

# Redevelopment Plan

## 17 North Main Street Redevelopment Area

Block 1801

Lot 4

**Medford Township, New Jersey**

Township of Medford

Burlington County, New Jersey

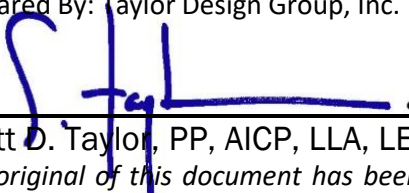
Report Date: May 15, 2023

**Introduced: May 16, 2023**

**Adopted: \_\_\_\_\_**



Prepared By: Taylor Design Group, Inc.

  
\_\_\_\_\_  
Scott D. Taylor, PP, AICP, LLA, LEED-AP  
*The original of this document has been signed  
and sealed in accordance with New Jersey Law.*

**Medford Township Council**

Charles “Chuck” Watson, Mayor  
Frank Czekay  
Lauren Kochan, Deputy Mayor  
Erik Rebstock  
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**Medford Township Planning Board Members**

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## **I. Introduction**

The Medford Township Council has determined that it is in the best interest of the Township to encourage the revitalization of certain lands within the Township, particularly when such revitalization advances specific planning and land use goals and objectives of the Township. Such goals include creating a land use environment that preserves and enhances the character of the community while fostering economic viability of the commercial areas of the Township.

The Township has determined that the redevelopment process in accordance with the ***NJ Local Redevelopment and Housing Law*** (LRHL), N.J.S.A. 40A:12A et seq. may be the most effective planning and implementation strategy to accomplish the revitalization of the former Medford Municipal Building site, located at 17 North Main Street.

The general purpose for designating an area under the ***Local Redevelopment and Housing Law*** is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately, and requiring responsible public intervention.

### **Redevelopment Plan Preparation Process**

On March 16, 2021, the Medford Township Council passed Resolution 71-2021 authorizing the Planning Board to undertake an investigation to determine whether the referenced area meets the statutory criteria to be considered an ***Area in Need of Redevelopment, Without Condemnation*** pursuant to the Local Redevelopment and Housing Law (LRHL). ( N.J.S.A. 40A:12A et seq.)

The Determination of Need/Preliminary Investigation Report dated April 16, 2021 prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, of Taylor Design Group, Inc., Consulting Planner, was reviewed by the Planning Board at a public hearing held on April 28, 2021. The Report found, and the Board affirmed, that the Study Area qualifies to be considered a “***Non-Condemnation Area in Need of Redevelopment***” pursuant to meeting criteria “c” of NJSA 40A:12A-5, where:

- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

The Planning Board recommended that the identified parcel within the Study Area be designated as a ***Non-Condemnation Area in Need of Redevelopment***, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., to prevent further deterioration and to promote the overall development of the community. The Board memorialized its findings through the adoption of Planning Board Resolution 12-2021, dated April 28, 2021.

On May 4, 2021 by Resolution 99-2021, the Township Council designated the following parcel as a ***Non-Condemnation Area in Need of Redevelopment***.

- Block 1801                      Lot 4

This Redevelopment Plan will provide a mechanism for the orderly planning and development of the designated area, and has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both...”

## **II. Statutory Requirements**

This Redevelopment Plan will become the formal planning document for the Redevelopment of the **17 North Main Street Redevelopment Area**. In accordance with the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C52:18A-196 et. al.);
6. A housing inventory of all affordable housing units to be removed;
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan;
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

## **III. Description of the Redevelopment Area**

### **General Description**

The **17 North Main Street Redevelopment Area** is comprised of 1 lot, consisting of approximately .49 acres fronting on North Main Street and Charles Street. The former Medford Township Municipal Offices and the associated parking lot are located on the parcel, which is accessed via Post Office Lane. See the Aerial Image Location Map and Tax Map figures below.

The Redevelopment Area is presently within the Park/Public/Education (PPE) Zoning District, which, at §409.A, permits:

*“Educational and Recreational Activities, including the operation of public and private elementary school facilities and quasi-public campground activities, as well as municipal buildings, churches, libraries and open space, parks and parkland and municipal infrastructure.”*

The Lot is located on the Main Street Commercial Corridor which is primarily zoned as HVC. The HVC Zone permits a variety of commercial uses, such as offices, shops for retail sales, restaurants, limited breweries, and other related establishments. The full permitted and conditional uses can be found in Section §413 of Medford Township’s Ordinance.

On March 5, 2013, by Resolution 56-2013, the Township Council designated the entire HVC Zone as an **Area in Need of Rehabilitation** in accordance with the **NJ Local Redevelopment and Housing Law** (LRHL), N.J.S.A. 40A:12A et seq.

See the Zoning Map figure below.

### **Surrounding Area**

The Study Area is surrounded by predominately commercial and office uses in the Historic Village Commercial (HVC) Zoning District to the north and south along Main Street.

To the east is a mix of public spaces including Cranberry Hall and Still Park in the Park/Public/Education (PPE) Zoning District, as well as single-family homes in the Residential Home Occupation (RHO) Zoning District.

Directly north of the site is a dentist office, and an auto repair shop is located to the south.

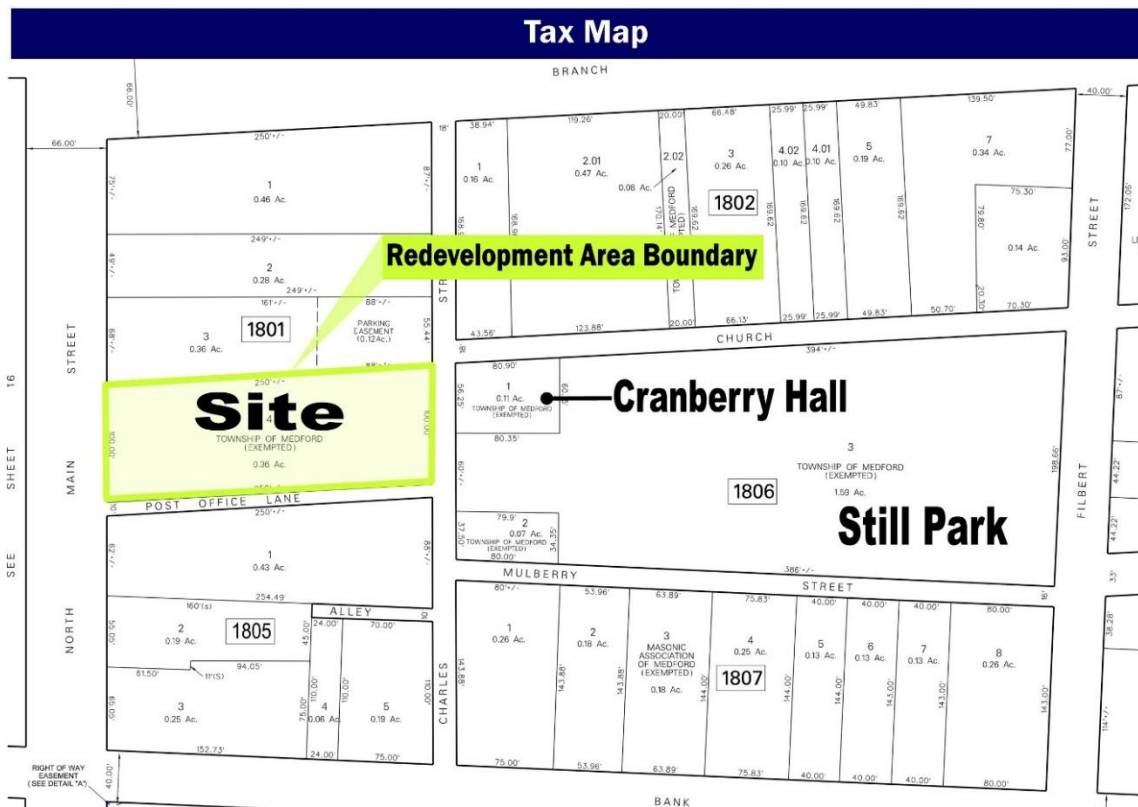
The surrounding areas can be seen in the Aerial Image Location Map below.



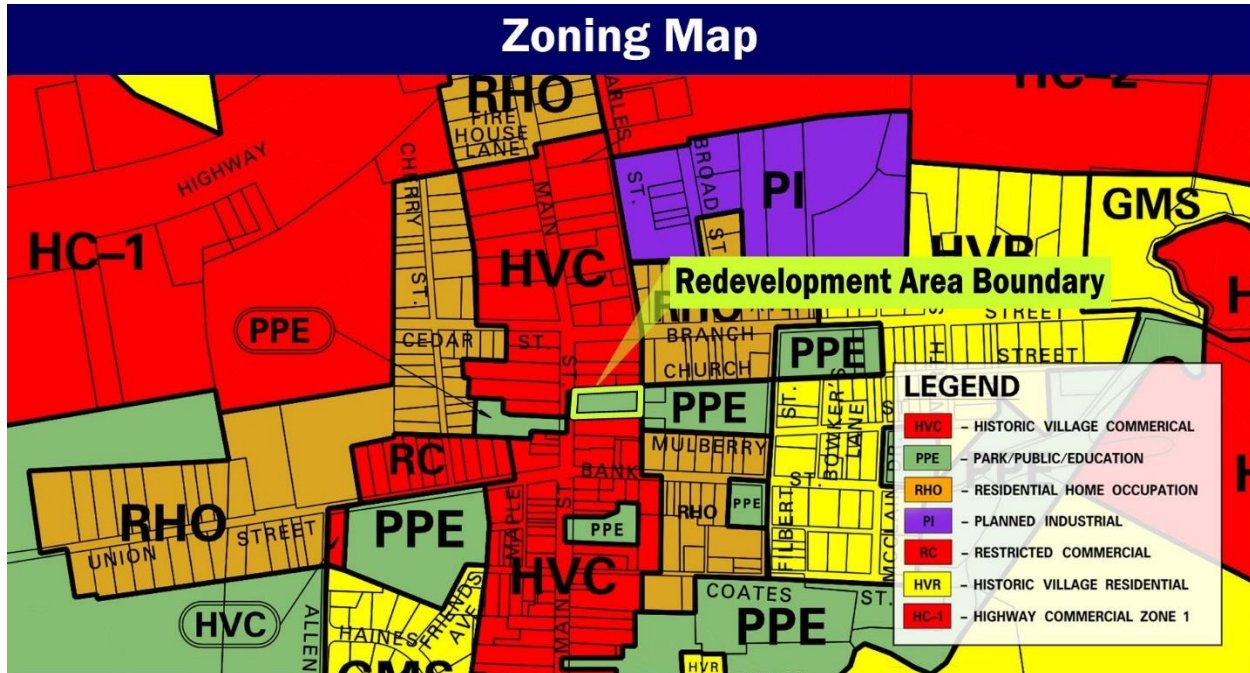
Aerial Image Location Map



Tax Map



## Zoning Map



## Township Context

Medford Township is located in Burlington County, bordered by multiple municipalities. To the North are Mount Laurel and Lumberton Townships. Southampton and Tabernacle Townships are located to the East. To the South are Shamong and Waterford Townships, and Evesham Township is located to the West. Medford Lakes Borough is located in the eastern portion of the Township and is surrounded by Medford.

Medford Township is located at the edge of the Philadelphia Metropolitan Region to the West, and the New Jersey Pinelands National Reserve to the Southeast. The northern portion of the community is considered an inner lowland of the Delaware River where forests and agriculture are the prevailing land uses. The majority of the Township is within the Atlantic Outer Coastal Plain, characterized by oak and pine forest, wooded wetlands, surface lakes and streams, and cedar bogs. The southern portion of the Township is located within the jurisdiction of the Pinelands, with Route 70 being the northern boundary.

## IV. Redevelopment Plan Vision, Goals & Objectives

### Redevelopment Area Vision

The overall vision of this Redevelopment Plan is to maintain an attractive, walkable, vibrant commercial area that will continue to be an amenity to the community, provide needed services and retail opportunities, and bolster the economic viability of the Historic Downtown by providing opportunities for economic growth through the revitalization of vacant or underutilized land.



Specific goals include:

- Strengthening the economic vitality of the commercial district to better serve the community.
- Creating a visually cohesive built environment that embraces the more rural character of the southern portion of the Township.
- Fostering investment through potential tax abatement pursuant to the New Jersey Five-Year Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq.
- Promoting development that recognizes, and minimizes impacts to the surrounding residential neighborhood and valuable cultural resource.

Concentrating efforts toward the reinvestment and improvement of these existing developed areas will decrease the need for additional infrastructure associated with new development, preserve and enhance the character of the community, minimize increases in traffic burdens, and will strengthen the community's character and vibrancy.

## **Master Plan Goals & Objectives**

Every Medford Township Master Plan document notes the importance of strengthening the Township's office, retail, and commercial sector through effective development of the Township's commercial Districts, while preserving the rural character and environmentally sensitive lands within the Town.

The 2014 Master Plan Reexamination Report & Route 70 Corridor study affirmed the 2008 Master Plan Reexamination Report and Land Use Plan Amendment goals, most specifically:

***Goal #10- To provide and plan for "balanced" growth within the Township of Medford by establishing a reasonable ratio between residential and non-residential development in order to assure that adequate non-residential development occurs in the Township;*** and which further noted the Township's commitment to maximize effectiveness and efficiency of the Township's commercial districts as a ratable base for the community.

***Goal #11 To preserve, enhance and protect the prevailing quality of life existing in Medford Township;*** and specifically noting the Adoption of Community Design Element of the Master Plan and Adoption of Community Design Ordinance Standards.

***Goal # 14 – To assure that the density and intensity of development is in keeping with the inherent capabilities and limitations of the physical characteristics of the land.*** This goal is met by reducing sprawl by developing or redeveloping and restoring existing buildings in town.

Goal #5 of the 2017 Master Plan Re-Examination Report is to: ***“Promote aesthetic improvement, public amenity, and economic vitality in commercial and industrial areas.”*** The Re-Exam Report cites the Rehabilitation Areas designated in the HVC Historic Village Commercial and the PI Planned Industrial zoning districts, in which the goal was to remove barriers to investment and improvement.

Goal #6 of the 2017 Plan is to: ***“Promote sustainability in land use planning throughout the Township, which fosters Medford's distinct and attractive sense of place.”*** Maintaining the fabric of Medford Village's historic and cultural resource promotes sustainability.

Goal #8 of the 2017 Plan is to: “*Encourage preservation of historic buildings and context sensitive design, rehabilitation and redevelopment in all districts.*” Preservation of the building and site, is critical to maintaining the central Village core area of commercial activity near the intersection of Main and Bank Streets. The structure is one of many structures surrounding Still Park, a remaining central green space to the east, also known as Cranberry Park.

This Redevelopment Plan shares these same goals, and has been prepared to be consistent with, and advance the Medford Township Master Plan.

## **V. Land Use Plan**

### **Relationship to Township Land Development Regulations**

This Redevelopment Plan hereby creates and establishes the **17 North Main Street Redevelopment Area (NMSRA) Zoning District** which is applicable to and shall govern the development of the property within said District, as identified below. The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of permitted uses, bulk standards, off-street parking and loading requirements, and general design standards in the **17 North Main Street Redevelopment Area (NMSRA) Zoning District** as discussed below. Where regulations of this Plan conflict with the Township’s development regulations, this Plan shall control; where they do not conflict, the Township’s development regulations shall apply.

All development applications for property covered under this Redevelopment Plan are required to apply to the Planning Board for Subdivision and/or Site Plan approvals as applicable, under the normal course of any land use application, consistent with the NJ Municipal Land Use Law and Local Ordinances.

This Redevelopment Plan adopts and incorporates by reference **Chapter DR: Development Regulations**, also known as **the Land Development Ordinance of the Township of Medford** and all other applicable land use regulations of the Township of Medford that are not expressly modified herein.

All development in the 17 North Main Street Redevelopment Area Zoning District are also subject to the standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

### **Exceptions from Standards**

Bulk or “c” variances per N.J.S.A. 40:55D-70(c) from the development requirements, and design waivers per N.J.S.A. 40:55D-51 from the standards set forth by this Redevelopment Plan may be necessary in certain limited circumstances. In such instances, the Planning Board may grant variances and waivers, where it is demonstrated that such relief will not substantially impair the intent of the Redevelopment Plan and will not present a substantial detriment to the public health, safety and welfare, consistent with the Municipal Land Use Law.

Any deviation from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (10 feet or 10% of the maximum height), of the Redevelopment Area shall

be permitted only by means of an amendment to the Redevelopment Plan, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

**Provisions Related to Off-Site Improvements**

The extent of a developer’s responsibility for any installation or upgrade of infrastructure related to its project, whether on-site or off-site, shall be as outlined in a Redevelopment Agreement. All infrastructure improvements shall comply with applicable local, state, and federal codes including the Americans with Disabilities Act.

**Site Plan and/or Subdivision Application and Approval**

The Medford Planning Board, pursuant to the provisions of the L.R.H.L. N.J.S.A. 40A:12A-13 and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., shall conduct site plan, and subdivision review as applicable, for any proposed development in the Area, upon submission of a complete application for development, consistent with Municipal Ordinances.

**VI. Proposed Zoning**

**Creation of the 17 North Main Street Redevelopment Area Zoning District**

This Redevelopment Plan hereby creates and establishes the *17 North Main Street Redevelopment Area (NMSRA) Zoning District*, which is applicable to and shall govern the development of all property within said District.

Block 1801; Lot 4, presently located within the Park/Public/Education (PPE) Zoning District, is hereby rezoned to the *17 North Main Street Redevelopment Area (NMSRA) Zoning District*.

**VII. District Standards – 17 North Main Street Redevelopment Area (NMSRA) Zoning District**

**Concept Plan Vision and Approach**

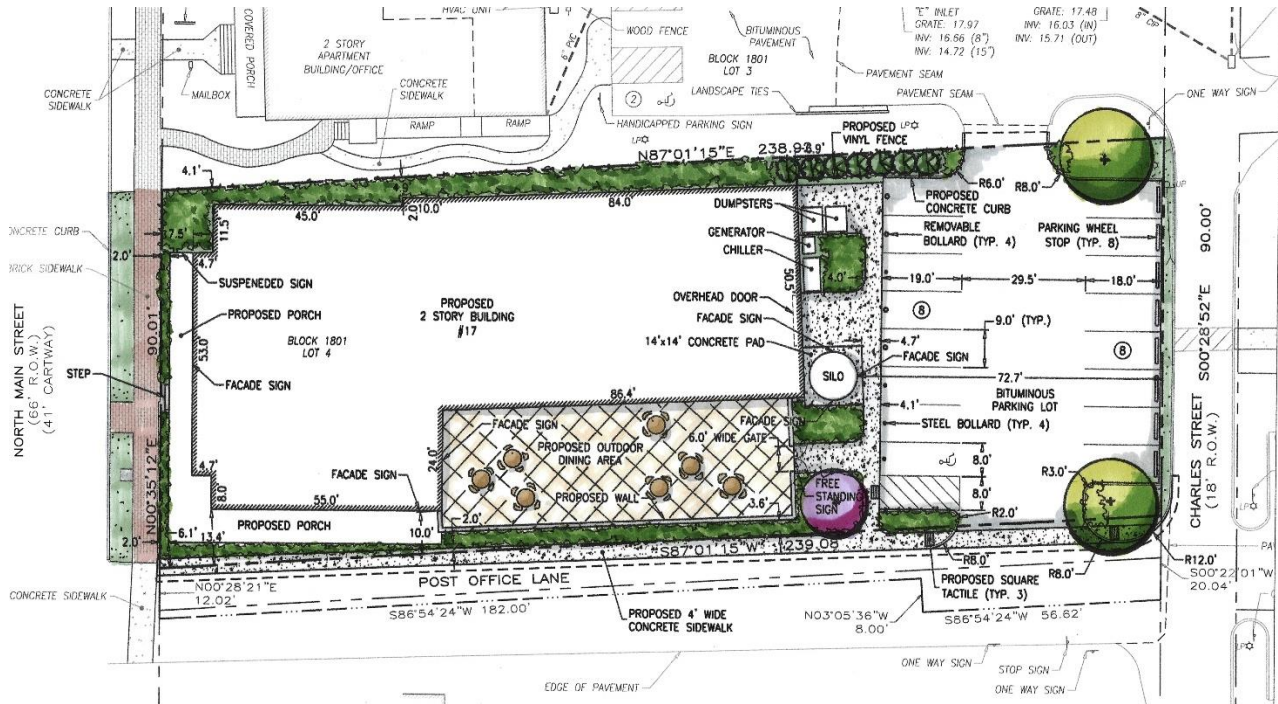
The Redevelopment Plan standards for the NMSRA Zoning District establish a framework for the development of a vibrant, mixed use infill project within the Historic Downtown Medford Village as described above. This development concept consists of a new Microbrewery fronting on Main Street with indoor and outdoor serving areas, off street parking, and access to the site from Main Street, Post Office Lane and Charles Street.

All Redevelopment proposals within the 17 North Main Street Redevelopment Area (NMSRA) Zoning District shall comply with the standards set forth below, and shall be generally consistent with the Concept Plan and Architecture Plans below. The standards enumerated herein are intended to supplement and clarify the intent of the Concept Plan.

Site Plan Drawings and Architectural Elevations shall be submitted to the Redevelopment Entity/Township Council for review and approval prior to any hearing before the Planning Board, unless waived by the Redevelopment Entity/Township Council. Portions of the Plans are inserted below.

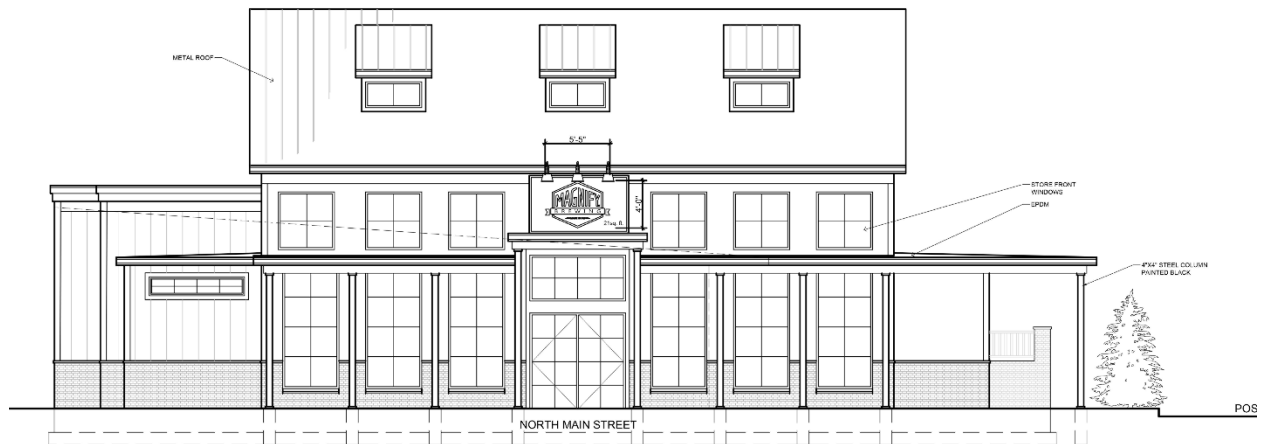
**Concept Plan-**

Plan reference- Site Plan, 17 North Main Street, prepared by CME Associates, dated May 12, 2023. (Color added for this report)

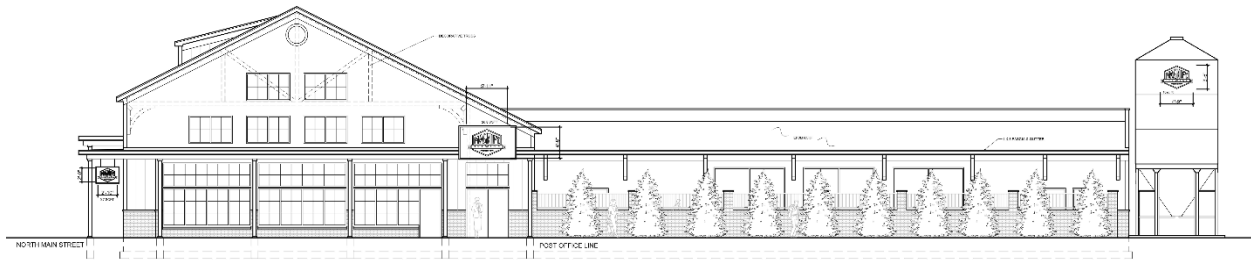


**Building Elevations**

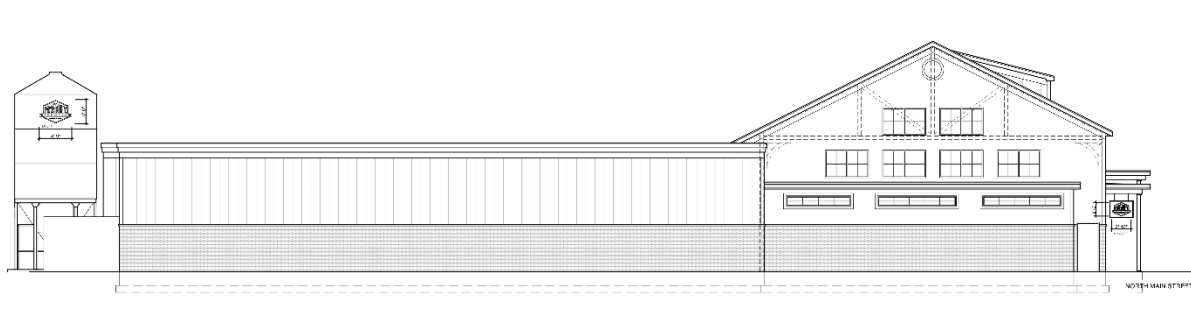
Plan reference- Architecture Plans- 17 North Main Street, consisting of 2 sheets, prepared by William G. Brown, Architects, last revised April 10, 2023.



**Main Street Elevation**



Post Office Lane Elevation



North Side Elevation



Charles Street Elevation

**A. Permitted Principal Uses**

The permitted Principal Use is a micro-brewery, or Limited Brewery, as defined and licensed by the New Jersey Division of Alcoholic Beverage Control, in accordance with N.J.S.A. 33:1-10(1b). This shall include permitted tastings, distribution, silo storage, and other accessory uses as permitted by State Law.

**B. Permitted Accessory Uses**

The permitted Accessory Uses shall comply with the standards set forth in the Historic Village Commercial (HVC) Zoning District, §413.B, including signs which shall comply with §526, except as expressly modified below.



**C. Maximum Building Height**

The Maximum Building Height shall comply with the standards set forth in the Historic Village Commercial (HVC) Zoning District, §413.C, except as set forth in the Dimensional/Bulk Zoning Standards table below, and further, that the rear manufacturing portion of the building may have a flat roof.

**D. Intensity, Area and Yard Requirements**

The Intensity, Area and Yard Requirements shall comply with the standards set forth in the Historic Village Commercial (HVC) Zoning District, §413.D, modified to comply with the standards in Dimensional/Bulk Zoning Standards table below.

<b>Dimensional/Bulk Zoning Standards</b>	
<b>Standard</b>	<b>Requirement/Permitted</b>
Lot Area (Min.)	10,000 SF
Lot Frontage (Min.)	50'
Lot Width (Min.)	50'
Lot Depth (Min.)	150'
Front Yard Setback- Main St.: Porch (Min.)	2'
Front Yard Setback- Main St.: Building (Min.)	7'
Front Yard Setback- Main St.: Stair (Min.)	0.5'
Front Yard Setback- Charles St.: Silo (Min.)	70'
Front Yard Setback- Charles St.: Building (Min.)	80'
Side Yard Setback- Post Office Lane/South: Building (Min.)	10'
Side Yard Setback- Post Office Lane/South: Outdoor Area (Min.)	3.5'
Side Yard Setback- North (Min.)	4'
Building Coverage (Max.)	57.5%
Impervious Coverage (Max.)	87.5%
Building Height (Max.)	35' & 1.5 Stories
Parking Spaces (Min.) (Including EV & Accessible as required)	16
Parking Setback- (Min.)	0'
<b>Signs</b>	
Main St. Façade Sign	21 SF
Main St. Suspended Sign	6 SF
Post Office Lane Façade Sign	27 SF
Silo/Façade Sign- North, South and East Sides of Silo	16 SF Each
Charles St. Façade Sign	21 SF
Charles St. Freestanding Sign at Outdoor Area	18 SF

Note: Dumpsters, Generators Chillers and similar equipment may be located within the Charles Street front yard as shown on the Concept Plan.

### **E. General Requirements.**

The General Requirements shall comply with the standards set forth in the Historic Village Commercial (HVC) Zoning District, §413.E.

### **F. Minimum Off-Street Parking & Loading**

The Minimum Off-Street Parking & Loading shall comply with the following minimum requirements as show on the Concept Plan and the Dimensional/Bulk Zoning Standards table above.

Loading shall occur while the use is not open to the public to permit use of the entire rear parking area for loading. Removable bollards shall be provided to facilitate the off-hours deliveries, but shall be replaced when the building is open to the public.

### **G. Design Standards**

All projects within the NMSRA District shall comply with the applicable standards as set forth in standards set forth in Chapter DR Development Regulations, except as modified herein.

#### **Design and Performance Standards**

The following design and performance standards supplement the design and performance standards for the District. In the event of a conflict between the general design and performance standards and this Redevelopment Plan, this Redevelopment Plan shall govern.

#### **Building & Site Design**

1. Buildings shall comply with the images above, as well as §806, and the Community Design Guidelines at §508H. Building and site improvement materials, colors, and textures shall be consistent with Medford Township's traditional architectural styles, which include Victorian, Georgian and Federal, rustic-rural, log, and farm styles, and similar adaptations of these styles. All visible building elevations shall be similar adaptations of these styles.
2. The use of natural wood, stone, brick and earth tone siding, or other colors associated with traditional Medford building design is encouraged. The painting of structures in bold colors, patterns, checks, and stripes is prohibited.
3. The Township requirements for sidewalks and bicycle connectivity, consistent with the Township's Complete Streets Ordinance shall be address in the design as necessary to create a safe, vibrant walkable commercial area.
4. Trash recycling areas, compactors, and dumpster storage areas shall be effectively screened from adjacent roads or sites by solid masonry enclosures, at least six feet in height, but not greater than eight feet in height, finished to complement the principal building, or solid decorative fencing subject to Planning Board approval. These enclosures should be planted where practical to soften the appearance of the structure.
5. Ground mounted mechanical equipment, including but not limited to HVAC units, meters, elevator cabinets, transformers and the like, should be located to be visually shielded from adjacent roadways and properties to the extent allowed by utility companies, or planted to filter views of same.

6. Roof mounted mechanical equipment roof shall be screened, and not visible from adjacent sites or roadways.
7. Bicycle racks should be provided in conjunction with all development.

### **Sustainable Building & Development Practices**

To the extent feasible, sustainable site and building practices are encouraged to reduce a project's dependency upon natural resources. These practices may include, but are not limited to, the following:

1. Install operable windows, awnings, shading devices, and roof vents to reduce reliance on HVAC units;
2. Maximize building and window insulation to conserve energy and reduce energy costs;
3. Encourage the use of recycled building and site materials and recycle construction debris;
4. Create shaded parking areas to reduce reliance on automotive air conditioning; Parking lot trees may be utilized to satisfy the intent of this section.
5. Where practical, plant native or naturalized vegetation to minimize water, pesticide, and herbicide usage and to create foraging opportunities for wildlife;
6. In an effort to improve and expand the State's Electric Vehicle charging infrastructure, all development projects should consider including the development of publicly available electric vehicle charging stations, as defined in the LRHL, as required by N.J.S.A. 40A:12A-7(a) (8), which provides for consideration of locations for EV charging infrastructure in a redevelopment plan.

### **Landscaping**

All development shall conform, where applicable, to the provisions of this section and to the provisions of § 516 "Landscaping and Street Trees", § 506 "Buffers and Scenic Corridors," § 511 "Endangered Flora and Fauna," § 520 "Off-Street Parking, Loading Areas and Driveways," § 527 "Site Clearing, Grading and Soil Protection," and all other applicable provisions of this ordinance, except as modified herein.

All sites should be designed to enhance the visual quality of the site; provide safe vehicular and pedestrian circulation; protect against potential natural and man-made hazards in a manner which will promote the public health, safety, and general welfare.

1. Required plant material species shall comply with § 516D "Additional Regulations for Pinelands Area.", and other applicable sections of the Township Ordinances.
2. Street trees and parking lot trees must be single trunk, full, and uniform specimens with a minimum caliper of 2.5" at the time of planting, and shall be balled and burlapped.
3. Street trees, parking lot trees and trees near walkways shall be single trunk, full, and uniform specimens, and shall have branching not lower than 6' above grade to avoid conflicts with pedestrians, vehicles, or signs. Any trees within any sight

- triangle shall be pruned to a 7' branching height, and such locations shall be approved by the Board Engineer.
4. All plants shall be planted in accordance with appropriate Planting Details and notes, to ensure the proper installation, survival and growth of all plantings.
  5. Tree varieties which exhibit desirable characteristics, such as full symmetrical form, deep noninvasive root system and tolerance of potential drought and road salt, should be utilized.
  6. No tree shall interfere with utilities, roadways, sidewalks, street or parking lot lighting, sight distances, driveway aprons or fire hydrants.
  7. Replacement trees shall conform to the type of originally planted tree in a given area, provided that, if any deviation is anticipated, it must be done only with the written permission from the Township Planner or Landscape Architect.
  8. Automatic underground irrigation systems should be considered for highly visible planted areas of sites, such as frontages, vehicular access points and building entrances. Irrigation systems shall be designed to maximize water usage efficiency by minimizing evaporation and overspray. Rain sensors and/or soil moisture sensors are required to conserve water by reducing the unnecessary over watering of plantings.

### **Lighting.**

All areas within the TTRA shall receive adequate illumination in accordance with applicable Township Ordinances including §517, Lighting, and shall also comply with the following:

1. All exterior lighting shall be full cut-off or dark sky compliant fixtures, except for accent lighting expressly approved by the Planning Board.
2. All light fixtures shall have a correlated color temperature of between 3,000° - 3,500° Kelvin to avoid unnecessary glare impacts.
3. Pole mounted lights may not exceed 25' in height.
4. Building mounted lights may not exceed 15' in height.
5. Lighting levels should be reduced or turned off overnight to security levels if the business is not in operation.

### **H. Pinelands Development Requirements**

All development in the Redevelopment Area are subject to the standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

#### **I. Wetlands**

All development in the Redevelopment Area shall comply with the wetlands protection standards set forth in Section 611 of the Medford Township Land Development Ordinance. In determining required buffers to wetlands, the "infill wetlands" standards of Section 611.A.3 of the Land Development Ordinance shall apply, provided all standards in subsections 611.A.3.a and b are met."

## **VIII. Affordable Housing, Property Acquisition, & Relocation**

### **Affordable Housing**

There are no known existing or proposed affordable housing units to be removed in conjunction with this Redevelopment Plan, so no replacement plan is required.

### **Identification of Proposed Property Acquisitions**

There are no proposed property acquisitions contemplated or permitted. The **Redevelopment Plan Area** is designated as a “**Non-Condemnation Area in Need of Redevelopment**”, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., which does not permit the condemnation of land, or the use of eminent domain.

### **Temporary/ Permanent Resident Relocation**

There are no existing housing units to be removed in conjunction with this Redevelopment Plan, so no relocation plan is required.

## **IX. Plan Relationship to Definitive Local Objectives**

### **Contiguous Municipalities**

The municipalities contiguous to Medford Township include the Townships of Evesham, Mt. Laurel, Lumberton, Southampton, Tabernacle, Shamong, and Waterford; and the Borough of Medford Lakes is surrounded entirely by Medford. The Redevelopment Area is located within the central portion of the Town, roughly 2 miles from the borders of Evesham, Lumberton and Southampton, and over 2 miles from Medford Lakes.

The .49 acres of land area covered under this Redevelopment Plan is de minimis relative to Medford’s Historic Village Commercial area, and in that this Redevelopment Plan largely mimics the surrounding HVC zoning, this Plan is not anticipated to impact any of the adjacent municipalities.

### **Burlington County**

Burlington County does not have a county master plan, but provides corridor studies, farmland preservation and open space plans, none of which are applicable to this area. The County has generally relied upon the New Jersey State Development and Redevelopment Plan and the Pinelands CMP for its land use policy for the county as a whole. Burlington County is the largest county in the State of New Jersey, consisting of 819 square miles. The County is generally supportive of infill projects that utilize existing roadways and infrastructure.

### **State Development and Redevelopment Plan & Pinelands CMP**

The 2001 State Development and Redevelopment Plan (SDRP) sets forth the following statewide goals:

- Goal #1:** Revitalize the State’s Cities and Towns
- Goal #2:** Conserve the State’s Natural Resources and Systems



**Goal #3:** *Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*

**Goal #4:** *Protect the Environment, Prevent and Clean Up Pollution*

**Goal #5:** *Provide Adequate Public Facilities and Services at a Reasonable Cost*

**Goal #6:** *Provide Adequate Housing at a Reasonable Cost*

**Goal #7:** *Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*

**Goal #8:** *Ensure Sound and Integrated Planning and Implementation Statewide*

The SDRP seeks to encourage redevelopment in areas where infrastructure already exists to reduce sprawl, reuse sites, and enhance the built environment.

The State Plan also identifies those areas within the New Jersey Pinelands to be considered a “Planning Region Established by Statute”, and for the SDRP to rely upon the Pinelands Comprehensive Management Plan (CMP) for those issues that are addressed in the CMP.

The southern portion of Medford Township is located within the State-designated New Jersey Pinelands Area, created by the Pinelands Protection Act of 1979. All lands within the Pinelands Area are subject to the regulatory jurisdiction of the New Jersey Pinelands Commission.

The Redevelopment Area is located entirely within the Pinelands Regional Growth Area.

*The Pinelands Regional Growth Area is identified as “areas of existing growth and adjacent lands capable of accommodating regional growth influences while protecting the essential character and environment of the Pinelands. Permitted residential densities range from two to six homes per acre with sewers. Sewered commercial and industrial uses are also permitted.”*

The Pinelands Protection Act requires that all municipalities and counties with land in the Pinelands Area revise their master plan and land use ordinances to implement the objectives and standards of the Pinelands Comprehensive Management Plan (CMP). The Commission has previously certified that the master plans and land use ordinances of Medford Township are in conformance with the CMP.

Given the scope of this Redevelopment Plan which largely mirrors the surrounding HVC zoning, and is based upon Medford’s certified Master Plan and Ordinances, this Redevelopment Plan is believed to be consistent with the Pinelands Comprehensive Management Plan and its’ goals for the Regional Growth Area, as well as the 2001 State Development and Redevelopment Plan.

## **X. Administrative and Procedural Requirements**

### **Compliance with Affordable Housing Obligation**

All development subject to the provisions of this Plan shall comply with the Township’s Affordable Housing Development Fee Ordinance current at the time of development.

### **Amending the Redevelopment Plan**

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, following the required procedures of the LHRL as amended.

### **Redevelopment Entity**

The Township Council of the Township of Medford shall serve as the redevelopment entity.

### **Redeveloper Selection**

The Township Council/ Redevelopment Entity may designate qualified redeveloper(s) as applicable, in accordance with the provisions set forth in the Local Redevelopment and Housing Law (LRHL).

### **Redevelopment Plan Effectuation**

Upon the adoption of this redevelopment plan pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), as set forth in 40A:12A-8 Effectuation of development plan; the Township Council/Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan.

In order to carry out and effectuate the purposes of state law and this Plan, the Township Council/Redevelopment Entity may exercise, where applicable, any of the powers set forth in N.J.S.A. 40A:12A-8 (a) - (n).

### **Redevelopment Agreement(s)**

As permitted by the Local Redevelopment and Housing Law (LRHL), the Redevelopment Entity shall enter into a Redevelopment Agreement with the designated Redeveloper(s), which Agreement ***may include*** negotiation of long-term financial agreements and/or tax abatement, and shall be consistent with the provisions of at 40A:12A-9, et seq.

### **Severability**

If any provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall apply only to the provision so adjudged and the remainder of the Redevelopment Plan shall be deemed valid and effective.

## **Bibliography**

1. NJ Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq..
2. Medford Township Council Resolution 71-2021, dated March 16, 2021.
3. Medford Township Planning Board Resolution 12-2021, dated April 28, 2021.
4. Medford Township Council Resolution 99-2021, May 4, 2021.
5. Preliminary Investigation Non-condemnation Area in Need of Redevelopment, or Area in Need of Redevelopment, by Taylor Design Group Inc., dated April 16, 2021 (Adopted April 28, 2021).
6. “Policy Map of the State Development and Redevelopment Plan” State of New Jersey Department of State, Office of Planning Advocacy. August 8, 2019.
7. 2014 Master Plan Reexamination Report, Taylor Design Group, November 14, 2014.
8. 2008 Master Plan Reexamination Report and Land Use Plan Amendment, Alaimo Associates (September 12, 2008).
9. Medford Township Master Plan Land Use Element, Thomas J. Scangarello, (1982).
10. Master Plan Reexamination Report, Alaimo Associates (July 23, 2002).