances that may affect the way you do business, and redevelopment projects that could impact the market.

Want to contribute ideas or be more involved? Look for details in the newsletter on Legislative Committee meetings with local officials and how you can make your voice heard. If there's an issue or development project that you think should be covered, please contact Liz Peters at Lpeters@nexusaor.com.

Your input will help us provide the greatest value by covering topics that you care most about.

Burlington County

Burlington Freeholders Support Circuit Trail Network: The Burlington County Freeholder Board recently adopted a resolution supporting the Circuit Trail Coalition and committed to building 18 miles of trails by 2025. When complete, the Circuit Trails will be a network of approximate 800 miles of multi-use trails connecting urban, suburban and rural communities in nine counties in New Jersey and Pennsylvania.

The trail including the Roebling Museum will become part of the Delaware River Heritage Trail (DRHT), Route 130 Bypass. The trail's length will connect 5.5 miles of the existing DRHT in Fieldsboro to the Roebling Museum with a connection through Crystal Lake Park in Mansfield.

The Circuit Trails Coalition is a collaboration of more than 65 non-profit agencies and foundations working to advance completion of the trail network. As of now, more than 300 miles of trails have been constructed and are open for use through the Circuit Trails network. For more information on the Circuit Trails network visit: <https://circuittrails.org/>.

Westampton Now Considering Industrial Development of Property Near Burlington-Mount Holly Road/Handcock Lane: Westampton Committee members voted unanimously on March 5 to look into a new use for a 43-acre property near Burlington-Mount Holly Road and Hancock Lane. The property was slated for luxury apartments, but the project never moved forward. As a result, the committee amended the redevelopment plan to consider land uses that would allow for industrial development.

Willingboro Township Considers Changing Form of Government; Council Struggles to Fill Township Manager Spot: Willingboro Council recently voted down a resolution by 3-2 that would have changed the Township's form of government to one with a separately elected mayor. The issue may be revisited, however, as pressure from residents is growing for direct representation.

Finding a qualified, permanent Township Manager continues to be a struggle for Willingboro after 18-month search and at least two rounds of recruiting. Eric Berry, the former manager

who was fired after less than six months on the job, is now suing the township for civil rights violations, which is likely complicating matters.

Public Works Director Richard Brevogel stepped in as acting manager, and the township hired employment consultant The Burgess Group to aid in finding and selecting candidates. Much is at stake in finding a candidate, as Willingboro is in the midst of drafting an improved master plan, which the township manager would be responsible for helping implement. Some of the goals outlined in the plan include improving development along the Rancocas Creek waterfront, addressing a lack of senior housing and dealing with distressed, vacant properties created by population decline.

As soon as the post is filled, the NEXUS Legislative Committee is planning to meet with Township officials to discuss many of the challenges of doing business in Willingboro. Some of these include the Township's duplicative and cumbersome inspection process; the timeframe for inspections; burdensome requirements for Certificate of Occupancy, etc.

Camden County

Camden County Freeholder Board Hosting Town Hall Meetings Across Camden

County: The Camden County Freeholder Board is hosting a series of town hall meetings across Camden County this spring. Representatives from all levels of government will be in attendance updating residents and business leaders on projects and programming that are taking place in municipalities throughout the county. The meetings provide attendees the opportunity to ask questions about specific projects and issues of concern. After the town hall meeting, representatives from county departments will be available to speak directly to attendees about specific programs available to residents. For more information and to register for an upcoming meeting, visit <http://www.camdencounty.com/townhall/>

Camden City Redevelopment Update: Elwyn, an agency currently in PA that serves people with intellectual and developmental disabilities, was awarded tax incentives to support construction of an office building that would bring 200 jobs to the city's Waterfront. The 53,000-square-foot building will be built at 2 Penn Street.

The Economic Development Authority (EDA) tax break - estimated to be worth \$3.95 million per year - was approved under Grow New Jersey, the state's primary program to attract and retain jobs. The EDA has approved incentives worth more than \$1.5 billion for Camden projects under a 2013 law intended to spur development in the city.

Union Packaging, a Pennsylvania-based, paperboard food packaging manufacturer that was awarded over \$10 million in tax incentives to move to Camden, is looking to redevelop the former Reliable Tire site at the intersection of Chestnut and Orchard streets. In 2011, the tire warehouse on the property burned down, leaving the lot vacant and a popular site for illegal dumping.

Before Union packaging can move forward with the purchase, the Camden Redevelopment Agency must authorize an appraisal of the property and designate Union Packaging as the site's

redeveloper. Both are expected to occur by the end of the month. Union Packaging plans to move 63 employees from Yeadon, Pennsylvania to Camden and expand to 73 employees within a year.

Ocean County

Barneget Township School District Considers Redistricting Plan: Barneget Township School District is considering a redistricting plan that would result in the four elementary schools housing two grades rather than continuing as K-5 buildings. The District is hopeful to have the plan in place by September 2019. Residents can communicate questions and concerns to onebarneget@barnegatschools.com.

Lacey Township Unveils Prepaid Debit Card to Help with Property Taxes:

Lacey Township just unveiled a new program, called the Estate Card, that will allow homeowners and renters who use the prepaid debit card to receive credits toward their property tax bills when they make purchases through a selection of local and online retailers. Residents who participate can earn a base reward of 0.25 percent on every purchase made with their Estate Card. They can also earn as much as 30 percent back on purchases from participating merchants.

Residents can use their Estate Cards to earn property tax rewards at participating local businesses as well as more than 3,200 online retailers. Companies like Walmart, Target, Macy's and the Home Depot are just some of the national businesses that are participating. The property tax credits are accrued through the year, then turned over to the municipal government once annually. The money is then credited to the corresponding property tax bills.

Participants can find both local and online retailer incentives on the Estate Card website as well as make deposits, view their tax rewards, and manage their accounts online. For more information, visit <http://www.laceytownship.org/news/?FeedID=1876>.

Plans for Trophy Park Take Shape in Jackson: The Jackson Planning Board recently approved a General Development Plan for an indoor and outdoor sports complex to be a 194-acre parcel at Route 537 and Hawkin Road. Specific aspects of Trophy Park will require additional hearings and site plan approval. The developer is hoping for a soft opening in 2020.

The planned project is expected to include baseball and softball fields, batting cages, lacrosse, soccer and field hockey fields, practice fields, a 400,000-square-foot, two-story, 18-court indoor facility for basketball, volleyball, cheerleading and wrestling, and an outdoor stadium with 6,000 seats. The fields will be synthetic turf. Trophy Park is also planned to include three restaurants, retail space, hotels and team suites.

The Route 537 corridor in Jackson is also the location of Jackson Adventure Crossing, a recreation facility under construction between Interstate 195 and Great Adventure. Jackson Adventure Crossing includes two hotels.

Jackson Allows Golf Courses to Begin Operations at 6:00 am: The Jackson Township Council recently adopted an ordinance that amends a chapter of the municipal code to exempt golf courses on issues relating to noise. Specifically, the amendment allows golf course operations to begin at 6 a.m. any weekday or weekend. The previous start time for golf course operations was 7 a.m.

Public Hearing on Controversial Mixed-Use Development on Site of Eagle Ridge Golf Club in Toms River Postponed: A public hearing before the Lakewood Planning Board on the controversial proposal to build hundreds of homes on the site of the Eagle Ridge Golf Club on Cross Street in Lakewood was postponed due to a court injunction that came down just hours before the meeting was set to take place. The Parke at Lakewood, an affiliate of GDMS Holdings LLC, seeks to build 556 duplexes — up to 1,112 total housing units —and a shopping center on the site. Nine of Eagle Ridge's 27 holes would be retained.

The plan has triggered a legal challenge by residents of the Fairways at Lake Ridge, an adult community that was built in conjunction with the golf course. The residents claim in a pending lawsuit that Lakewood's master plan process, which cleared the way for the golf course's redevelopment, was illegal and riddled with conflicts of interest. The residents maintain that the golf course is open space that must be preserved under the ordinance that allowed the Fairways to be built decades ago.

The date for the public hearing has yet to be rescheduled.

South Toms River: Although the new Mayor of South Toms River, Greg Handshy, and his running mates, Samuel S. Fennell and Robert Taylor, ran and won the last election on a platform opposed to the construction of 360 apartments, a 100-room hotel and more than 8,000-square-foot of retail on Dover Road, it appears the project is set to move forward. In December, the outgoing Borough Council approved a tax abatement for the developer--M&T at STR Urban Renewal LLC--allowing the company to make annual payments to the municipality that will be based on a percentage of the revenue generated by the project, instead of traditional property tax payments, making it nearly impossible to stop the project.

Construction on the 14-acre site will include 360 rental apartments (1- and 2-bedroom units), a 100-room Residence Inn with a banquet hall and restaurant, and two retail pad sites that will accommodate two businesses, each 4,200-square-feet. The entire property will be gated and have 24-hour security with a 6,000 square-foot clubhouse. Residents of the apartments will have access to the Residence Inn's swimming pool and other amenities.