



## **NEXUS Association of REALTORS® Municipal Monitor: April 2024**

### **Legislative Committee Meets with Local Officials in Gloucester & Mount Laurel Townships**

In February, Gloucester Township Mayor David Mayer met with the Legislative Committee and provided an update on the latest redevelopment efforts happening in the municipality. In March, Mount Laurel Township Manager Meredith Riculfy and Director of Economic & Community Development Bill Giegerich joined the Committee providing a similar update. The following is an overview of the main items discussed.

**Gloucester Township:** Mayor David Mayer opened the meeting sharing an economic development video that provides detail on the latest redevelopment projects in the Township. The video can be viewed here: [https://youtu.be/Hsho\\_AM2YbM](https://youtu.be/Hsho_AM2YbM).

Gloucester Township consists of 24 square miles and nine redevelopment zones, with development happening throughout the Township. There are 70,000 residents and growing with 1,500 residential housing units under construction right now and more approved. The Township is working to reduce dependence on property taxes by developing innovative revenue streams, including leasing municipal land; capitalizing on recent legalization of recreational cannabis with a grow facility and retail sites in the Township; and other public-private partnerships.

Over 90 acres throughout the Township are dedicated to affordable housing development to comply with the Fair Share requirements. Providing recreational opportunities for residents and preserving open space are also priority for the Township. As an example, Gloucester is converting 100 acres of a former golf course for indoor pool and residential amenities and just recently upgraded parks throughout the municipality with turf sports fields, walking and bike paths and bicycle kiosks.

Since taking office, the mayor said his Administration has been focused on making the Township more favorable for investment. Years ago, Gloucester had a very extensive Certificate of Occupancy (CO) requirement that was cumbersome and confusing for REALTORS®, property owners and investors. The NEXUS Legislative Committee actually met with the Mayor on the CO process right when he took office to detail the many problems with the process. Since that time, the Township has rescinded the CO rules and now only requires a fire inspection, which is working much better.

The mayor encouraged NEXUS members to reach out if they have any issues or have suggestions on how to further improve the investment climate in the Township. He also welcomed members doing business in the Township to pick up a Welcome Packet for

their clients that provides a comprehensive overview of all the services and events in the municipality. These packets are available at the Mayor's Office:

Office of the Mayor  
Gloucester Township  
1261 Chews Landing Road, P.O. Box 8  
Gloucester Township, NJ 08012  
(856) 374-3514 / [Mayor@glotwp.com](mailto:Mayor@glotwp.com)

**Mount Laurel Township:** Meredith Riculfy, Township Manager, and William Giegerich, Economic Development Director discussed the latest redevelopment efforts happening in Mount Laurel Township. Ms. Riculfy said the Administration is very focused on bringing in new businesses to Mount Laurel, which has resulted in zero municipal tax increases in the the last five years.

Liquor licenses have also generated revenue for the township. Top Golf, a hotel and additional liquor sale were all big wins for the municipal coffers. Three additional licenses are bringing new projects to the Township. The restaurant Jose Tejas recently closed—this liquor license can be used anywhere in the Township. Bertucci's also closed, but the license must be used at that specific location. The third license is being used by a new restaurant called Lazy Dog, which is being built on the site of the former Don Pablo Mexican Restaurant.

Ms. Riculfy also shared that several other new eateries have opened in the Township, including Tommy's Tavern, Monterey Steak, Crumbl Cookies, Starbucks and Tropical Smoothy. On the retail front, Macy's is opening an outlet in the old Bed Bath & Beyond at Centerton Square. A new cannabis dispensary also opened, which provides the Township a portion of revenue from sales. Route 38 is at the center of redevelopment with a new mixed-use development underway that will include 68 housing units and commercial businesses.

Ms. Riculfy said that she doesn't anticipate the Township making any changes to the CO process or inspection requirement, as the current rules seem to be working well. Right now, the Township is in the process of implementing the new state law requiring lead inspections of rentals. Mr. Giegerich invited NEXUS members to reach out with questions on affordable housing, internal lead paint inspections or any other issues impacting private property and investment. He can be reached at [wgiegerich@mountlaurel.com](mailto:wgiegerich@mountlaurel.com) 856-234-0001, ext. 1304

**For more information about Mount Laurel, check out the Township's Quarterly newsletter:**

[https://www.mountlaurel.com/community/our\\_community/newsletter.php](https://www.mountlaurel.com/community/our_community/newsletter.php)

## **Ocean County**

### **Toms River Repeals MCCUO Ordinance**

On January 31, the Toms River Council voted to repeal the MCCUO requirement that NEXUS Legislative Committee was intricately involved in working to scale back since its adoption two years ago. The MCCUO rules were a concern from the outset, providing extensive review of properties prior to sale and exorbitant inspection fees that were out of step with neighboring municipalities. Members of the NEXUS Legislative Committee, particularly those in Ocean Township, worked diligently with the township to provide feedback on the onerous rules, so the full repeal is certainly welcomed news to local realtors.

### **Tuckerton to Receive \$4.5 Million for Living Shoreline Project**

Tuckerton will receive \$4.5 million from the federal government to combat flooding and protect the shoreline. The funding will support the construction of a living shoreline on Little Egg Harbor Boulevard and extension of the jetty wall out to the 77 tide line.

### **Toms River-Seaside Heights to Vote on Referendum Merger**

On April 16, voters in five towns—Seaside Heights, Toms River, Beachwood, Pine Beach and South Toms River—will head to the polls to cast their ballots in a referendum on whether the Seaside Heights School District should merge with the Toms River Regional School District. For more information about the election, visit:

<https://www.oceancountyclerk.com/frmElectionServices>

### **Lavallette Introduces Ordinance Requiring Eateries to Pay for Private Garbage During Tourist Season**

On March 18, Lavallette Borough Council introduced an ordinance requiring retail food establishments to pay for private garbage hauling during the summer season – May 1 through September 30. The borough will continue to provide recycling pickups to retail food establishments.

With more eateries in Lavallette than ever before, the ordinance is in response to the increased demand for services. Some businesses were requiring pickups five days per week and weekend hours at the Ocean County Landfill have been cut back, sometimes requiring the garbage to remain in the truck's compactor overnight. Both manpower and vehicle limitations led to the decision. The public hearing and final vote on the matter is set for April 1.

## **Burlington County**

### **Burlington County Clerk Office Offers New Mobile Outreach Vehicle**

The Burlington County Clerk's Office began taking its services on the road in March with a new mobile outreach vehicle called the *Burlington County Clerk on the Go*. The new truck will travel throughout the County to share information about Clerk's Office services involving passports, property records, notary and elections, as well as other County programs. The vehicle was originally acquired through the Burlington County Commissioners Office at no cost. It was repaired and retrofitted by the Department of Public Works and transferred to the Clerk's Office to use for outreach.

The vehicle will initially be used to provide information and forms to the residents. However, the office will offer some satellite services from it, much like those offered at the County Corner site at the Moorestown Mall. Potential future services include notary oaths, passport applications and photos, new business filings, veterans DD-214 filing and Gold Star Family identification cards. Elections staff will also use the vehicle to share important information about election deadlines and procedures, including vote-by-mail and early voting options. The Burlington County Superintendent of Elections Office plans to staff the vehicle so eligible residents can register to vote or update their voter registration information.

Residents and civic groups interested in hosting the Burlington County Clerk on the Go truck at a upcoming community event should contact the Clerk's Office at 609-265-5122 or email [countyclerk@co.burlington.nj.us](mailto:countyclerk@co.burlington.nj.us) .

### **Latest Restaurant Open at Shops at The Crossings in Burlington Township**

On March 21, Panera Bread opened at Shops at The Crossing on Mount Holly Road in Burlington Township. The eatery joins Freddy's Steakburgers that opened earlier in the month and Raising Canes, which opened in January. The Shop at The Crossing sits on the property of the former Burlington Center Mall. Warehouses take up the bulk of the largest property with about 30-acres at the Bromley Boulevard intersection reserved for consumer-oriented commercial development.

### **Edgewater Park Enacts Ordinance Regulating Storage Pod Placement**

In February, Edgewater Park adopted Ordinance 2024-02 prohibiting the placement of temporary storage-type structures on residential properties for more than 30 days, unless used in conjunction with a validly issued construction permit. In those cases, the units are permitted to remain for the active duration of the construction permit, but in no event more than 90 days from the date of the initial permit issuance. A property owner may apply for an extension but for no more than 30 days.

### **A Unique Partnership to Bring New Brewery to Moorestown**

The state's first educational-based microbrewery is coming to the well-known and historic Community House in Moorestown in late 2025. The new microbrewery is the

result of a unique partnership between Community House, Rowan College at Burlington County (RCBC) and Kings Road Brewing Company. In 2021, Moorestown Council unanimously approved a zoning ordinance that allowed breweries, distilleries and wine salesrooms to open in town, paving the way for this new joint venture.

RCBC received a grant from the state's Higher Education Equipment Leasing Fund to secure necessary equipment to establish a microbrewery program. The college is working to create an associate degree in fall 2025, with a certificate program available this fall so students can begin to complete their general requirements before the brewery curriculum is approved.

The Community House has served as a gathering place for events and activities dating back to 1926, and a microbrewery, built in repurposed space that used to house an indoor pool, with an educational component is a perfect complement to the organization's mission and purpose. The program will include classroom education and hands-on experience in launching and running a microbrewery just a few miles away from the RCBC campus in Mount Laurel. King's Road Brewing Co. has an existing brewery in Haddonfield.

### **New Cannabis Dispensary to Open in Riverside**

On March 25, Township Green, the state's newest cannabis dispensary, opened in Riverside on Scott Street. The dispensary is owned and operated by former Mayor and Assemblyman Scott Rudder. The new retailer is part of the Township's efforts to revitalize the downtown business district, employing approximately 20 people, mainly local residents.

## **Camden County**

### **Camden & Burlington Counties Library Systems to Join Multi-County Borrowing Program with Multiple Libraries across New Jersey**

On March 1, the Camden County Library System and the Burlington County Library System launched a partnership with four other libraries to begin a borrowing program that will allow card holding residents to borrow books from libraries across the state. The additional participating locations are the Hunterdon, Somerset, Sussex and Warren County library systems.

Residents who have a library card will be able to visit any of the participating locations to borrow books and other items as determined by that library system. eBooks, and other digital, streaming, and online resources are not available for loan. Borrowers are encouraged to return items to the library where the books were originally borrowed from. However, they may also return items to their home library.

### **Courier-Post Printing Plant in Cherry Hill to Close in June**

The Courier-Post's production facility in Cherry Hill, which handles printing and packaging for several southern New Jersey and regional newspapers will close in June. About 140 full- and part-time employees in the mailroom and press operations are set to lose their jobs. The news staff, which produces the Courier-Post, the Burlington County Times and the Vineland Daily Journal, will continue to cover the community from the Cherry Hill office, next to the press on Cuthbert Boulevard. The production of the Courier-Post, BCT and Daily Journal will move to Gannett's Rockaway, NJ, facility. Other publications now produced at Cherry Hill will be printed and processed at Gannett's facility in Wilmington, Delaware. The future of the Cherry Hill facility and its presses is still being determined.

### **Intersection Improvements in Voorhees Township to Break Ground in April**

On April 1, a \$1.2 million road project that will improve several aspects of Route 561 at White Horse Road in Voorhees Township is set to break ground. The project was originally set to begin in the fall of 2023, but due to delays in the delivery of necessary materials, the work was postponed.

The project, which is a joint venture between Camden County and Voorhees Township, work includes widening Route 561 at White Horse Road in the westbound direction, which will allow for an additional through lane for westbound traffic and a dedicated lane for traffic turning left onto White Horse Road northbound from the eastbound direction. Additionally, a new traffic signal will be installed, the roadway will be resurfaced and restriped and a sidewalk will be constructed along the eastbound side of Route 561.

### **Construction of New Affordable Housing Complex Begins in Voorhees**

Construction of a \$28 million affordable housing apartment project with 81 units in nine buildings is expected to begin this month on Haddonfield-Berlin Road in Voorhees. The Victory Commons rental project is expected to take between 12 and 14 months to complete, the site is between Northgate and Southgate drives and across Haddonfield-Berlin Road from the TRI Borough Sand and Stone quarry. The project was unanimously approved by the Planning Board in 2019 but was delayed due to financing issues that have since been resolved.

The apartments will have a townhouse appearance with units on either the first or second floors with private entry doors. Half of the apartments will be 1,050 square feet and have two bedrooms. Thirty percent will be 1,295-square-foot, three-bedroom apartments. The remaining 20% will be 800-square-foot, one-bedroom apartments. In addition to the nine residential buildings, the project will include a clubhouse with a gym for residents.

**Upcoming Legislative Committee Speakers:** The Legislative Committee is welcoming new members and hoping you will consider joining the conversation on important local and county issues in 2024! Our meetings are via Zoom at 10:00 am. Check out who we have on tap for the next two meetings below. If you're interested in joining us, please sign up [here](#).

**Thursday, April 11, 2024 at 10:00 am**

**Thursday, May 9, 2024 at 10:00 am**