



NEXUS Association of REALTORS® Municipal Monitor: July 2022

NEXUS Legislative Committee Stays Connected with Local Officials

Borough of Haddonfield, Mayor Colleen Bianco Bezich, Guest Speaker

On July 14, the NEXUS Legislative Committee met virtually with Borough of Haddonfield Mayor Colleen Bianco Bezich. The mayor also serves as the Commissioner of Public Affairs and Public Safety. As a fulltime job, the mayor is a real estate attorney with vast experience, and for many years did redevelopment work in Camden. She does a lot of real estate on a daily basis and was delighted and enthusiastic to share the priorities of her administration with the Legislative Committee.

Haddonfield is a historic and charming walkable community of 2.65 square miles. It is vibrant and rich in history and many homes are on the National Register of Historic Places. Parking can prove to be a challenge, therefore the borough is in the process of installing new parking kiosks to allow for a more convenient parking experience. Parking signage will be improved so that the town is as welcoming and accessible as possible.

Haddonfield has introduced and approved their budget, and they will be going through a new master plan process. The new plan will have focus on storm water impact and climate change, as well as housing diversification, traffic calming measures, and redevelopment.

The township is deficit in affordable housing and working toward diversification. A 20 unit affordable housing development will be located behind the municipal building. There are an additional scattered 8 units that will be converted from market rate to affordable housing.

The historic Bancroft property is a redevelopment project that has been stalled since 2016. Another redevelopment project is the beautiful Lullworth Hall located on Kings Highway. The Township is accepting RFP's and RFQ's from interested developers on both properties. Boxwood Hall is another historic landmark that can be redeveloped, however no formal proposals have been received to date.

The housing market has slowed since 2021, and the average home price is over \$500K. Little inventory, several homes over 1 million still on the market. This is a difficult market to attract new families to Haddonfield, or empty nesters looking to relocate or downsize.

The borough website is being redone with a number of digital upgrades. The master plan will be published on the website December – January time frame.

The mayor thanked the committee for the invitation to be a guest speaker and welcomed all to the many upcoming Fall events taking place in Haddonfield, and to shop local! She encouraged robust REALTOR® input as part of the Master Plan process and is eager to remain in communication with the NEXUS committee on issues impacting private property in the Borough.

City of Woodbury, Mayor Peg Sickel, Guest Speaker

On July 14, the NEXUS Legislative Committee met virtually with City of Woodbury Mayor Peg Sickel and Council President Red Merinuk, both of whom are proud, native resident that grew up in the city. Although Woodbury is in Gloucester County, many NEXUS members do business in the city and leadership from the Gloucester Salem Counties Board of REALTORS® also joined the conversation.

Mayor Sickel shared how the small-town appeal of Woodbury is becoming more and more appealing to the younger generation wanting a walkable downtown. The city has a population of under 10,000 and one can walk the entire town. The mayor is excited to have the Glassboro-Camden Line (GCL) light rail train coming to North Broad Street as it provides transportation from Philadelphia to Camden, transportation from Rutgers to Rowan, and should be a draw for more young people to move the city.

Much has been happening on the development front in the city. Just recently, Inspira Health System invested \$56 million in a new emergency ward. The facility has a huge parking lot and will be located adjacent to the old hospital. The main new building will be two story construction with a 24,900 sq ft emergency room on the first floor, and a 21,500 sq ft, 20 bed behavioral health facility on the second floor.

The Administration, working with Council, is proactively looking to establish more millennial housing and transitional housing for older generations to retire in the city. Promoting a “green community” is also a priority, as is celebrating diversity in the city. One example is the City’s “Inside Out Project”, which helps various cultures tell their stories through works of art. Mayor Sickel also proudly announced the reopening of the YMCA of the Pines, which provides critical community-based services like childcare in the center of the city. She shared a link to the City’s Central Business Redevelopment plan created by the City Planner and welcomes input from the REALTOR® community. [View it here.](#)

The Mayor and Councilman also shared that the City Council introduced a Blight ordinance aimed at ensuring property maintenance through a vacant property registration requirement. The ordinance was forwarded to the members for review and comment and Council is slated to adopt the measure on July 27. [Click here to view the ordinance.](#)

CAMDEN COUNTY:

Former Runnemede Mayor Sworn in as New Camden County Commissioner

In early July, NEXUS REALTOR® member Virginia Betteridge was sworn in as the newest member of the Camden County Board of Commissioners following the departure of former Commissioner Carmen Rodriguez in June.

Born in Havana, Cuba, Betteridge immigrated to Gloucester City with her family as a child. Betteridge has spent more than 16 years of her life in the fields of medicine, human services and local government. In 1994, Betteridge was elected to the Runnemede Borough Council where she served for 11 years. In 2005, she was elected as Mayor, a position she held until 2010.

Cooper River Park's Stadium and Track Gets a Makeover

The 346 acre Cooper River Park just got a \$1.2 million makeover for Jack Curtis Stadium, its popular running track, and other recreation amenities. The park's facilities renovations include the construction of a new five-lane track, three shaded pavilions with seating, a sodded field, water stations, tree plantings, new lighting and drainage upgrades.

Sugar Factory Opening at Towne Place in Cherry Hill in Late Fall 2022

The second Sugar Factory in NJ will open at the Towne Place in Cherry Hill at the former Zinburger Wine & Burger Bar location in late Fall. The Cherry Hill location will be the second Sugar Factory location in New Jersey, after the Hard Rock Hotel Casino in Atlantic City.

Roadwork Improvement Project Underway in Pennsauken

A roadway improvement project underway on Sherman Avenue, located in an industrial area between River Road and Westfield Avenue in Pennsauken Township. The project broke ground on May 16 and is slated to be complete in November. The roadway improvements are needed to maintain the economic vitality of the industrial area in Pennsauken Township since the roadway has heavy tractor trailer traffic.

The \$2.3 million project includes cold-in-place reclamation of the roadbed and concrete curb, driveways and drainage improvements to bring the roadway up to Camden County standards.

BURLINGTON COUNTY:

Bordentown Holds Virtual Meeting about the Township's future Waterfront Park

The Bordentown Township Department of Community Development and the New Jersey Division of Local Planning Services hosted a virtual meeting about the Township's future Waterfront Park on July 20.

Bordentown Township acquired the 72-acre piece of land in 2021. Set along the Delaware River between Fieldsboro and Mansfield, the property was previously slated for high-density housing. The Township prevented the construction of over 330 market-rate residential units by purchasing the property.

During the July 20 meeting, Township officials presented the initial concept plan for the Waterfront Park and soliciting initial feedback from the public.

Mount Laurel Township to Open New Recreation Space

On July 25, Mount Laurel Township will be holding a grand opening of Rancocas Pointe, a new recreation space on Sternlight Drive. The new space will feature a tennis and basketball court, two pickle ball courts and walk/run path.

Moorestown Now Requiring Survey for Transfer of Properties Adjacent to Land Owned by the Municipality

Moorestown Township recently adopted CCO Ordinance 5-2022, requiring a survey for transfer of properties adjacent to land owned by the municipality, out of concern for encroachment issues. The ordinance went into effect on June 1, 2022.

The NEXUS Legislative Committee met with Moorestown Mayor on June 16 to discuss the new ordinance, along with other issues in the Township. Not only does the ordinance add another requirement on property owners, which is always a concern of the Association, but it also places the burden on the seller to pay for the survey in these instances when surveys are typically paid for by the buyer. According to the Township, the new ordinance affects approximately 750 properties. The final listing of properties affected will be published on township website. The NEXUS Legislative Committee is circling back to the Township to reiterate its concern regarding the new regulation and be proactive in ensuring that it is not extended to all properties within the municipality.

Willingboro Holds Information Session for REALTORS® on Added Assessment

On May 20, Willingboro Township Tax Assessor Justin Lamicella hosted a follow-up information session to further explain the added tax assessment and evaluation process that has brought confusion to many REALTORS®. NEXUS shared this opportunity with members who do business in the Township. Those members who have remaining questions and concerns are encouraged to contact NEXUS' Vernon Jones at vjones@nexusaor.com as the Legislative Committee remains proactively engaged with township officials on the issue to ensure understanding and compliance.

OCEAN COUNTY:

Toms River Officials Met with NEXUS Members to Answer Questions About New Certificate of Occupancy Requirement that Goes into Effect July 1

Craig Ambrosio, Toms River Division MGR Housing & Code Enforcement, met with NEXUS members in late April to answer questions about Tom's River's new Certificate of Occupancy requirement that went into effect on July 1, 2022. This was the second opportunity for members to weigh in and seek clarification on the rules—the NEXUS Legislative Committee also met with Mr. Ambrosio just weeks after Council adopted the new rules in late December 2021.

While the inspection requirements of Toms River's "Municipal Certificate of Continued Use and Occupancy" (commonly known as a Certificate of Occupancy) for the sale or transfer of residential dwellings are similar to neighboring municipalities, the excessive fees to obtain the CO continue to be a concern for the Association, which the Legislative Committee has shared with Township. Now that the rules are in effect, NEXUS is sharing real-time feedback from REALTORS® regarding implementation and has plans to meet with the Township again in the fall to discuss impact. Members are encouraged

to reach out to NEXUS' Vernon Jones at vjones@nexusaor.com detailing their experience with the process.

Beachfront Curfew Implemented in Toms River Through September 30; Lavallette Implements Similar Rules

In an effort to curb so-called pop up parties, Toms River recently implemented an 11pm curfew that is in effect through Sept. 30 for teens age 17 and younger in its oceanfront communities. Unless accompanied by parent or guardian, the curfew prohibits anyone 17 and younger from being outside from 11 p.m. to 5 a.m. except for medical emergencies, travel to and from a job, or any religious or educational function, and travel to or from a private gathering. Lavallette implemented a similar curfew but the hours are 10pm to 5am for those under 18.

REALTORS® Seek Amendment to Point Pleasant Beach Borough Short Term Rental Ordinance

Last year, the Point Pleasant Beach Borough Council passed an ordinance requiring that owners of short-term rental properties must have an 'agent' who resides or has an office within the Borough if the owner does not live in the Borough. This agent must be authorized to accept mailed service of any notice or order and to comply with the notice on behalf of the owner. There has been confusion as to whether this requirement applies when a real estate agent is the designated contact for the property.

On July 19, local REALTORS® joined Bruce Shapiro from NJ REALTORS® at the Point Pleasant Beach Council meeting, seeking clarification with a minor amendment to section 13-8(f) of Ordinance 2021-33 that would permit real estate agents, licensed pursuant to the New Jersey Real Estate License Act and regulated by the New Jersey Real Estate Commission, to act as the agent to accept notices pursuant to section 13-8(f), regardless of where their office may be located. This amendment would not only maintain the intent of the ordinance to ensure that if issues arise at a rental property in Point Pleasant Beach that they are addressed but will strengthen it by ensuring that the landlord is made aware of these in a timely manner and the tenants who may have caused the issue are notified so it may be rectified.

After the meeting, NJ REALTORS® followed up with a letter detailing the amendment in writing. Council has yet to respond by time of print. The Association will keep members updated.

LBI Ferry Resumes Summer Transport

The Tuckerton Seaport/Beach Haven Water Ferry resumed service July 4 weekend and will run through Labor Day, every Saturday, Sunday and Monday. The ferry leaves from either Tuckerton or Beach Haven, and the tickets cost \$12.50 per person round trip. The one-hour, scenic trip includes a narrated tour of the Little Egg Harbor Bay. For more information, visit: <https://lbiferry.com/>

Amusement Park in Bayville to be Demolished to Make Way for Storage Facility

Blackbeard's Cave, a theme park located at 136 Atlantic City Blvd. in Bayville, is going to be demolished after 30 years. The park closed in 2020 during the pandemic, and is going to be replaced with a storage facility on the site.

Brick Planning Board Continues Review of New Residential Development in Breton Woods

On July 18, the Brick Township Planning Board continued hearings on the proposal to build 59 homes on a forested 30-acre parcel in the Breton Woods. The proposed development—The Havens of Metedeconk—would include four- and five-bedroom single family homes. The tract is surrounded by homes on all four sides, and currently is owned by Visitation Roman Catholic Church, which has agreed to sell pending the Planning Board decision. The project has received push back from nearby residents concerned about impact on the environment. The public will have the opportunity to weigh in on the project at a future board hearing.

Seaside Heights to Acquire Motel with State Funding

Seaside Heights Mayor Vaz, at a recent Council meeting, announced that that the Borough is acquiring a motel and house located at 229 Franklin Avenue with funds granted from the state. The property has been plagued with crime and nuisance complaints for years. The plan is to formally declare it an area in need of redevelopment, so that demolition and redevelopment will occur in accordance with borough zoning codes. The property is located within the low-density residential zone, which calls for single-family homes.

Targeted Municipalities Legislative Committee Plans to Meet with in Fall 2022:

- LEHT, Mayor John Kehm Jr.
- Lavallette Borough, Mayor LaCicero
- Point Pleasant Borough, Mayor Kanitra
- Willingboro, Mayor Kaya McIntosh
- Mansfield Township, Mayor Mojena

2022 Legislative Committee ZOOM Meetings

Please join us if you can! E-mail vjones@nexusaor.com if you're interested in joining the NEXUS Legislative Committee. The committee is looking for more active REALTORS® to participate! (Meetings are generally conducted virtually via Zoom.)

- Thursday September 8, 2022 – Guest Speaker TBD
- Thursday October 13, 2022 – Guest Speaker Mayor Lawrence of Winslow Township
- Thursday November 17, 2022 - Guest Speaker Mayor Mo Hill of Toms River