

**TOWNSHIP OF MEDFORD
BURLINGTON COUNTY
NEW JERSEY**



**2008 Master Plan Reexamination Report
and Land Use Plan Amendment**

September 12, 2008

**Prepared by:
Medford Township Planning Board**

Alaimo Group

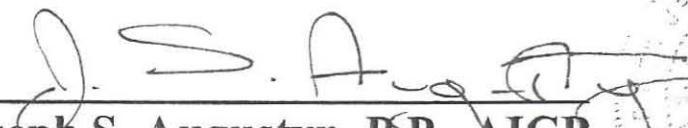
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TOWNSHIP OF MEDFORD BURLINGTON COUNTY

2008 Master Plan Reexamination Report and Land Use Plan Amendment

Adopted October 22, 2008
Medford Township Planning Board



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Master Plan Original signed and sealed
in accordance with N.J.A.C. 13:41-1.3,
and on file in Medford Township Clerk's Office



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**TOWNSHIP OF MEDFORD
2008 MASTER PLAN REEXAMINATION REPORT
AND LAND USE PLAN AMENDMENT**

ADOPTED BY THE PLANNING BOARD

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MEDFORD TOWNSHIP PROPOSED LAND USE PLAN

I. INTRODUCTION AND HISTORICAL OVERVIEW

The Medford Township Planning Board proudly presents the 2008 Master Plan Reexamination Report in compliance with guidelines set forth in the New Jersey Municipal Land Use Law. This document also serves as an amendment to the Medford Township Master Plan Land Plan Use Element, and confirmation of Township Master Plan goals and objectives. As provided by Township Council, the Planning Board has prepared and adopted the findings and recommendations of this overall reexamination effort. The Reexamination Report and Land Use Plan Amendment include recommended changes to the Township Master Plan involving future land use and related issues. Ordinance and Zone Plan changes by Township Council follow Planning Board action on this Master Plan document.

Historically, Medford Township actively plans the community to insure the continuance of its early traditions in serving the residents with an emphasis on protecting and preserving Medford Township community design and environmental resources. As planning efforts have become more sophisticated, high priority remains with the protection and preservation of Medford Township's historical and environmental roots. This blending of its classical built environment with the indigenous natural Pinelands forests and landscape has resulted in unique Medford Township community designs and appearances. In this manner, the social and physical needs of the residents can be better served by its local government with the knowledge that the traditions of the community are protected.

Milestones in the effort to maintain community traditions include Medford Township having prepared and adopted its award winning 2001 Community Design Plan Element of its Master Plan. In 2004, the Route 70 Corridor Smart Growth Plan was adopted. In 1999, the Township adopted the Farmland Preservation Plan addendum to the Conservation Plan Element of the Master Plan.

The Planning Board adopted the Township's last Master Plan Reexamination Report on July 23, 2002. The Municipal Land Use Law calls for periodic six (6) year reexaminations of the Master Plan.

Other relatively recent Township Master Plan accomplishments by the Planning Board include the 1995 Traffic Circulation Plan Element, the 1994 Recreation and Conservation Plan Elements, and the Land Use Plan in 1990 with amendments in 1992, 1993, 2001 (Community Design Plan), 2004 (Rt. 70 Corridor Smart Growth Plan), and now in 2008.

The historic basis for Medford Township Master Plan efforts within the last 4 decades is established in a series of studies developed in the 1970's under the direction of late Professor Ian McHarg of the University of Pennsylvania. In addition, Medford Township's 1966 Comprehensive Master Plan provides historic continuity by calling for "Maintaining the Township's predominantly rural atmosphere . . . conserving the large areas of productive farms, encouraging open space areas as an integral part . . . and concentrating intensive uses into conveniently located areas of activity." Professor McHarg was honored posthumously in 2003 by Township Council proclamation.

This 2008 Master Plan Reexamination Report and Land Use Plan Amendment continues in the spirit and tradition of Medford Township's historic Master Plan achievements.

II. MUNICIPAL LAND USE LAW REQUIREMENTS

Medford Township's 2008 Master Plan Reexamination Report has been prepared in accordance with The New Jersey Municipal Land Use Law regarding The Periodic Reexamination (at least every 6 years) of it's Master Plan and Development Regulations (40:55D-89). The report states:

- a. Major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report (2002).
- b. Extent to which such problems and objectives have been reduced or have been increased subsequent to such date.
- c. Extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, dispositions and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. Specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. Recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

III. MAJOR PROBLEMS AND OBJECTIVES: STATUS 2002 THROUGH 2008

Medford's 2002 Reexamination Report presented fourteen (14) "basic" goals as developed in previous Master Plan documents. The following is a listing of the goals with minor modification as well as notes and conclusions provided for those that exhibited significant changes or effort since 2002.

1. **To implement the balance between growth and conservation called for in the New Jersey State Development And Redevelopment Plan;**
 - *Participation in the N.J. Office of Smart Growth Cross Acceptance Process in 2007, in coordination and cooperation with Burlington County.*
 - *Remains Current*
2. **To protect key natural resources, including open space and agricultural lands;**
 - *Adoption of Special Tax for Preservation of Open Space, Recreation, Farmland and Historic Preservation*
 - *Adoption of Farmland Preservation Plan*
 - *Permanent preservation of Stokelan, Fieldstone and Johnson Farms, as well as Camp Ockanicken*
 - *Temporary Preservation of Other Farms: Gerber*
 - *Preservation of additional farms in the future*
 - *Remains Current*
3. **To maintain Medford Township's existing character as a rural municipality of farms and large-lot, single-family residential units;**
 - *Vigilance regarding development potential in the Agriculture Retention AR District*
 - *Remains Current*

4. To allow for areas of high density and mixed housing types which will create an opportunity to construct housing to meet the needs of various income, ethnic and racial groups;

- *Readoption of Housing Plan Element and Fair Share Plan*
- *Approval of the Medford Crossing Planned Developments*
- *COAH Substantive Certification*
- *Establishment of GMN Overlay District*
- *Remains Current*

5. To divide the Township into zones that reflect existing land use trends in order to stabilize the identity of distinct land use areas;

- *Remains current*

6. To time the sequence and tempo of growth using sound environmental analysis;

- *Evidenced in the 2004 Route 70 Smart Growth Plan*
- *Remains current*

7. To redefine the boundaries of Medford Village according to the survey and inventory contained within the "Medford Village Historic Preservation And Growth Plan";

- *Remains current*

8. To provide for integrated planning along the Route 70 commercial corridor in anticipation of the highway's widening by the New Jersey Department of Transportation;

- *Evidenced in the 2004 Route 70 Smart Growth Plan*
- *Further coordination with NJDOT necessary as plans are developed*
- *Remains Current*

9. To bring the Township into compliance with the requirements of the "Pinelands Comprehensive Management Plan";

- *Ongoing coordination with N.J. Pinelands Commission include recommended changes to the Pinelands Forest Area addressed herein*
- *Remains current*

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;

- *Township Council reestablishment of Economic Development Commission*
- *Commitment to maximize effectiveness and efficiency of the Township's commercial districts as a ratable base for the community.*
- *Remains Current*

11. To preserve, enhance and protect the prevailing quality of life existing in Medford Township;

- *Adoption of Community Design Element of the Master Plan*
- *Adoption of Community Design Ordinance Standards*
- *Establishment of Citizens Architectural Advisory Board*
- *Efforts of the Township Environmental Advisory Board*
- *Remains Current*

12. To provide for the preservation of agricultural lands, woodlands, open spaces and environmentally sensitive lands;

- *Ongoing Municipal and County efforts to preserve Farmlands and Open Space in Medford Township*
- *Remains current*

13. To provide for abundant active recreation areas and the development of recreation facilities throughout the Township, which are accessible to all residents;

- *Bicycle and Pedestrian Network Plan*
- *Dixontown Road Bicycle Path Project*
- *LDO Amended to Allow Developer Contribution to be used for Bikeways*
- *Expansion of PPE uses and public/private cooperation involving recreation facilities addressed herein*
- *Remains Current*

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.

- *Establishment of New Restricted Highway Commercial District (RHC)*
- *Evidenced in the 2004 Route 70 Smart Growth Plan*
- *Remains Current*

IV. ADDITIONAL ISSUES IDENTIFIED IN 2002 WHICH REMAIN CURRENT IN 2008

The 2002 Report recognized four (4) land use issues of concern which were carried forward from the 1996 Reexamination Report:

- COAH Affordable Housing;
- The New Jersey State Development And Redevelopment Plan;
- Traffic and Circulation;
- The Provision of Abundant Open Space And Recreational Facilities.

Medford pursues compliance with COAH Affordable Housing requirements, and general consistency with the New Jersey State Development and Redevelopment Plan through the Cross Acceptance Process. The following reviews traffic and circulation, open space and recreational issues.

Traffic and Circulation

The Traffic Circulation Plan Element adopted in 1995 added three (3) additional specific objectives to the Master Plan in regard to traffic planning:

- Traffic circulation planning of Medford Township should utilize, as much as possible, the existing roadways in the Township so that the improvements to the existing system of roads can be small-scale "doable" endeavors which have a reasonable probability of being accomplished and which will result in the greatest probability of preserving the rural residential character existent throughout most of the municipality.
- Roadways in Medford Township designated to handle the largest volumes of traffic (i.e., the "arterials" and "major collectors") should be those under the jurisdiction of the State of New Jersey and Burlington County since the State and County roadways provide the linkage with neighboring municipalities within the region.
- All roadways within Medford Township should be designed and constructed with the minimum improvements necessary to provide safe travel. Excessive improvements would cause traffic speeds to unnecessarily increase, cut-back many existing front yards, require the removal of existing vegetation along the roadway's frontage, and significantly detract from the rural residential character throughout the Township.

Medford's Land Development Ordinance was amended requiring commercial development along Route 70 to provide direct and primary vehicular access to Route 70, and to prohibit the location of multiplex movie theaters within the Township.

These three traffic and circulation objectives remain valid and appropriate for the Township in 2008.

Open Space and Recreational

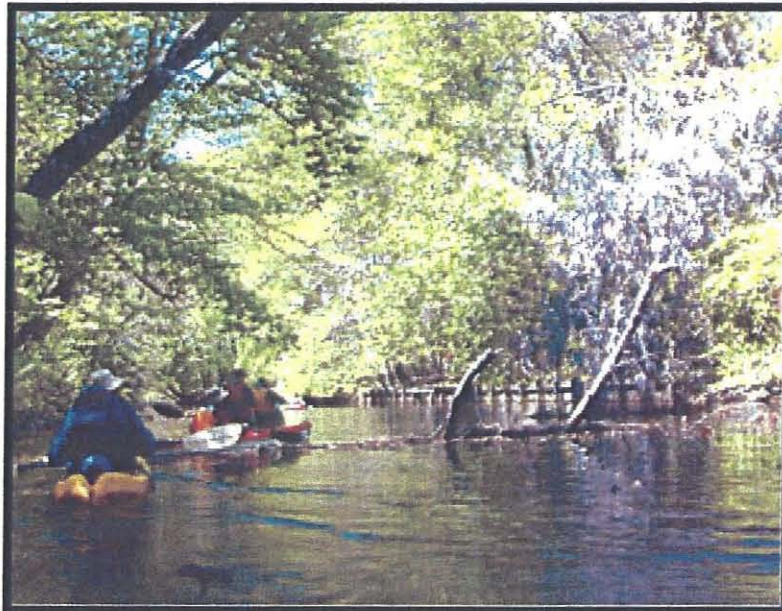
The Planning Board adopted the Combined Recreation And Conservation Plan Elements in 1995. The 2002 Master Plan Reexamination Report declared the goals and objective to remain current. The goals and objectives incorporated into the Master Plan with minor modifications are as follows:

1. Provide recreational facilities development in Medford Township to the extent practicable in accordance with the recommendations of the Recreation Plan Element;
2. Identify the need and provide where necessary neighborhood and community level parks within Medford Township in order to augment the existing recreational facilities;
3. Provide to the extent possible a complete array of accessory facilities at each major recreation area in Medford Township, including restrooms, picnic areas, parking, lighting and storage facilities;
4. Encourage appropriate on-site development of recreational facilities within major residential development projects in Medford Township;
5. Encourage the sharing of municipal, school and private recreational facilities within Medford Township*; the development of new facilities on municipal and school lands; and, when appropriate, the creation of separate recreational facilities for municipal or school use;
6. Preserve, protect and benefit from environmentally sensitive lands and lands endowed with natural resources and develop a continuous greenbelt coinciding primarily with the stream corridors within Medford Township;
7. Provide, to the extent possible, linkages between active recreation, school and open space facilities within Medford Township via a coordinated system of greenbelts, pedestrian-bikeway corridors and sidewalks;

* This objective is furthered by the creation of the new PPE District with CS Overlay included herein.

8. Provide a source of passive recreational opportunities for the enjoyment of present and future Medford Township residents;
9. Provide a pedestrian and bikeway circulation system within Medford Township that will encourage its utilization as an alternate to automobile vehicular movement;
10. Plan for and acquire public access corridors, in concert with the development of lands, to ensure that non-vehicular public rights-of-way will exist for future use by Medford Township residents for their enjoyment, recreation and movement;
11. Provide for public and semi-public lands in Medford Township through municipal acquisition, private donations, deed restriction, easements and common open space (through clustering);
12. Identify standards and criteria for the future preservation of open space lands within tracts to be developed in Medford Township and for the acquisition or preservation of public open space lands. Consider and encourage innovative development designs that provides for greater common open space;
13. Support existing farming and woodland management activities, and protect prime agricultural lands within Medford Township; and
14. Encourage private and public support and participation in the New Jersey State Farmland Preservation Program.

These open space and recreation goals remain valid and appropriate for the Township in 2008.



V. CRITICAL ISSUES CHANGES 2002 THROUGH 2008

- **Community Design Guidelines and Standards: Implementation 2002-2008**

Medford Township's Comprehensive Master Plan establishes the necessary goals and objectives for preparing specific community design review guidelines and community design standards. The goals for preserving and protecting the Township's traditional designs are well grounded in the Medford Township Land Use and Historic Preservation Master Plan Elements. Consistent with these goals and objectives, the Medford Township Planning Board prepared the Community Design Plan Element of the Master Plan, which was adopted on January 24, 2001. The plan provides specific guidelines and methods for reviewing architectural elevations, site improvements, landscaping and related elements of site and building construction. The Township remains focused on implementing the Medford Community Design Plan.

Medford Township promotes a desirable, visual environment for the Township through creative development techniques and good civic design and arrangements. The Township's Community Design Standards were developed to work hand-in-hand with Medford Land Use Policy. The Community Design Standards are an essential part of the construction process that is based on a relationship with Medford Township's natural and built environment. It is essential that new development in Medford be consistent in appearance with the historic pattern of overall Medford community design. Furthermore, new development or redevelopment of existing structures in the Township must contribute to the safety of residents, and traditional area character and attractiveness.

The Medford Township Planning Board identified the historic grounding for the Community Design Standards, and established the basis for regulating community design in Medford Township. The Master Plan Community Design Plan Element also describes community character and appearance assets to be protected, and the perceptual form and character of Medford Township as a basis for developing the community design review objectives, guidelines and standards. The intent of this Master Plan Element is to establish readily understandable guidelines for developers to use in design, and for the Township to emphasize in review, of all proposed projects within the Township. The purpose of the Community Design Plan is to achieve and sustain a desirable, traditional visual environment, and to protect and preserve established residential, commercial and industrial neighborhoods in Medford Township.

The Community Design Guidelines and Standards were prepared in ordinance form in 2002, adopted by Medford Township Council, and made applicable to all development, redevelopment and adaptive reuse proposals in Medford Township. The standards remain valid into 2008, but should be revisited as deemed necessary.

In 2001, the New Jersey Planning Officials (NJPO) presented the Township with an Achievement in Planning Award for the Medford Township Master Plan Community Design Plan Element. Medford Township was identified as a municipality achieving a special project that makes a significant contribution to planning.

Currently in 2008, seven (7) years have been experienced since the completion of Medford's Community Design Plan. It's recommended that the Township's Citizens Architectural Advisory Committee examine the document along with it's findings and recommendations, and make further recommendations for revisions and additional actions as deemed appropriate. This recommendation would be administered and considered by the Planning Board, for further action by Council through Ordinance updates (Note: See recommendation 6 in Section VIII).

- **2000 Census and Subsequent Releases**

Medford Township experienced relatively controlled growth in the decade preceding 2000. The Township grew just 8.4%, from 20,526 to 22,253 during this decade. The 2005 population estimate was 23,620 (DVRPC), which gives evidence of similar continued controlled growth.

The Township experienced age related demographic shifts in the decade 1990 to 2000. The median age of Medford Township residents increased from 36.9 to 40.0 years. This statistically significant aging of our population is primarily due to loss of residents within the age groups of fifteen (15) to forty-four (44), and the significant increase in age groups from 45 to 74. The increase in preschool, elementary and junior high school age children fourteen (14) years old and younger of over 500 during this period was offset by an over 2,100 resident increase for the over forty-five (45) age group. The Medford Township public schools (K – 8) grew by 12.3% (2,494 to 2,802) during the decade.

Total housing units in Medford Township increased by slightly over 1,000 dwelling units during the prior decade. In 1990, there were 7,116 dwelling units, which grew to 8,147 in the year 2000. Owner occupied dwellings had increased by 1,222 units, and renter occupied units decreased by 124. The increase in owner occupancy is in part reflected by the decrease in vacant housing units from 268 to 201. The owner occupancy increase is further explained by the change from renter occupied condominiums to owner occupied condominiums. It is also interesting to note that the average owner occupied household size decreased from

3.2 persons per dwelling in 1990 to 2.91 persons per dwelling in 2000. During this time the average renter occupied household size also decreased, from 2.1 to 1.93 persons per household.

- **School Population and Building Program**

Medford Township Board of Education prepared an Enrollment Projection Study in April 2001. The purpose of this study was to develop information specific to potential change in enrollments for the school years beginning in September 2001, and ending in June 2006. The study was based on data including birth rates, new housing starts, population history, and historical school enrollment.

Three (3) sets of projections were developed by Statistical Forecasting, Inc., using three different models involving cohort survival ratio (3 year) and the modified regression technique (3 and 5 year). The three models yielded varying baseline projections. The outer range of the projections was limited to 5 years (year 2006) consistent with State Board of Education rules. The forecasting group concluded that the Modified Regression Technique (MRT3) with an average migration ratio of the last 3 years, plus housing effects, best served the school district for planning purposes. This selection provided the mid-range projections of the three models.

The MRT 3 Year projection model shows an increase of 632 students (from 2,802 in 2000'-2001' to 3,434 in 2005'-2006'). Historically, Medford Township schools had experienced a total increase of approximately 300 students over the prior ten years. Half of that increase or 150 students were added during the three years (1997-2000). The jump in the growth rate from an average twenty-one (21) a year during the prior seven (7) years to fifty (50) per year over the last three (3) is possibly also attributable to the resale of existing houses to families with school age children. Approximately 130 certificates of occupancy were issued yearly between 1994 and 2001.

The “Demographic Update for the Medford Township Public Schools December 2005” identified an actual 2005 – 2006 student enrollment of 3,095, in comparison to the 2001 projected enrollment of 3,434 for school year 2005-2006.

The 2001 Enrollment Projection Study for Medford Township School District concluded by stating that the elementary and middle school configurations are projected to have steadily rising enrollment, and that the growth in the Medford Township School District appears inevitable due to new construction and a continuing strong resale market.

Market realities now in 2008 clearly indicate slower growth than was projected. Beyond approved age-restricted developments such as Wyngate and Wildflowers,

limited remaining developable residentially zoned lands in Medford will continue to control new residential development. A pattern of slowdown in construction is further evidenced by significant declines in building permits and Certificates of Occupancy issued since 2002-2003 (see figures 9 and 10).

In addition to the 2001 enrollment projection study, the Medford Township Board of Education developed the District's Long Range Facility Plan (LRFP) in the year 2000. The LRFP provided information concerning school capacity, education programs and auxiliary activities, and the determination of what facilities are necessary to support the programs and auxiliary services desired, relative to student enrollment projections.

Based on the LRFP and the 2001 Student Enrollment Projection Study, the Medford Township Board of Education presented and subsequently implemented a plan for the construction of two (2) new elementary schools for the Medford Township School District, and a Transportation Center to service the entire district.

1. The North Side Elementary School was constructed along Hartford Road on Block 401, Lot 13. The site utilizes approximately 110 acres of a 166-acre tract. The lot includes 2,600 feet of frontage along Hartford Road, and is located generally within the HC-1 Highway Commercial District. The Medford Township Zoning Board granted a Conditional Use Variance in accordance with C.40:55D-70 of the Municipal Land Use Law based on the school use as an inherently beneficial use.
2. The South Side Elementary School was constructed on Block 4106, Lot 15 at the corner of Chairville and Branin (Peacock) Roads. The 58-acre tract includes over 2,000 linear feet of frontage along Chairville Road, and approximately 1,300 linear feet along Branin Road. The entire tract is located within the VRD Village Residential District. The Board of Education was granted a use variance based on the school as an inherently beneficial use.

In addition to the new school on this tract, the Board of Education Transportation Center was constructed to service the entire Township school district. The Transportation Center includes a bus maintenance and repair building, and parking for approximately fifty (50) buses and 100 vehicles.

The municipal bond issue for funding the construction of these two (2) new schools and the transportation center, which supplements State funds from the New Jersey Board of Education, was passed by the voters of Medford Township. Construction of both schools and the Transportation Center began in the years 2003-2004, and were completed in 2006.

- **Residential Site Improvement Standards**

Medford Township complies with the New Jersey Residential Site Improvement Standards (RSIS) which are applicable to site improvements constructed in connection with residential development. RSIS was initially adopted January 6, 1997 by the New Jersey Legislature as Title 5, Chapter 21, and subsequently revised December 4, 2000. The most recent revision is June 4, 2007. RSIS apply to all residential site improvement work including streets and parking, storm water management, water supply and sanitary sewers.

- **Open Space And Farmland Preservation**

Medford Township has been aggressively preserving Open Space and Farmland, and will continue its program to preserve and protect additional lands well into the future. Tables on the following pages provide a summary of lands preserved, lands involved in the process of preservation, and proposed lands for preservation.

Medford Township actively participates with Burlington County in the New Jersey Garden State Preservation Trust (GSPT) Program. The Trust's mission is to guide efforts to protect one (1) million additional acres of open space throughout New Jersey. With overwhelming support of New Jersey voters, the Trust has the ability through dedicated tax funding to provide \$100 million dollars a year over the next ten (10) years toward the open space preservation effort. Related GSPT policy objectives include the protection of the State's water supplies, preservation of the State's agricultural land base, protection of contiguous and diverse wildlife habitats and greenways, and provision of a broad array of recreational opportunities for all New Jerseyans in all regions of the State. With regard to historic preservation, the GSPT will fund historic preservation projects throughout the State so that New Jersey's historic past continues to play an integral role in its future, whether for educational, economic development, and/or aesthetic purposes.

Medford Township and Burlington County are qualified open space referendum governmental units that are implementing the collection and expenditure of funds from an annual levy on property owners. As such, guaranteed sources of funds are available locally (and Statewide by GSPT) for expanding the amount of open space and farmland preserved in perpetuity in Medford Township.

**FIGURE 1
TOWNSHIP OF MEDFORD
OPEN SPACE AND FARMLAND PRESERVATION, 1997 TO 2008**

	<u>TYPE</u>	<u>ACRES</u>	
PRESERVED TO DATE			
CEDAR RUN CONSERVANCY INC	PRIVATE	179.49	
CAMP OCKANICKON	TOWN. OS	509.30	
FREEDOM PARK	TOWN. OS	119.50	
STOKELAN FARM	FARM.	162.48	
FIELDSTONE FARM	FARM.	70.00	
JOHNSON FARM	FARM.	<u>88.97</u>	
	SUBTOTAL----		1129.74
PRESERVATION ON HOLD			
MED. FARM TRUSTEES (Setter Club) (wetlands, deed restrictions in place)	TOWN. OS	<u>181.80</u>	
	SUBTOTAL----		181.80
PRESERVATION IN PROCESS			
JCC CAMP	TOWN. OS	113.96	
COWPOINT -LCC ASSOC.	FM/O.SP	158.43	
ENI FM., (Stokes Sq.)	FM/O.SP	63.70	
MEDFORD NURSERY, INC.	FARM.	226.71	
JENNINGS FARM	FARM.	<u>100.10</u>	
	SUBTOTAL----		662.90
SCHOOL SITES			
HAYRIDE SITE, HART/ROUTE 70	SCHOOL	110.00	
VILLAGE PROP, CHAIRVILLE RD.	SCHOOL	<u>57.90</u>	
	SUBTOTAL----		167.90
2002-2003 CONSIDERATIONS			
BAKER/WOOLMAN FARM	TOWN. OS	185.88	
CROFT FARM-STOKES RD.	TOWN. OS	45.60	
MUCKENFUSS FARM	FARM.	133.83	
MARTER FARM	TOWN. OS	<u>72.9</u>	
	SUBTOTAL----		438.21
	TOTAL ACREAGE		2580.55

FIGURE 2

TOWNSHIP OF MEDFORD ACQUISITION LIST JUNE 2008, OPEN SPACE AND FARMLAND INVENTORY MAP				
PROPOSED OPEN SPACE LAND ACQUISITION LIST				
MAP I.D.	OWNER	BLOCK	LOT	ACRES
A	DiPretis	3201	33.01,33.04	319.7
D	Medford Farm Trustees (Setter Club)	203	4	181.8
E	Lafferty Farm	401	10.01	49.7
F	N.E. Hartford Rd.	403	2	53.9
H	155 Tuckerton Rd.	2702.01	5	14.24
I	Croft Farm – Stokes Rd.	4806.01	2	45.6
J	Ecksuzian	302	6.01	40.5
K	Indian Acres	907.01	4, 5, 8	122.8
L	Indian Acres	905	1.02	11.4
M	Joe Marter - Old Marlton Pike	905	3.03, 5	48.8
N	Joe Marter - Old Marlton Pike	907.01	11	24.1
P	Gotlieb Field Rd.	5502	2.01-2.02	51.8
Q	Baker Farm/George Woolman	5101.01	3, 7.01	185.88
R	Eni Farm	2701.2	10	63.7
S	Medford Assoc.	2701.01	7.01,6.02	160
U	Shendock Property	6801	5.01	76.3
V	Eni Farm The Pointe	4101	1	158.48
W	Eni Farm Branin Road	4106	9, 10	163.6
				1772.3

NOTE: Map I.D. B; C; G; O; T removed from prior list.

FIGURE 3

**TOWNSHIP OF MEDFORD
ACQUISITION LIST
JUNE 2008, OPEN SPACE AND FARMLAND INVENTORY MAP**

PROPOSED FARMLAND PRESERVATION

MAP I.D.	OWNER	BLOCK/LOT	ACRES
1	Joe-Dan Farms, Inc.	302/1	21.8
2	S. & P. Ecksuzian	301/2.01	59.5
3	D. & M. Lopez	301/3.01,3.02 & 7	90.92
4	Gallagher & Varela	302/9	62.8
5	L. & S. Muckenfuss	304/2.01	133.83
6	H. & C. Reeve	304/4.03	33.3
7	ILES, MICHAEL A & KIMBERLY	304/4.01	25.5
8	Medford Nursery, Inc.	305/4 & 5.01	226.71
9	LCC Associates	4101/1 (part)	158.43
10	LCC Associates	4106/9 & 10	163.6
11	ECJennings Associates	403/3 & 404/7	100.1
12	Baker	803/6.01	81.16
13	J. & R. Cope	804/1.01	47.7
14	J. & S. Grande	804/1.02	7.56
15	Plantation Homes, Inc.	4106/11.02	19.1
16	J. & D. Woloszyn	4501/1	14
17	P. Herman	4106/11.01 & 12	130.2
18	Estate of Peacock	4106/20	3.9
19	J. & G. Stravros	4106/17.01	61.4
20	Herman Family	4106/13.01 & 14.02	41.35
22	Herman Family	4102/3.01	49.34
24	Brick Enterprises	6802/9 & 6605/1	1165.9
25	Gerber	4601.01/10.03,22.02, 28,21,20, 4701.01/ 1	686.76
26	Suleski Property	404/8.01	65.3
27	Webster Property	202/11	15.2
28	Indian Acres	907.01/4, 5, 8	122.80
29	Indian Acres	905/1.02	11.40

3737.05

NOTE: 21, 23 removed from prior list.

- **New Jersey Department of Environmental Protection (NJDEP)
Wastewater Management and Stormwater Management**

A series of changes have occurred relatively recently regarding NJDEP Statewide Water Quality Management Planning Rules. These rules directly impact wastewater management procedures throughout the State of New Jersey. On January 11, 2000, the State Governor signed Executive Order No. 109. Subsequent rules were enacted in 2006, 2007 and 2008. The order and rules call for alternative analyses to be conducted prior to NJDEP's approval of a Wastewater Management Plan (WMP) amendment. These additional studies were further defined by NJDEP to include analyses involving non-point source pollutant loading, riparian corridor, and depletive/consumptive use for withdrawals of ground water associated with land use changes.

The new wastewater management rules affect the planning and environmental assessment requirements for projects that generate 2,000 gallons or more of wastewater per day. The 2,000 g.p.d. discharge threshold affected residential and non-residential developments including 6 or more dwelling units, or 16,000 square feet of commercial building space. Septic system projects of this magnitude required WMP amendments. Proposed development outside of sewer service areas continues to require a WMP amendment as well as the additional analyses called for in Executive Order 109.

The most recent rules (2007/2008) provide for counties to have a greater role in reviewing and processing wastewater management plan amendments and revisions.

In 2007, Medford Township adopted its Stormwater Management Plan and Ordinance as part of the Township Master Plan in accordance with NJDEP Stormwater Management Regulations. As part of this process, Medford Township adopted its Stormwater Pollution Prevention Plan and updated several pollution control ordinances as prepared and recommended by the Township Engineer, Christopher Noll, P.E., of Environmental Resolutions, Incorporated. These efforts continue and are updated regularly in compliance with annual monitoring procedures. Current updates are being processed concurrently with this Master Plan Reexamination effort.

VI. REVIEW OF REMAINING DEVELOPABLE LAND

An estimate of future growth was prepared in 2002 to better comprehend and evaluate the potential development and growth within Medford Township as provided by the Master Plan Land Use Element. The analysis reviewed all available undevelopable and underdeveloped lots of three (3) acres or more. Tax maps, New Jersey Department of Environmental Protection (NJDEP) wetlands maps, existing wetland surveys, aerial photographs and other available mapping and information were reviewed to estimate the amount of developable land for each property. Based on the zoning standards for each district, e.g., minimum lot size, minimum frontage, maximum building coverage, etc., the number of dwelling units or square footage of commercial or industrial development was estimated for each lot. The comprehensive land use analysis was completed in July 2002 as part of the prior Master Plan Reexamination. As construction from 2002 – 2008 has been minimal, the analysis remains relatively current. Development that occurred 2002 – 2006 is reflected in Figures 9 and 10, which present building permits and certificates of occupancy issued for new dwellings.

This exercise has been prepared for general planning purposes and is not meant to be definitive. The true “yield” of any development proposal can only be determined when final engineered drawings are prepared. Those proposals will reflect the conditions facing the developer at that time, including the economics of land development, market demand, changes in governmental policies and utility availability. In addition, these estimates do not make any assumptions regarding the acquisition of land or development rights under the Township’s open space and farmland preservation programs. In-fill development on remaining small lots and the “redevelopment” of properties will also add to total growth.

Two (2) scenarios are presented for the projections. The two approaches are differentiated by the type of sewer service provided, i.e., private on-site systems versus public sewers utilizing a central treatment plant.

Figure 4, Summary, Zoning, Capacity Analysis, Full Build Out Vacant/Developable Land and Projected Housing and Commercial Development, presents the total overall estimate for the Township. This summary is based on a combination of the two (2) major subsections of town, namely, those lands north of Route 70 and those south of Route 70. While the amount of developable land in each area, 1,294 acres north and 1,251 acres south of Route 70, is virtually identical, the potential development is far greater north of Route 70. Here, 563 dwelling units are still possible using septic systems versus 2,371 units if sewers were available. The southern section is nearly 100% within the Pinelands Management Area and presents a potential for 340 homes on septic systems and 681 units if sewers are available.

In total, approximately 900 additional dwelling units are possible in Medford using individual sewerage systems versus 3,053 dwelling units if public sewers are available. At this time, there are approximately 272 outstanding permits or certificates of occupancy for new dwellings and the Medford Crossing Planned Development has a preliminary approval for approximately 600 units. The total number of potential units, assuming that all future approvals involve septic systems, is 1,767 units. If sewers are provided to all vacant lands, the total increases to 3,917 units or more than two (2) times as many units as the septic scenario.

The difference between the two sewer scenarios when applied to commercial development is not as great. While public sewer could support approvals for a full build out of 2.46 million square feet of space, a total septic approach could generate about 1.85 million square feet. The growth with public sewer would be 1.33 times that possible with septic systems. Existing outstanding commercial development approvals, including the Medford Crossing Planned Development and other projects, total approximately 700,000 square feet. The grand total of commercial space assuming public sewer service comes to 3.17 million square feet and the septic scenario amounts to 2.55 million square feet. Figure 5, "Summary, Potential Residential and Commercial Development", summarizes this discussion of potential development.

In total, there are 7,297 acres of land available for development in Medford, or 28.3% of the total land area of 25,786 acres. Only 34.8% or 2,545.9 acres of that total are believed to be developable, i.e., approximately ten percent (10%) of Medford total land area remains to be developed.

Figure 6 is entitled Summary By Zone, Zoning Capacity Analysis – Full Build Out, Vacant/Developable Land and Projected Housing and Commercial Development. The potential for development in each zoning district located either north or south of Route 70 is presented in this figure.

Figure 7 and accompanying map are entitled Sub-Area Breakdown for Residential Development Based on Zoning Capacity Analysis. The data and the map present the physical location of the projected residential development in eleven (11) generalized "nodes" of the community. At each location included in the Township's planned Sewer Service Area, the number of units possible for the location with or without public sewer is presented. For example, Area 3 in the GMN District, north of Route 70, can produce 152 units if public sewer is available. Only twenty-five (25) units are projected if septic systems are utilized. For those nodes out of the sewer service area, only one number is presented, i.e., the number of units possible on septic systems.

The last figure under this section of the report is Figure 8, Projected Housing Unit and Population Growth, Based on Sewer Versus Non-sewer Scenarios. The purpose of this exhibit is to provide a rough estimate of the population implications of full build out of residential areas assuming each of the two sewage treatment scenarios. The upper part of the exhibit indicates that as of the present time there are 9,251 existing or approved

dwelling units based on the 2000 Census, CO's added since April 2000, outstanding permits and CO's and the Medford Crossing preliminary approval.

The lower half of the exhibit presents three (3) estimates of population. The first estimate indicates that if the 9,251 units discussed above are completed and occupied, the Township population will increase from 22,253 (as of April 2000) to 25,269, for an increase of 13.6%. The persons per unit used for this exercise, 2.73, is the result of dividing the 2000 population by the number of dwelling units found in the 2000 census (22,253 divided by 8,147 units).

The second estimate, labeled Projection, No Sewer, is based on adding the 903 dwelling units anticipated in the "septic" scenario to the known present and future units. The 10,154-unit outcome would generate a population of 27,734 persons, or 24.6% more than the 2000 census.

The final estimate assumes the availability of public sewer and the addition of 3,053 residential units. The total unit count then increases to 12,304 and the total population potential rises to 33,607, or fifty-one percent (51%) more than the 2000 census.

FIGURE 4
TOWNSHIP OF MEDFORD, NEW JERSEY
SUMMARY
ZONING CAPACITY ANALYSIS-- FULL BUILD OUT
VACANT/DEVELOPABLE LAND
AND
PROJECTED HOUSING AND COMMERCIAL DEVELOPMENT
JULY 2002

Township Area	Area (acres)	Envir. Crit'l or Devel'd	Net Developable Area	Potential Yield Add'l Units, With Septic	Potential Yield Add'l Units, With Sewer	Potential Commc'l Devel., with septic	Potential Commc'l Devel., with sewer
North of Rt. 70 (5,123 Non-Pinelands acres)	2,380	1,086	1294	563	2371	1,581,687	2,108,916
Percentage of North	46.5%	21.2%	25.3%				
South of Rt. 70 (20,663 Pinelands acres)	4,916	3,665	1251	340	681	269,103	358,804
Percentage of South	23.8%	17.7%	6.1%				
Totals (25,786 total acres)	7,297	4,751	2545.9	903	3053	1,850,790	2,467,720
Percentage of Medford	28.3%	18.4%	9.9%				

**FIGURE 5
SUMMARY
POTENTIAL RESIDENTIAL AND COMMERCIAL DEVELOPMENT
AT FULL BUILD-OUT AS PER LAND USE ELEMENT
USING SEPTIC VS. SEWER SCENARIOS
JULY 2002**

Residential Dwelling Units

	<u>Septic</u>	<u>Sewers</u>
Potential Units	903	3,053
Outstanding Permits/COs	272	272
Medford Crossing North and South	<u>592</u>	<u>592</u>
TOTAL	1,767	3,917

Commercial Development (Floor Area in Square Feet)

	<u>Septic</u>	<u>Sewers</u>
Potential Floor Area	1,850,790	2,467,720
Outstanding Approvals and Applications	100,000	100,000
Medford Crossing North and South	<u>600,000</u>	<u>600,000</u>
TOTAL	2,550,790	3,167,720

FIGURE 6
TOWNSHIP OF MEDFORD, NEW JERSEY
SUMMARY BY ZONE
ZONING CAPACITY ANALYSIS-- FULL BUILD OUT
VACANT/DEVELOPABLE LAND
AND
PROJECTED HOUSING AND COMMERCIAL DEVELOPMENT
JULY 2002

NORTH OF ROUTE 70

District	Area (acres)	Envir. Crit'l or Devel'd	Net Developable Area	Potential Yield Add'l Units, With Septic	Potential Yield Add'l Units, With Sewer	Potential Commc'l Devel, with septic	Potential Commc'l Devel, with sewer
AR	1,444	683	761	272	272	-	-
GMN	511	220	291	291	2,100	-	-
CC	82	26	56	-	-	369,106	492,141
HC-1	274	136	138	-	-	904,279	1,205,706
HC-2	69	21	47	-	-	308,302	411,070
Subtotals	2,380	1,086	1,294	563	2,371	1,581,687	2,108,916

SOUTH OF ROUTE 70

RS-1	180	80	100	24	24	-	-
RS-2	864	825	40	12	13	-	-
GD	331	134	196	62	161	-	-
GMS	29	19	10	6	27	-	-
RGD-1	378	143	234	73	73	-	-
RGD-2	458	285	173	52	52	-	-
VRD	349	185	164	51	270	-	-
PD	254	201	53	16	17	-	-
APA	721	559	162	23	23	-	-
SAPR	1,066	1,050	16	-	-	-	-
RC	55	37	18	-	-	119,906	159,874
CC	10	10	-	-	-	-	-
HC-1	108	68	40	5	5	149,197	198,930
PPE	114	68	46	14	14	-	-
Subtotals	4,916	3,665	1,251	340	678	269,103	358,804
TOTAL	7,297	4,751	2,546	903	3,049	1,850,790	2,467,720

FIGURE 7

**SUB-AREA BREAKDOWN FOR
RESIDENTIAL DEVELOPMENT BASED ON ZONING CAPACITY ANALYSIS
JULY 2002**

IDENT.	ZONE	DEVELOPABLE ACRES	TOTAL ACRES	UNITS/ SEWER	UNITS/ SEPTIC
1*	AR	420	540	120	120
2*	AR	293	822	137	137
3	GMN	25	71	152	25
4	GMN	266	440	1,947	266
5	RS-1/GD	137	266	52	36
6	GMS/GD	158	225	138	52
7	VRD/RS-2	203	881	276	57
8*	APA/RGD-2/RS-2	203	854	36	36
9*	RGD-1/PPE	179	460	56	56
10*	RGD-1	101	186	32	32
11*	PD/RGD- 2/SAPA/APA Scattered Parcels	182	1,523	52	52
		378	1,028	54	33
TOTAL		2,546	7,297	3,053	903

* Out of Sewer Service Area

FIGURE 8

PROJECTED HOUSING UNIT AND POPULATION GROWTH, BASED ON SEWER VS. NON-SEWER SCENARIOS JULY 2002

DWELLINGS UNITS

EXISTING AND APPROVED	
Existing Dwelling units, 2000 Census	8,147
Units added Since April 2000 (est.)	240
Outstanding COs and Permits	272
Approved Preliminary units (Easttown/Eayrestowne)	592
Subtotal, Existing and Approved Dwelling Units	9,251

POPULATION

EXISTING CONDITIONS	
Population as per April 2000 Census	22,253
Persons Per Housing Unit in 2000 Census	3
Estimated Units in place and approved	9,251
Population Estimate at same persons/unit (current est.)	25,269
Estimated % Increase over 2000	13.6%
 PROJECTION, NO SEWER	
Potential Dwell. Units, no additional sewer	903
Total Build out, no additional sewer	10,154
Projected Pop. At same person/unit	27,734
Projected % Increase over 2000	24.6%
 PROJECTION, SEWER	
Potential Dwell. Units, with added sewer (total serv. Area)	3,053
Total Build out, with additional sewer	12,304
Projected Pop. At same person/unit	33,607
Projected % Increase over 2000	51.0%

FIGURE 9
BUILDING PERMITS FOR NEW DWELLINGS
1990 THROUGH 2007

Period	Permits Issued	Units Removed
1990	63	0
1991	58	1
1992	127	2
1993	217	4
1994	211	2
1995	76	6
1996	89	3
1997	70	2
1998	94	9
1999	103	3
2000	155	2
2001	123	0
2002	110	0
2003	53	1
2004	4	1
2005	27	2
2006	14	2
2007	18	7
TOTAL	1,612	47
AVERAGE PER YEAR	90	2.6

Medford Township Building Department

FIGURE 10
CERTIFICATES OF OCCUPANCY ISSUED FOR NEW DWELLINGS
1994 THROUGH 2007

PERIOD	SINGLE FAMILY	TOWNSHOUSES	TOTAL
1994	165	67	232
1995	121	50	171
1996	92	0	92
1997	58	0	58
1998	112	0	112
1999	98	0	98
2000	124	0	124
2001	150	0	150
2002	116	0	116
2003	80	0	80
2004	44	0	44
2005	34	0	34
2006	16	1	17
2007	9	32	41
TOTALS	1,219	150	1,078
AVERAGE	87	11	77

Medford Township Building Department

VII. CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

Master Plan efforts in Medford Township remain focused on preserving and protecting Medford's historical and environmental resources and traditions. Section III of this reexamination report presents Master Plan goals as updated in the 2002 Master Plan Reexamination, including their validity and appropriateness in consideration of current conditions and some minor changes. Section IV provides further review of evolving land use issues, along with a determination of their impacts on the Township. Both Sections III and IV bring the goals, assumptions, policies and objective up to date effective 2008.

The planning environment in Medford Township is dynamic. State laws change and local demographics evolve. In this environment, the Township Council and Planning Board are vigilant of community social and physical changes, and monitor New Jersey State laws that could effect municipal assumptions, policies and objectives. As such, the Planning Board has developed a list of changes to the Township's Land Use Plan and Land Development Ordinance. These recommended changes, as presented in Section VIII of this reexamination report, are hereby included in Medford Township's Land Use Plan Element of the Master Plan.

Resulting from recommended changes to the Land Use Plan and Land Development Ordinance based in the 2002 Master Plan Reexamination Report, the 2004 Route 70 Smart Growth Plan, and more recent fiscal, social and business conditions in Medford Township, a series of changes to the Township zone plan and zoning ordinance were enacted or are being considered by Township Council:

- Burlington County Senior-Junior High School site on Ark Road from AR to PPE.
- The recently approved school sites on Hartford Road and Chairville Road from HC-1 and VRD, respectively, to PPE.
- The expansion of the Memorial School PPE District on Mill Street to include recently acquired property.
- The section of the AR District on the north side of Church Road between Route 541 and Fostertown Road to GMN or a modified AR District.
- The northerly end of Cherry Street in the vicinity of Fire House Lane from HC-1 to RHO.
- Smart Growth initiatives along the Route 70 Corridor.
- Examine the standards for development in the AR District with the intent to:

- Preserve roadside vistas to the greatest extent possible.
- Consider residential cluster requirements to ensure compatibility with the Community Design Plan Element, and to further efforts to permanently preserve open space and farmland.
- Review the HC and HM Districts to evaluate the permitted uses and potential effects of the full build out of commercial space as currently permitted; consider recommendations by Medford's Economic Development Commission.
- Examine economic development opportunities particularly within the Route 70 Corridor which would add commercial/industrial ratables in support of the municipal tax base and fiscal balance.
- Update landscaping standards in the Land Development Ordinance in accordance with Subcommittee recommendations.
- Reconsider the Housing Element and Fair Share Plan and its impact on the GMN District including the following:
 - Elimination in the use of high-density inclusionary developments for the provision of affordable housing units.
 - The identification and use of existing group homes for credits.
 - The use of the rehabilitated Singer Home for a senior citizen group home.
 - The use of creative approaches and techniques to the Township's affordable housing obligation.
 - The consideration of the impact of the new Round 3 formulas and numbers pending adoption (June 2, 2008) by the New Jersey Council on Affordable Housing for the determination of Medford's obligation for low and moderate-income housing. These numbers should be examined for accuracy and challenged if determined incorrect.

VIII. RECOMMENDED CHANGES AND ADDITIONS TO THE MEDFORD TOWNSHIP MASTER PLAN LAND USE PLAN, OBJECTIVES, ZONE PLAN AND LAND DEVELOPMENT ORDINANCE

1. Create a new PPE Park/Public/Education District within the vicinity of CR 541 (Westside) and Church Road, and a Community Services (CS) Overlay to accommodate and manage the planned expansion of permitted PPE uses including community services facilities and uses, and expanded recreational improvements. Principal permitted uses on the land and in buildings within the PPE District presently include educational and recreational activities, churches (houses of worship), open space, parks and municipal infrastructure, as well as similar uses. Permitted uses in PPE (Medford Township Land Development Ordinance Section 409 A. and B.) remain unchanged.

- The existing CC Zone area south of Church Road and west of CR 541 will remain CC.
- North of Church Road and West on CR541 Block 205, Lots 15, 16, 17 and 18 remain CC.
- The existing GMN Zone south of Church Road will remain GMN.

The amended Land Use Plan provided in the appendix delineates the limits of the new PPE District and CS Overlay. The specific block and lots effected by the new PPE District and CS Overlay include:

- Block 205, Lots 3.01, 3.03, 3.04, 13, 14.01-14.04, 20.02 (PPE and CS Overlay)
- Block 404, Lots 8.01, 8.02 (CS Overlay Only)

The Community Services (CS) Overlay provides for an expansion of uses generally associated with the PPE District. This expansion of uses provided within the Overlay will increase opportunities to better serve the Medford Township Community at large, including the provision of primary shelter in case of emergency involving flooding and other disasters, and supportive and special needs housing meeting COAH rules when partnered with specific farming activities for occupational training. The permitted expanded uses also include recreational buildings and pavilions as well as parking to service these uses. Public/Private partnerships in CS is encouraged for recreation and parking uses to achieve cost, land use and space efficiency. Intensity of development will be limited by bulk requirements. Ample screening and buffering must also be preserved where existing, and provided as necessary, particularly between PPE/CS Overlay uses and adjacent residential uses, and as viewed from adjoining roadways.

2. Accommodate an expanded Pinelands Forest Area within a redesignated Regional Growth Area consistent with the New Jersey Pinelands Commission and the Southern Medford/Evesham Sub-regional Resource Protection Plan. The redesignation of the existing and confined Regional Growth Area does not require a Pinelands CMP amendment and can be accommodated by update to the Medford Township Master Plan Land Use Element. The amended Land Use Plan provided in the appendix delineates the limits of this amendment.
3. Support efforts to enhance wildlife habitat while promoting and protecting the natural resources of Medford Township, consistent with the New Jersey Pinelands Commission Southern Medford/Evesham Sub-regional Resource Protection Plan Backyard Habitat Education Program.
4. Reexamine and update Medford Township Development Regulations involving fences and walls, signage, and garages, recognizing state of the art design and materials, as well as resident needs and present day uses, while assuring consistency with Medford traditions and the Township's Community Design Plan.
5.
 - A. Reexamine and amend Medford Township Development Regulations involving permitted home occupations recognizing current home based employment practices, while assuring protection and preservation of Medford residential neighborhoods.
 - B. Provide for reasonable additional garages and garage space on residential properties 5 acres and over.
 - C. In the HVC District where residences are permitted above businesses, allow for residency by other than the business owner.
6. Evaluate and update Medford Township Land Development Regulations to assure consistency throughout, eliminate redundancy and conflicts, clarify definitions and rules, and remove onerous requirements. This ongoing effort will ease interpretation of municipal regulations, eliminate unnecessary requests for interpretation of the zoning ordinance by the Zoning Board, and simplify the intent and meaning of Medford ordinances for Township residents and officials.
7. Reexamine and update Medford Township's Community Design Plan Element of the Master Plan to assure consistency between the perceptual form and character of Medford and community design review objectives, guidelines and standards (Ref. Medford Township Master Plan Community Design Plan Element, Chapters IV, V and Appendix 1, adopted 1/24/01).

8. Communications antenna placement is a land use issue requiring consideration of potential externalities associated with the benefits of improved opportunities for communication. Applicants seeking Township approval for communications antenna are required to provide full disclosure and engage in open dialogue regarding proposed coverage areas, power levels, number of radios, system losses, antenna gain, down tilt and related proposed antenna characteristics including maximum anticipated exposure levels at horizontal distance from the antenna, and various recognized safety levels including FCC radio frequency safety limits. In locations where population centers are within the near vicinity of a proposed communications antenna, it may be determined by the Review Board that a post-installation radio frequency (RF) energy survey be prepared to ensure compliance with safety standards.
9. Medford Township recognizes Ecotourism and Agritourism as opportunities for residents and visitors to enjoy Medford's natural resources and preserved farmland, while helping to support these resources. The Township seeks to promote jobs in Medford, as well as a healthier local and regional economy. In this effort, Medford Township supports the management of these resources and the identification of investment opportunities for a sound Ecotourism and Agritourism program.
10. Medford Township actively supports energy efficiency and alternative energy applications as evidenced by having New Jersey's first municipal ordinance that waves permitting fees for alternative energy installations, and by passage of Resolution 159-2007 "Encouraging Congress to Reauthorize Energy Efficiency Tax Credits." These efforts have been recognized by the Green Energy Council, and the ordinance was submitted for inclusion the Energy Master Plan for the State. These accomplishments should be furthered by updating specific Township ordinances to encourage energy efficiency. Alternate energy sources should also be considered in ordinance updates, while assuring preservation of neighborhoods, quality of life and public safety.
11. Medford Township created the HM Highway Management District in 2004 based on the Township's 2002 Master Plan Re-examination Report recommendation to review the build out conditions of HC District commercial space, and the Township's subsequent 2004 Route 70 Corridor Smart Growth Plan Study and Recommendations. The HM District was created to permit limited commercial uses in recognition of Medford's existing businesses, regional marketing limitations, and Route 70 traffic issues.

Recognizing current fiscal objectives and conditions, Medford Township seeks to expand opportunities for commercial ratables within the HM District, while being cognizant of the research and conclusions provided in the Route 70 Corridor Smart Growth Plan. This expansion of uses may also be accommodated more effectively and efficiently using HC-1 designation, and amendments to the HC-1 reflecting current markets for commercial uses. The HM District presently allows Continuing Care

Retirement Communities (CCRC), consistent with the 2004 Route 70 Plan recommendations, and in special recognition of Medford's aging demographic conditions and needs.

Consider the findings and recommendations of the Route 70 Ad Hoc Committee Report dated February 11, 2005 to further the Township's Route 70 Smart Growth efforts by improving and developing the corridor as a distinctive gateway to the community.

12. Promote public and private efforts to vitalize Medford's Historic Village Commercial (HVC) District by supporting cultural events, opportunities, and improvements which provide for and attract the youth of our community, as well as all ages; by evaluating permitted and conditional HVC uses to assure a strong market attraction for all age groups including the youth; and by supporting events and business activities that encourage foot traffic and business hours well into the evening.

IX. REDEVELOPMENT

Medford Township is not presently considering pursuing authority under the New Jersey Local Redevelopment and Housing Law, NJSA 40A:12A-1, et. seq. Medford Township's prior redevelopment efforts notwithstanding. Should the Township pursue this authority in the future, the process would be initiated by Township Council who would charge the Planning Board with conducting the investigation to determine specific redevelopment site suitability within the Township. After a Site Suitability Determination Study is completed and acted upon, a Redevelopment Plan would be developed.

As defined in the legislation, a Redevelopment Area must be determined consistent with an Area in Need of Redevelopment. As it applies to Medford Township, the Redevelopment Area may include "Lands...which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part."

An Area determined in Need of Redevelopment must meet specific criteria. The Legislation provides a series of conditions, "any" of which must be "found". The statutory citation possibly applicable to a Medford Township Redevelopment Area is as follows:

1. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into such a state of disrepair as to be untenable.

As part of an investigation to determine Redevelopment Site Suitability, the Planning Board would prepare specific mapping, and determine that the proposed area in need of redevelopment meets consistency requirements with the Township Master Plan, related municipal planning documents, and the Township Zoning Map and Ordinances.

APPENDIX

MEDFORD TOWNSHIP
DEMOGRAPHIC CHARACTERISTICS
1990 AND 2000

TABLE 1
MEDFORD TOWNSHIP
DEMOGRAPHIC CHARACTERISTICS
POPULATION: 1990 AND 2000

	1990	2000	Change
Total Population	20,526	22,253	+8.4%
Under 5 Years	1,235	1,416	+14.6%
5 to 9	1,411	1,716	+21.6%
10 to 14	1,751	1,801	+2.8%
15 to 19	1,655	1,504	-10.0%
20 to 24	1,307	731	-60.0%
25 to 34	2,230	2,112	-5.3%
35 to 44	3,957	3,831	-3.2%
45 to 54	3,306	4,144	+25.3%
55 to 64	1,649	2,611	+58.3%
65 to 74	990	1,168	+18.0%
75 and Over	1,035	1,219	+17.7%
Median Age	36.9	40.0	+3.1 years

Source: US Census Bureau, Census 1990, 2000

**TABLE 2
MEDFORD TOWNSHIP
DEMOGRAPHIC CHARACTERISTICS
HOUSEHOLDS: 1990 AND 2000**

	1990	2000	Change
Total Households	6,905	7,946	1,041
Family Households (As a % of Total)	82%	79%	-3%
Non-Family Households	18%	21%	3%
65 and Older Living Alone	N/A	8%	---
Number of Families	5,680	6,287	607
Average Family Size	N/A	3.16	---
Total Housing Units	7,116	8,147	1,031
Occupied Housing Units	6,348	7,946	1,098
Vacant Housing Units	268	201	-67
Owner Occupied	5,568	6,790	1,222
Renter Occupied	1,280	1,156	-124
Average Household Size: Owner Occupied	3.20	2.91	-0.31
Average Household Size: Renter Occupied	2.10	1.93	-0.17
Year Household Unit Built			
Prior to 1970:	2,338	2,143	-195
1970 to 1979:	2,965	2,806	-159
1980 to 1989:	1,813	1,947	134
1990 to 2000:	N/A	1,251	---
Median Year Built:	1994	N/A	---
Year Moved Into Housing Unit		N/A	
Prior to 1970:	10.3%		
1970 to 1979:	26.1%		
1980 to 3/90:	63.6%		

Source: US Census Bureau, Census 1990, 2000

**MEDFORD TOWNSHIP
PROPOSED LAND USE PLAN**

Joe Augustyn

**MEDFORD TOWNSHIP PLANNING BOARD
RESOLUTION # 29-2008**

**Adoption of 2008 Master Plan Reexamination Report
And Amendment To Land Use Plan Element
Of The Medford Township Master Plan
And Recommendation To Township Council**

WHEREAS, the Medford Township Planning Board proposes a reexamination of its Master Plan, including Amendment to the Land Use Plan Element of the Medford Township Master Plan, pursuant to the statutory requirements of *N.J.S.A.* 40:55D-28 and -89; and

WHEREAS, the Medford Township Planning Board conducted public hearings on June 25, 2008 and September 24, 2007 in accordance with the statutory notice requirements of *N.J.S.A.* 40:55D-13; and,

WHEREAS, the Medford Township Planning Board has reviewed the document entitled "2008 Master Plan Reexamination Report and Land Use Plan Amendment", last revised to September 12, 2008, prepared by the Alaimo Group; and

WHEREAS, the Medford Township Planning Board, after considering the comments of Board Members and the Planning Board professional staff, finds that: a) the recommendations contained in the report, entitled "2008 Master Plan Reexamination Report and Land Use Plan Amendment", satisfy the requirements of *N.J.S.A.* 40:55D-89 regarding the standards for Master Plan Reexamination; b) the Master Plan Amendments contained in the Report are necessary to implement the findings and conclusions set forth in the Master Plan Reexamination Report; and c) the Master Plan Reexamination Report and Master Plan Amendments contained in the Report will promote the general welfare in the Township of Medford, Burlington County.

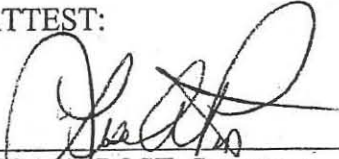
NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Medford that the recommendations contained in the report, entitled "2008 Master Plan

Reexamination Report and Land Use Plan Amendment” are favorably recommended and the Master Plan Reexamination Report, including Land Use Plan Amendment , is hereby adopted.

DATED: October 22, 2008

TOWNSHIP OF MEDFORD
PLANNING BOARD

ATTEST:



LISA A. POST, Secretary



JEFFREY KOZEK, Chair

