

## **NEXUS Municipal Monitor June**

Legislative Committee  
Meeting Dates; Tuesdays  
Monthly via Zoom at 10am  
7/21, 8/18, 9/15, 10/20,  
11/17 & 12/15  
\*\*Email Liz for Zoom info\*\*



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](mailto:Lpeters@nexusaor.com)

### **Burlington County**

#### **Bordentown City Requires Permit for Boat Ramp Starting June 1**

As of June 1, 2020, Bordentown City began requiring a permit to use the municipal boat ramp. Permits can be obtained from the Beach Master at the city beach Monday, Wednesday, Friday, Saturday and Sunday from 8 a.m. to 4 p.m. and at the Bordentown City police station Tuesday and Thursday from 8 a.m. to 4 p.m. Boats or trailers are not permitted to be driven or parked behind the station or on Farnsworth Avenue.

Fees for residents and employees of Bordentown City and Bordentown Township, members of the Bordentown Yacht Club or Yapewi Aquatic Club, and military/law enforcement officers are \$35 annually and \$5 daily. Fees for state residents are \$125 annually and \$10 daily. Fees for out-of-state residents are \$250 annually and \$25 daily. Applicants must have valid boat and trailer registration prior to issuance.

#### **New Assisted Living Facility Coming to Evesham Township**

The Evesham Planning Board has approved plans for an 87-unit, 105-bed assisted living facility to be built on a 6-acre property near Route 73 and Evesham Road. The property is included in the township's Marlton Executive Redevelopment plan adopted last November. The developer, Washington, D.C.-based Capital Seniors Housing, was named the property's master redeveloper back in March.

The project includes 60 assisted living units and 27 memory care units. Eleven out of the 105 total beds will be affordable/Medicaid beds. The 76,500-square-foot, three-story building includes 30,000 square feet of common space, as well as amenities such as a common dining area, private dining, a theater, living rooms, a bistro, a hair salon, seating areas, lounges and outdoor garden areas featuring a pond.

The property, which includes three lots, was originally slated for the development of office buildings, but it has sat vacant for years. Construction on the assisted living facility is expected to begin between Nov. 1 and Jan. 1, 2021, and take around 15 months to complete.

**The Florence L. Walter School in Lumberton Up for Sale or Lease**

The Florence L. Walter School located at 56 Chestnut Street in Lumberton closed its doors to students this spring after declining state aid and enrollment. The district is seeking to either sell or lease the main school building and separate former daycare facility, which total 55,806 square feet combined. The buildings sit on a roughly 4-acre site and can be leased or sold separately.

**Willingboro Twp Mayor Holding “Facebook Live” Events Every Wednesday at Noon**

Every Wednesday at 12 noon, Willingboro Township Mayor Dr. Tiffani Worthy is holding Facebook Live events where followers can ask her questions and receive updates on what is happening in the Township. Those interested in participating can find more information on the Township’s Facebook page: [https://www.facebook.com/Willingboro.NJ/?tn-str=k\\*F](https://www.facebook.com/Willingboro.NJ/?tn-str=k*F)

**Camden County**

**Rent/Mortgage Support Available for Camden County Residents in Need**

NJ SHARES and Volunteers of America Delaware Valley are partnering to offer a new assistance program for Camden County residents in need. The SHARES Mortgage Assistance Rent or Taxes (SMART) Program provides critical funding for rent or mortgage assistance to individuals that are currently facing eviction or foreclosure. The SMART Program is designed to assist low-to-moderate income households in New Jersey with a combined total monthly income between 135% and 300% of the Federal Poverty Level. Eligible households may then receive a one-time grant up to \$1,500, to aide with a mortgage or rent payment.

To be eligible for the SMART Program, individuals must be Camden County residents and meet the following pre-qualifications:

- Have a back-owed rent or mortgage that puts the household in danger of eviction or foreclosure
- Be experiencing a financial crisis, defined as a period of intense financial difficulty which the household did not create and which the household lacks the current means to overcome
- Be able to demonstrate the ability to make on-time payments in the future
- Have a total gross monthly income level that does not exceed 300% of the current Federal Poverty Level (FPL)
- Complete and submit an application, as well as all necessary supporting documentation

VOADV's Navigational Resource Centers will serve as the SMART program's only referral source in Camden County, pre-qualifying households and assisting them with the grant application process. Located at 1812 Federal Street in Camden and at the Pine Hill Police Department (48 W 6th Avenue in Pine Hill), the centers provide outreach, rapid response and homeless navigation services to the communities' most vulnerable, at-risk individuals, including those experiencing homelessness, and offer a spectrum of services, such as treatment, housing, employment, education and legal services.

Individual grant amounts for the SMART Program are determined by NJ SHARES based on each qualifying household's income and available resources, and is subject to certain limitations. All SMART funds are paid directly to the landlord, court or lien holder once an application for a SMART grant has been approved.

For more information or to apply for the SMART Program, please call (866) 657-4273 or e-mail [njsmart@njshares.org](mailto:njsmart@njshares.org).

**Brooklawn Planning Board to Conduct Public Hearing on "Areas in Need of Redevelopment" Designation**

Recently, the Brooklawn Planning Board conducted a virtual, public hearing to enable the Board to undertake a preliminary investigation as to whether or not to recommend that certain properties be designated as "areas in need of redevelopment."

If the Planning Board determines these properties to be an area in need of redevelopment, this will be the first step in a redevelopment determination that will establish a "Condemnation Redevelopment Area," which will authorize the Borough of Brooklawn to exercise the power of eminent domain to acquire property in the delineated area.

Interested persons wishing to view the map of the area may do so by contacting the Planning Board Secretary, Maria Branson, at 856-456-0750 Extension 104 on weekdays between 9:00 a.m. and 4:00 p.m. or via email at [taxcollector@brooklawn-nj.com](mailto:taxcollector@brooklawn-nj.com) to make an appointment.

**Camden County LINK Trail to Begin Next Phase with Public Meetings**

The proposed 33-mile off-road, multi-use, cross county trail known as the Camden County LINK Trail is about to take another step toward completion.

The Camden County Department of Environmental Affairs, in cooperation with the Boroughs of Audubon, Haddon Heights, Hi-Nella and Somerdale, as well as Winslow Township, will begin hosting a series of virtual public meetings to present the preliminary designs for three segments of the County's proposed 33 mile off-road, multi-use, cross county trail.

The Trail, traveling through 17 Camden County municipalities from the Ben Franklin Bridge to Winslow Township, was formerly known as the Cross Camden County Trail. The project is the result of a County-wide trail network plan completed in 2015 and a more recent feasibility study completed in 2017 to develop a "spine" for the trail network. The 2017 feasibility study was completed by the engineering firm NV5.

In June of last year, the Board of Freeholders authorized a \$4,579,540 agreement with NV5 to design approximately two-thirds of The LINK trail over the next three years, with various segments identified in the feasibility study being prioritized for design.

The public meetings will discuss the first three trail segments for which preliminary design has been completed. These segments and the related public meetings are as follows:

1st took place on June 22, 2020: Presentation of the preliminary design for the trail segment from Merchant Street in Audubon to Station Avenue Haddon Heights along East Atlantic Avenue (approx. 1 mile).

July 9, 2020: Presentation of the preliminary design for the trail segment from Somerdale Road in Somerdale to Wakonda Road in Hi Nella (approx. 0.4 miles).

July 13, 2020: Presentation of the preliminary design for the trail segment from Cross Keys Road to New Brooklyn Lake at Cedar Brook Road in Winslow Township (approx. 5.3 miles).

Registration to participate in any public meetings is available at [camdencounty.com/trails](http://camdencounty.com/trails). All presentations will be recorded and posted to this page the day following the presentation. Public comments will be accepted for 21 days following the first posting of the presentation.

Similar presentations will be scheduled for additional segments of The LINK Trail as preliminary designs are completed. More information related to the Trail, including drone videos for segments covering the entire length of The LINK Trail, is available at [www.camdencounty.com/trails](http://www.camdencounty.com/trails).

### **US Environmental Protection Agency Provides Funding to Clean Up Brownfields Sites in Camden**

The US Environmental Protection Agency (EPA) recently announced supplemental funding for successful Brownfields Revolving Loan Fund (RLF) programs to clean up brownfields sites in Camden. The supplemental funds are part of \$6.9 million going to communities across the country that have demonstrated success in using their Brownfields funds to clean up and redevelop brownfields sites. The funds will be used to continue progress in reusing vacant and abandoned properties and turning them into community assets such as housing, recreation and open space, health facilities, social services and commerce opportunities.

The Camden Redevelopment Agency will receive \$300,000. One project under consideration for this funding is the remediation and preservation of Building 8, an industrial site that is currently blighting downtown revitalization efforts and is eligible for listing on the federal register of historic places. Funding may also be used to support the redevelopment and expansion of a light manufacturing facility at the Concord Chemical site that could create 20 additional jobs.

All the communities receiving supplemental funds have census tracts designated as federal Opportunity Zones within their jurisdiction. An Opportunity Zone is an economically distressed community where new investment, under certain conditions, may be eligible for preferential

tax treatment. Most often, those who reside near these sites are low-income, minority, and disadvantaged Americans. When coupled with leveraged funds, such as other Brownfield grants or Opportunity Funds, Revolving Loans can be a powerful tool for revitalizing a community of need.

EPA has awarded more than \$1.7 million to Camden, NJ in Brownfields RLF funds since 2016 and over \$7.4 million in brownfields grants since the inception of the program.

## **Ocean County**

### **New Apartment Complex Planned for 59 South Main Street (Route 9) in Barnegat**

Construction of the Lofts at Barnegat – a 180 residential unit apartment complex on Route 9 in Barnegat – is expected to get underway this summer. The project includes 180 residential rental units that are not age restricted. One-bedroom apartments will be approximately 1,000 square feet; two bedrooms will be 1,200 square feet. The developer was not required to assign affordable housing as part of its plan. The project is expected to take two years to construct.

### **Brick and Toms River Enter Shared Services Agreement to Address Flooding**

On June 1, Brick Township and Toms River Township entered a shared services agreement to address the flooding issues in the Normandy Beach section of the Barrier Island, land that overlaps both Townships. In recent years, Normandy Beach has seen an increase of flooding events particularly along Broad Street and portions of 5th, 6th and 7th Avenue.

The agreement is contingent upon securing state funding for street elevation projects in the flood-prone areas. Toms River will prepare and submit a joint application to the New Jersey Department of Transportation for 2021 funding for street elevation projects in both municipalities and Brick Township will continue to look for additional funding opportunities and apply to any that are identified. The design of the project and the construction estimate will be prepared by Tom River's professionals with assistance from Brick Township.

The cost of these services will be distributed proportionately between the two municipalities according to the total disturbed area in each community. Toms River will be responsible for seeking bids and awarding the contract for the project. The agreement will expire upon final acceptance of the project by the New Jersey Department of Transportation.

### **Southern Ocean County Chamber of Commerce Launches New Tourism Website**

Southern Ocean County Chamber of Commerce recently launched a new website – [www.VisitLBIregion.com](http://www.VisitLBIregion.com) – that provides tourism resources for the region. The new interactive site includes a virtual visitor center, search by town directories and business categories that can be viewed on all devices as easy as possible. The website is part of the Chamber's destination marketing and management efforts, which has been funded in part by a grant from the NJ Division of Travel & Tourism.

### **Jackson Township Approves New Zoning Allowing for Residential Units Near Adventure Crossing Project**

In March, Jackson Township Council adopted a new zoning district that permits residential units on Route 537 between Interstate 195 and Hurricane Harbor Water Park, where Adventure Crossing is being built. Adventure Crossing is a large 300-acres sports complex under development next to Six Flags Great Adventure. The site is already approved for a hotel, sports and entertainment complex, a gas station, eight restaurants, retail and a brain research center. The developer of Adventure Crossing has already said he plans to put in an application for residences on the site now that the proper zoning is in place.

### **Water Restrictions In Effect in Manchester Township**

Manchester Township Mayor Kenneth Palmer recently outlined several mandatory lawn and landscape watering restrictions that went into effect June 12 until further notice. The restrictions are in response to recent record level increases caused by lawn irrigation.

The restrictions apply to Township's Easter Service Area which generally includes the portion of the Township lying along Route 37 and east of the Lakehurst Naval Air Engineering Station/ Joint Base McGuire Dix Lakehurst.

Properties with odd numbered street addresses may water only on odd calendar dates (such as June 29) except for the 31st of a month on which watering is prohibited. Properties with even numbered street addresses may water only on even calendar dates (such as June 30). Watering is not permitted between the hours of 10 a.m. and 5 pm. and watering of any single area shall not exceed 30 minutes. Violators of these restrictions are subject to fines.

These restrictions shall not apply to residents and commercial properties which are served by other water utility companies or which obtain their potable water from their own private well.

### **Point Pleasant Beach Looks At 'Parklet' Plans to Help Downtown**

Point Pleasant Beach creating a "parklet" plan to allow for more temporary outdoor space in the downtown amid the pandemic. The parklet, which would be for Arnold and Bay avenues, is a sidewalk extension that provides space and other outlets for businesses that want to use the street. Ocean County officials are reviewing the plan as both Arnold and Bay avenues are county roads.

### **Ocean County Approves New Social Services Complex in Toms River**

On June 17, the Ocean County Board of Freeholders unanimously approved an ordinance to build a new administrative complex on Hooper Avenue in Toms River that's expected to cost \$56.8 million. The three-story, 121,000 square-foot building will replace an office park that is currently home to six of its departments — including the Board of Social Services.

When completed, about half of the complex will be used for the Board of Social Services, and the rest of the building will be divided between the other county departments that share the existing office park, including the Office of Senior Services, Consumer Affairs Department, Veterans Services Bureau, and Human Services. The county Medical Examiner's Office, the Adjuster's Office, the county Superintendent of Schools and Private Industry Council will also be moved in the building. The remaining space will be used for common areas, conference rooms and job training classrooms. Construction is expected to be completed by early 2022.