

# Medford

## Open Space, Recreation, and Conservation Plan

Medford Township, Burlington County New Jersey

Township of Medford  
Burlington County, New Jersey  
October 15, 2021, DRAFT

Introduced: \_\_\_\_\_

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



**Medford Township Committee**

Charles “Chuck” Watson, Mayor  
Frank Czekay, Deputy Mayor  
Bradley Denn  
Lauren Kochan  
Erik Rebstock



**Medford Planning Board Members**

Jack Hartwig, Chair  
Charles "Chuck" Watson, Mayor  
Jason Braatz  
Erin Herman  
Dawn Bielec, RMC, CMR, Municipal Official  
Frank Czekay, Deputy Mayor  
David Ross  
Thomas Juliano, Vice Chair  
Andrea Kornick  
Clark Perks (Alternate 1)  
Todd Devlin (Alternate 2)

**Medford Township Staff & Consultants**

Katherine Burger, CMFO, RMC, CMR, Township Manager/Municipal Clerk  
Beth Portocalis, Open Space Coordinator/ Planning & Zoning Office Coordinator  
Timothy M. Prime, Esq., Township Attorney  
Kim Gerber, Planning Board Secretary  
Anthony T. Drollas, Esq., Planning Board Attorney  
Christopher J. Noll, PE, PP, CME, Township Engineer/Planning Board Engineer  
Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner  
Michelle M. Taylor, PP, AICP

Prepared By: Taylor Design Group, Inc.

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Scott D. Taylor, PP, AICP, LLA, LEED-AP  
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Michelle M. Taylor, PP, AICP  
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## I. Executive Summary

This Open Space, Recreation, and Conservation Plan (Plan or OSRCP) is Medford Township's expression of a vision for open space and recreation. It is intended to provide a comprehensive guide and be used over a long period of time. The Plan will guide open space protection and preservation; and provide recreation opportunities according to Medford's social and physical needs. Communities with a New Jersey Department of Environmental Protection Green Acres approved OSRP, in conjunction with an open space tax, are eligible for NJ Green Acres Planning Incentive funding.

Medford Township has prepared Comprehensive Plans since 1966. In 1974, an Open Space Analysis for Medford Township was undertaken, and subsequent to that time, periodic examination of the Open Space and Recreation Plan has occurred regularly. This effort builds upon previous plans, evaluating goals and objectives, determining community needs, assessing resources, and identifying action plans for implementation. Open space and recreation planning and implementation enhance quality of life in areas of health, well-being, community, and daily living. Open space and the facilities associated with open space are important to the public realm and serve a public need, akin to streets, libraries, and utilities.

The Planning Board Subcommittee identified community stakeholders and established a public meeting schedule. Public meetings were held Wednesday, October 2, 2019, at the Neighborhood Services Advisory Committee's regular monthly meeting held at the Union Fire Company and Wednesday, October 23, 2019, at the Medford Planning Board regularly scheduled meeting.

The significant findings of the public meetings focused on preserving Medford's cultural, social, and scenic resources as identified by all previous plans. Stakeholders praised community efforts to provide physical pedestrian and bikeway connections; and sought more of the same. Lastly, stakeholders identified providing contemporary recreation improvements such as pickleball and gaga courts, which accommodate community groups and interests.

The action plan seeks to preserve resources identified on the Open Space and Farmland Preservation Plan map; generate improvement plans for bikeway and pedestrian improvements in conjunction with scheduled street improvements; and create a community identity with a design pallet for paths, identification signs, and park amenities, such as benches.

## Introduction

The Open Space and Recreation Master Plan will address conservation land, preserved agriculture, passive recreation, active recreation, trails, and circulation in accordance with the goals and objectives of prior plans. The prior Master Plans of Medford have identified environmental resources such as wetlands, water bodies, critical habitat, forested areas, and areas of steep slopes. The environmental resources map provides information about



Conservation Lands targeted for preservation for their natural resource value, including but not limited to wildlife habitat, groundwater recharge, and surface waters.

### **Regional Context, Community History, and Landscape Character**

Medford Township is located at the edge of the Philadelphia Metropolitan Region to the west, and the vast 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 remaining is within the Atlantic Outer Coastal Plan, characterized by oak and pine forest, wooded wetlands, surface lakes and streams, and cedar bogs. A vast mostly undeveloped area of the Pinelands Preservation Area District spotted with Pinelands towns lies between Medford and the Atlantic Coast to the east.

Archeological evidence shows that Native Americans occupied portions of what is now Medford Township. The earliest non-native settlers pursued agriculture, glass making, iron industry, and logging. The soils in the northern portion of the community were better suited for agriculture, and the southern portion for mills and associated industries. At one time two railways traversed the Township, connecting markets to the agricultural production in Medford. The mills which formed the lakes disappeared in favor of log cabins lining the lakes which were used for recreation and respite. Medford experienced a great deal of suburban development pressure beginning in the 1950s and 1960s and undertook a revolutionary planning study, in the early 1970s. The report, entitled, Performance Requirements for the Maintenance of Social Values Represented by the Natural Environment of Medford Township, by Ian L. McHarg, and Narendra Juneja, evaluated the natural environment, including soils, flood risk, fire hazard, surface waters, wetlands, sanitary suitability, watersheds, water resources, historic resources, and vegetation types. The report evolved into a series of land use regulations which sought to preserve land and scenic resources. Those regulations were further revised to be consistent with the Pinelands National Reserve, where Medford is located within the rural development, regional growth, preservation, forest, and special agricultural production areas.

The landscape character is largely flat where forested areas, water resources, and fallow fields or agriculture dominate the visual experience. There are areas where agriculture, scattered hills, or surface water create enclosure and provide vistas. The Village of Medford illustrates the significance of early industry and rail connections upon the built environment. Where Medford has developed, some typical suburban forms emerge in conventional housing subdivision and commercial strip development. However, the presence of surface water and associated forested wetlands have vastly impacted the nature of the development, creating physical and thereby visual breaks. This creates a unique Medford landscape character within the Philadelphia Metropolitan Region.

## II. Goals and Policies

The Master Plan Goals applicable to the OSRP have consistently cited Medford's natural features as an enhancement to quality of life for residents and visitors. The goals have sought to:

Preserve scenic vistas and wildlife habitat;

Protect developed property from the hazards of flooding and fire;

Promote agricultural sustainability and opportunity; and

Provide outdoor recreation and enjoyment of the natural environment.

### Goals

- Goal #1 Enhance and protect the prevailing quality of life existing in Medford Township, including security, education, recreation, housing, and employment.
- Goal #4 Protect environmentally sensitive lands as well as key natural resources, such as watersheds, forests, grasslands, and habitats; and open space and agricultural lands.
- Goal #7 Provide adequate and appropriate community facilities and services in order to maintain the quality of life for existing and future Township residents.
- Goal #9 Create a comprehensive, integrated, connected street and road network that accommodates travel by pedestrians, bicyclists, public transit, and motorized vehicles with passengers safely and efficiently, through the "Complete Streets" policy (Township of Medford Resolution 132-2012).

### Objectives and Policies

The 1994 Combined Recreation and Conservation Plan Element cited specific recreation, conservation, and farmland preservation objectives and policies. The following objectives are quoted, and current responses are found below each objective:

#### Recreation Objectives

*"1. Provide recreational facilities development in Medford Township, to the extent practicable, in accordance with the recommendations of the Recreation Plan Element.*

The recreational facilities outlined in the 1994 Plan have been realized including Bob Bende Park, Freedom Park, Hartford Crossing, Headwater, Lakeside, and Eton Parks. Additionally, lands surrounding Kirby's Mill as well as lands along the Rancocas Creek have been acquired which provide historic resource protection and passive recreation and enjoyment.

*“2. Create neighborhood and community level parks for each planning district within Medford Township where none exist and consider the development of at least one (1) Township-wide multi-use park in the northern, and/or central portion(s) of the Township in order to augment the existing recreation facilities;*

The Township has always been oriented to provide neighborhood recreation, requiring residential development to set aside lands for both active and passive retreats. As characterized the park system has been enhanced in every district as planned by the 1994 Plan.

*“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;*

Accessory facilities are outlined in the Inventory and include an array of restroom buildings, picnic areas, sufficient parking, lighting, as well as storage for equipment and materials. In addition, canoe racks are provided near the canoe trail and batting cages at the ballfields.

*“4. Encourage the on-site development of recreational facilities within major residential development project in Medford Township; and*

Where large developments occurred at the western and southern edges of the community, parks including Headwater, Lakeside and Eton have been created to provide recreation resources where residents are located. Additionally, Bob Bende, Bob Meyer and Hartford Crossing Parks provide resources which have been expanded over time, and as sought by the Medford Youth Athletic Association.

*“5. Encourage the sharing of municipal and school 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.*

The community and the school district have always cooperated for use of school grounds and interior school facilities and gyms. These efficiencies remove duplication of facilities in the community where gyms, multi-purpose rooms, and theaters are already part of the fabric of the district's six schools serving grades K through 8.

## **Conservation Objectives**

*“1. 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;*

The state, county, municipality, and private conservancy groups have preserved and protected a great deal of the previously identified greenbelt resources adjacent to stream corridors throughout the community. Areas identified for future acquisition are shown on the mapping.

*“2. 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;*

The Township has actively sought to provide greenbelts, pedestrian-bikeway corridors, and sidewalks, where practical and possible. Providing physical connections between parks, facilities, and neighborhoods is an ongoing project, prioritized by the governing body, planning board, and public during the public hearing process.

*“3. Provide a source of passive recreational opportunities for the enjoyment of present and future Medford Township residents;*

Passive recreation opportunities are provided throughout the park system, where walking and bike paths are provided, as well as canoe launches and trails. The residential streets within developments provide “share the road” opportunities, where vehicles are traveling at low speeds. Lastly, individual neighborhoods located around the numerous lakes provide opportunities for passive recreational pursuits.

*“4. Provide a pedestrian and bikeway circulation system within Medford Township which will encourage its utilization as an alternate to automobile vehicular movement;*

The Township has implemented bike lanes and wide shoulders providing cycling opportunities for individuals and groups. Where lanes end, “share the road” signs provide warning to motorists and cyclists. Pedestrian paths have been implemented surrounding residential development to connect people with commercial development and community facilities. The path system is extensive and requires periodic maintenance to remove debris and repair surfacing.

*“5. 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;*

Development in the community is slowing, however, the ordinances require that all developments provide continuous pedestrian connections where practical and possible. The presence of wetlands and surface water, crossing roads or adjacent to roads often creates impediments to implement connected facilities.

*“6. Provide for public and semi-public lands in Medford Township through municipal acquisition, private donations, deed restriction, easements, and common open space (through clustering); and*

The municipality has identified lands for acquisition which continue to be a priority for preservation and conservation. Some lands that were previously identified have been purchased through private donations in the form of private land conservation trusts. The Township has purchased the development rights of multiple sites for youth camps, agriculture, and conservation. The mapping clearly illustrates all the lands in the community which are restricted from development, many a result of clustering of residential development.

*“7. 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 and consider and encourage innovative development design which provides for greater common open space.*

The Township has implemented cluster development since 1992, a common technique for preservation, where at least 30% of the land is reserved for open space and half of that total is required to be uplands. Medford’s open space acquisition list has been updated as part of this plan.

### **Farmland Preservation Objectives**

*“1. Support existing farming and woodland management activities and protect prime agricultural lands within Medford Township; and*

Medford supports agriculture through the open space tax, right to farm legislation, and encouraging agricultural tourism through the land use ordinances. Woodland management plans are required to be provided to the Township where forestry is undertaken.

*“2. Encourage private and public support and participation in the New Jersey State Farmland Preservation Program.*

The Township identifies desirable farmlands and has updated the farmland preservation acquisition list as part of this plan.

### **III. Existing Public and Private Open Space, Parks, Recreation Resources and Opportunities**

The following will characterize the size, location, and usage of significant open space resources, natural habitats, recharge areas, sites of historic significance, and community and regional recreational resources.

The November 1994 Master Plan: Combined Recreation and Conservation Elements cite that regulations were in place requiring the set aside of open space areas for passive and active recreation opportunities within residential developments. A portion of the lands have been acquired by the Township and active recreation facilities in the form of buildings, fields, courts, and other improvements serving the community are in place. Other lands are owned and maintained by homeowners’ associations, serving as neighborhood parks and recreational amenities.

The landscape character of the community, including wetlands, stream corridors, lakes, and flood plains, creates vast areas where the environmental regulations preclude development in favor of conservation and passive open space. The numerous lakes and streams provide recreation opportunities as do paths, fields and forested areas for wildlife and birdwatching, passive pursuits, and visual enjoyment using nonmotorized watercraft, hiking, and cycling.

Linear parks located along surface waters and streams preserve habitat, allow wildlife migration and movement, and enhance water quality.

The Township is traversed by recharge areas of aquifers which serve the region, including the Cohansey and Vincentown but are insignificant with respect to the municipal water supply. The predominant aquifers serving the community include the Englishtown for private wells in the north; Mt. Laurel and Wenonah; and Potomac, Raritan, and Magothy formations. Medford Township is a Tree City USA and vast areas of forest positively impact air quality, reduce urban heat island effects, and provide habitat for a variety of amphibians, reptiles, birds, and mammals.

The Kirby's Mill and Dr. James Still Historic Sites provide opportunities for community service, seasonal events, and public education, which are typically undertaken by the Medford Historic Society. The public buildings and grounds connect Medford's past and present.

Opportunities in the region include continued participation in the Burlington County Farmland Preservation Program and connections to regional trails through the vacated Pennsylvania Rail line.

### **Parks, Recreational Facilities, and Open Space Inventory**

The existing public and private open space and recreation resources and opportunities within Medford Township are characterized below. The properties and facilities are listed and described in Appendix A and depicted on the General Open Space Map as Appendix D. The Medford Township Recreation and Open Space Inventory (ROSI) of documented restricted lands for notice to title searches pursuant to New Jersey Department of Environmental Protection, Office of Green Acres, is affixed as Appendix C.

Medford Township is 25,473.40 acres in area. Approximately 11% of that area (2,824.391 acres) is owned by the Township of Medford for recreation and conservation or restricted from development by Township-held easements. Of the **2,824.391** acres, **704.380** acres are held by the Township in fee simple for active recreation purposes, which provides approximately **30** acres of active open space per **1,000** residents (23,353 residents). Another **773.190** acres is held in fee simple conservation, while **1,002.358** acres are conserved through deed restrictions. The State of New Jersey holds **3,446.328** acres (13.53%) and Private Land Conservancies own **620** acres (2.43%) of the Township's land area. Approximately 9% is restricted by easements for farmland preservation and agricultural use. Homeowners' Associations and other private entities own just under 6%, while county, regional, and local schools combined own just 2.4% of the total. In all, **11,241.66** acres or **44.13%** of Medford's land area is dedicated open space.

*Summary Table of Open Space Inventory by Ownership*

Total Land Area and Open Space by Ownership	Acres	Percent Land Area
<b>Township of Medford Total Land Area</b>	<b>25,473.40</b>	
ROSI Fee Simple for Recreation	704.348	2.77%
ROSI Fee Simple for Conservation	773.190	3.04%
ROSI Conservation Restriction for Recreation and Conservation	1,002.358	3.93%
Other Township Owned Fee Simple	344.463	1.35%
Private Conservancy Lands	620.000	2.43%
State of New Jersey	3,446.328	13.53%
County, Regional, and Municipal School Districts	597.410	2.35%
Private Neighborhood/ Development/ Other Private Lands	1,503.750	5.90%
Medford & Burlington County Farmland Preservation	2,249.780	8.83%
<b>Open Space total</b>	<b>11,241.659</b>	<b>44.13%</b>
<b>Planned Open Space and Farmland Acquisition</b>		
<i>Medford Target for Open Space Acquisition</i>	<i>326.550</i>	<i>1.28%</i>
<i>Medford &amp; Burlington County Target for Farmland Preservation</i>	<i>895.530</i>	<i>3.52%</i>
<b><i>Planned Open Space and Farmland Acquisition Total</i></b>	<b><i>1,222.080</i></b>	<b><i>4.80%</i></b>

### Municipal Parks, Conservation, Agriculture, and other Township Lands

The Township currently owns **2,824.391** acres of open space that is intended for active and passive recreational pursuits, open space, and conservation. Active recreation areas owned in fee simple, by the Township consist of **704.348** acres (see Appendix A, Table 1). The function of the various sites within the system, such as neighborhood or community park, is characterized in the inventory. Of the fee simple total **1,002.358** acres (see Appendix A, Table 2) are reserved as conservation area, principally as the result of cluster ordinance provisions which created compact residential development; and required the preservation of community open spaces. These remainder parcels primarily consist of forest, wetlands, lakes, waterways, streams, and isolated uplands, which are wholly undeveloped.

The November 1994, Combined Recreation and Conservation Plan Elements cites that Medford Township owned approximately 1, 295 acres consisting of unimproved lands, public parks, detention and retention basins, and lakes. The Plan goes on to discuss two parcels which had been acquired but not programmed or developed including what are now known as Hartford Crossing Park (122.38 acres) and Freedom Park (116.54 acres).

Medford Township is home to a robust system of parks and open space, ranging from active uses, such as multi-purpose fields at Freedom Park, to passive areas for a picnic, like Tomlinson Park. The diverse system of open space serves the community, neighborhood, and region. Every open space, recreation area, or park in Medford has unique programming to draw visitors of all age groups and interests.

**Freedom Park**, located on Union Street and forming the Medford Village western boundary, is one of the largest open spaces in Medford; and is often the focal point of large community celebrations such as fireworks displays and community days. With an area of approximately 117 acres, it contains a wide variety of recreation amenities including, multi-purpose fields, basketball courts, sand volleyball courts, and gaga pits. The Park includes passive uses as well, such as, picnic pavilions, a community garden, and walking/hiking/biking trails. The diverse set of uses, collocated in one space, makes Freedom Park attract a wide variety of visitors from nearby and the surrounds. The skate park, two large age-appropriate playgrounds, regional dog park, and memorials bring in a diverse age group, creating opportunities for multi-generational interaction.

Freedom Park is connected to a variety of other community parks in and around the Village including Old Medford Park, historic Bunning Field, Rancocas Creek Linear Park, and Tomlinson Mill Park through a series of trails, sidewalks, and paths. These greenways also connect community facilities including the Milton H. Allen Elementary School and Pinelands Library.

**Tomlinson Park** at Main Street and Allen Avenue is a passive park, less than a quarter acre in size, home to a pergola with a stage, a public fishing spot, and walking/hiking/biking trails. **Old Medford Park**, located along Mill Street at the South Branch of the Rancocas containing 33.68 acres, also has a rich history and includes the **Bunning Baseball Field**. Bunning Field is estimated to have been constructed in the early 1900s and was the site of games reportedly including Cy Young in the 1930s and 40s, as well as Mike Trout in the 21<sup>st</sup> Century. The Township is undertaking a restoration of the field, as it continues to be used by youth and adult league play. Other amenities of Medford Park include a pavilion, **canoe launch**, public fishing spot, young-child playground, and gaga pit.

Connections to nature, specifically with the water, is an important characteristic of Medford's parks and open space network. Public fishing spots and canoe launches are common in many of the Township-owned parks and open space. **Rancocas Linear Park** is a passive park within the floodplain that captures the natural beauty of the Medford landscape, beginning south at the Rancocas Creek Bridge at Main Street and following along the eastern edge of the Village terminating at the northern end at Branch Street. **Medford Canoe Trail** stretches along the Rancocas Creek, under Route 70 and is navigable to Kirby's Mill / Cotoxon Park. With a canoe launch, canoe racks, walking/hiking/biking trails and public fishing, visitors can feel connected to the outdoors no matter when they visit.

**Medford Village Park** is a pocket park located along Main Street, which is less than an acre in size. Some of the amenities include a gazebo, picnic tables, public seating, and the Garden Club Colonial Herb Garden. The centrally located park within the historic district, is used heavily throughout the year for community events and public performances in the Village including the Halloween Parade, Dickens Festival, and Art, Music, & Wine Festival.



**Still Park**, formerly known as Cranberry Park, framed by Charles and Filbert Streets is a little bigger than an acre and a half containing a senior center, playground, butterfly garden, and a memorial dedicated to Dr. Still. The Park provides the residents of the Village with a central green for gathering and play. In 2019, the Medford Business Association, sponsored a farm market at the park.

**Cow Pointe** is the largest park in Medford, with 158 acres of space dedicated to agriculture including a newly constructed trail with a pavilion and benches overlooking the scenic agricultural vista. The land retains its scenic and historic character as an agricultural field, providing long vistas and framing the Village along its southern boundary. It contains a Class 1 bike path, which connects the Village to the more contemporary commercial and residential development to the south.

**Hartford Crossing** located at Church and Harford Roads in the northern portion of the community is one of the largest parks owned by Medford, with an area of about 122 acres. This Park serves a variety of Medford Youth Athletic Association (athletic league), baseball fields, football/lacrosse fields, softball fields, multi-purpose field, a lacrosse wall, street hockey court, batting cages, an all-terrain bike trail, and buildings with a multi-purpose room, concessions, a kitchen, announcing booths, and bathrooms.

**Bob Bende Park** is located on Medford Mount Holly Road north of Route 70, near the Lumberton border and it is 27 acres. It contains 4 soccer/lacrosse fields, including 2 that are lighted and 1 that is synthetic turf. In addition, it has a building with a multi-purpose room, a kitchen, concessions, and restrooms.

**Worrell Field** located on Fostertown Road north of Church Street contains a building with restrooms and concessions; and is used primarily for adult softball league play. The Park is contiguous with Cotoxon Park and Historic Kirby's Mill.

**Cotoxon Park**, containing 20 acres is home to the historic Kirby's Mill. Rich with history, Kirby's Mill was the last operating commercial mill in New Jersey and was a declared a State Historical Site in 1971. The Park contains a **canoe launch**, grounds for public events, and a public fishing spot. The Medford Historical Society and other groups use the building and grounds for various community events, such as the Apple and Quilt Festivals, throughout the year.

**Bob Meyer Park**, on Commonwealth Drive in the southern portion of the community, is a significant asset to the Township of Medford, with over 12 acres dedicated to recreation space. Some amenities include a lighted field hockey/lacrosse field, volleyball courts, basketball courts, and a gaga pit. Other amenities include an accessible playground and a building with restrooms.

**Headwater Park, Lakeside Fields, and Eton Fields** are other recreation assets that contain amenities like tennis courts, playgrounds, and multipurpose fields; and primarily serve various youth and adult league play in the southern and eastern developed portions of the Township.

Other lands totaling **1,002.358** acres (see Appendix A, Table 3) are restricted by recreation and conservation easements for active youth camps and conservation. Another **344.463** acres (see Appendix A, Table 4) are vacant parcels which are wooded, wetlands, linear connections, agriculture, or stormwater facilities owned by or under contract with the Township.

In addition to the abundant programmed recreation spaces within the Township, there are a variety of locations dedicated to the conservation of the natural features that make up the Medford landscape. For the purposes of this Open Space, Recreation and Conservation Plan (OSRCP) and the Recreation Open Space Inventory (ROSI), there are two conservation categories. ROSI Fee Simple Conservation consists of areas in Medford serving mainly as conservation of wetlands and uplands for visual enjoyment. The second category is ROSI conservation restriction, where the underlying development rights belong to Medford, or the area is dedicated to youth camps or conservation. The total acreage for all lands in Medford Township used for active and passive recreation, conservation, natural resources, and visual enjoyment is **2,824.391** acres.

#### **Community Facilities, Public (not municipal), Private, and Quasi-Public Open Space**

There are other open space and facilities owned by local, regional, and county Boards of Education, properties under private ownership with development restrictions for agriculture or conservation, recreation-oriented community facilities, such as golf courses and camps, and other lands owned by the State of New Jersey, Burlington County, and private conservancy groups.

**Public schools** serving the community, region, and county occupy **597.41** acres. (See Appendix A, Table 7) The main purpose of the facilities is education, however most of the schools share the use of fields and facilities on a limited basis.

Two of the **Lenape Regional High School District's** (LRHSD) schools: Lenape and Shawnee High Schools, serving grades 9 through 12, are located within Medford Township and comprise **189.04** acres. The LRHSD permits the local youth athletic league sports teams to occasionally play games under the lights in the stadiums. Youth camps for various sports are also offered in season.

The **Medford Township Board of Education** operates seven schools on **312.70** acres, including four Kindergarten through 5<sup>th</sup> grade schools: Milton H. Allen, Chairville, Cranberry Pines, Kirby's Mill (includes Pre-K instruction), and Taunton Forge. The middle school campus contains the Haines 6<sup>th</sup> Grade Center and Memorial 7<sup>th</sup> and 8<sup>th</sup> Grade school. The district office is located at the Kirby's Mill school campus. The Medford Township Board of Education and the Medford Youth Athletic Association (MYAA) have agreements for shared facilities including indoor basketball courts, ballfields, and outdoor multi-purpose fields.

**Burlington County** operates two schools within Medford Township. The Burlington County Institute of Technology – Medford Campus contains **49.98** acres on Chairville Road near the Chairville Elementary School, and the Burlington County Special Services School with **45.69** acres, is located on Ark Road, near the Township’s border with Lumberton. Some of the multi-purpose fields and pool facilities are made available to other schools and groups for league play and sports.

A few **private conservancy groups** including the New Jersey Natural Lands Trust, Rancocas Conservancy, and Woodford Cedar Run Wildlife Refuge own lands totaling **620** acres in the community (see Appendix A, Table 5). The **New Jersey Natural Lands Trust** owns lands known as Bear Swamp Preserve adjacent to Hawkin Road near the Southampton Border along Little Creek and the Woodland Farm. The stated mission of the **Rancocas Conservancy** is to preserve the Rancocas Watershed where various lands are owned adjacent to the branches and tributaries of the Rancocas Creek. The mission of **Woodford Cedar Run Wildlife Refuge** is preservation of New Jersey wildlife and habitats through education, conservation, and rehabilitation where the open space is located within the southern portion of the community near Wharton State Forest at Sawmill Road.

The state of New Jersey Department of Environmental Protection (NJDEP) owns **3,446.328** acres in the community, primarily in or adjacent to Wharton State Forest and at the game preserve in the northern portion of the Township. (See Appendix A, Table 6)

There is a significant amount of **privately** held open space, about **1,500** acres (**1,503.75**), that serve as neighborhood and community assets (see Appendix A, Table 8). It should be noted that the acreage total may not fully reflect all the neighborhood lands as this data set requires a fuller evaluation and perhaps the addition of other lands conserved through clustering and recreation requirements. Many Homeowners’ Associations throughout Medford have dedicated space for neighborhood recreation. These spaces provide a large amount of neighborhood recreation located in proximity to residents. In some instances, the neighborhood spaces are opened to the larger community and region, but typically these open spaces serve the neighborhoods they are located within. Neighborhood amenities include playgrounds, trails, swimming pools, tennis courts, pickleball, basketball courts, open fields, community greens, clubhouses, beaches, lakes, and streams.

Some of these neighborhood recreation amenities provide opportunities for membership by the wider community and region, typically limited by the capacity of the facilities. There are memberships or fees required to play at local golf clubs including Medford Village, Little Mill, and Golden Pheasant, and Medford Lakes (located partially within the Township). Several community pools are available for summer membership including Medford Village and Deer Brook. Many Association buildings or clubhouses, including but not limited to, Birchwood, Deer Brook, Lake Pine, and Lakeside are available to rent on a fee basis to the wider community for meetings, events, fundraisers, and celebrations.

There are several youth day and overnight **camp**s in the community, including YMCA of the Pines, JCC Camps at Medford, and Camp Dark Waters. YMCA of the Pines contains a great deal of surface water and consists of Camp Ockanickon, an overnight camp for boys; Camp Matollionequay, an overnight camp for girls, and Lake Stockwell a co-ed day camp. In addition to the camps the YMCA offers memberships, school's out child-care, family programs, teen leadership opportunities, birthday parties, school field trips, retreats, conferences, adventure opportunities for groups, and team building programs. Currently, an alternative private school which focuses on outdoor and experiential learning operates at YMCA of the Pines. JCC Camps at Medford offers day camp, family memberships, and facilities rentals. The camp also provides gymnasium space to the MYAA and other leagues. Camp Dark Waters located on New Freedom Road, offers overnight resident camps for youth, overnight retreats, and school field trips with hands on learning and team building experiences.

The Township in conjunction with the New Jersey Green Acres program purchased the development rights to YMCA of the Pines located between McKendimen and Stokes Road and JCC Camps at Medford on Tuckerton Road. The acreage of those lands restricted from development is included a Land Held in Conservation Restriction by the Township, as outlined previously.

The development rights to lands totaling **2,249.78** acres (see Appendix A, Table 9) have been preserved and are intended to continue to be leased and utilized for active **farmland** production by the Township and Burlington County. Most agricultural resources are in active production for markets and generally not open to the public. Some farms including Johnson's Corner Farm, located at Church and Hartford Roads; Indian Acres, located on Tuckerton Road; and Jennings Farm, located on Jennings Road, provide agricultural and horticultural education and entertainment through seasonal markets, events, horticulture, tree sales, and pick your own produce.

#### **Sites Identified for Preservation and Open Space**

Lastly, sites identified as priorities for future preservation, open space, and recreation by acquisition, development easement, purchase, or other means. Table 10 characterizes that **895.53** acres are identified for farmland acquisition and table 11 characterizes **326.55** acres targeted by Medford Township for Open Space Acquisition.

The targeted farmland acquisition areas identify swaths of connected and undeveloped fields which provide large tracts for efficiency. It is advisable to create large, connected fields to limit the inherent conflicts between agriculture and residential development.

The targeted open space acquisitions have been selected for a variety of purposes. Bob Bende Park is located along Medford-Mt. Holly Road; and a large site targeted for acquisition abuts it and the Medford Fish and Wildlife Management Area a New Jersey State Game Preserve located on Ark Road.

The municipal parks and open space, recreation facilities, Board of Education lands, deed restricted lands, public and quasi-public community and regional recreation sites, golf courses and clubs, and sites identified for open space are illustrated on the General Open Space System Map as Appendix D.

### **Greenway, Blueway, Bikeway, and Pedestrian Connections**

Greenways, blueways, bikeways, and pedestrian connections are integral pieces of open space and recreation systems. These connections link open space assets allowing for the creation of comprehensive open space networks. Greenways link natural, cultural, and recreational resources to one another. Providing physical connections through greenways, blueways, and bikeways enhances the existing open space and recreation system while providing alternatives to using a car as the primary mode of transportation.

With the completion of the Rancocas Greenway in the future, Medford Township could connect into a robust network of open spaces that span across Burlington County, including Boundary Creek Park and Pennington Park. Providing physical connections allows the residents of Medford access to parks, open space, and recreation through a variety of modes of transportation. There are a variety of benefits to encouraging multiple modes of transportation. Decreasing the dependence on cars as the primary mode of transportation, encourages diversity at the parks and open space, allowing children to safely access these spaces. By walking or cycling to a park, less pollution is generated; and increasing physical activity, encourages a healthier lifestyle.

Physical and visual connections to the creek and waterways enhance recreation opportunities. Connection to the water is a significant part of life in Medford, providing opportunities for canoeing, kayaking, fishing, wildlife observation, photography, and other passive pursuits serving as important park assets and informal community gathering spaces.

Complete streets are reported to improve safety for all users, regardless of travel choice, age, or ability. All users include pedestrians, bicyclists, persons with disabilities, motorists, commerce, and transit. The benefits of complete streets include safe and efficient access to identified community destinations, such as work, school, transportation stops, parks, and shopping. Complete streets provide the following:

- Efficient access.
- Increase available physical activity.
- Potentially reduce greenhouse gases and congestion, resulting in cleaner air and water.
- Improve public health through exercise opportunities and enhanced public safety.
- Boost social equity.
- Provide economic strength.

Implementing complete streets requires adoption of a resolution and policy. The resolution is a statement of support; and policy provides a process to routinely facilitate implementation. Medford Township Complete Streets Policy was approved by Resolution 132-2012 on October 16, 2012. Supporting ordinances can also be adopted to address design and development of complete streets for new construction and reconstruction.

The Master Plan has addressed complete street concepts through multiple studies. In 1985, the Circulation Element provided a map illustrating community trip generators such as the Village, schools, commercial areas, parks and open space, and cultural resources. The map identified existing and planned connections to the trip generators from neighborhoods. In 2002, the Township generated a Bicycle Network Plan which characterized these same high activity areas, expanding the list slightly to characterize additional development. The 2002 Plan generated a map which illustrated the anticipated location of bike lanes, bike paths, and bike routes.

Bicycle lanes are typically located directly along the vehicular travelled way or can be protected. Bicycle paths can be shared use paths or a protected bicycle lane, separated from the vehicular travelled way. Local residential streets within the developments are typically categorized as share the road, where vehicle travel speeds are low; and pedestrians and cyclists utilize the same roadway, as is customary in the Township. The 2002 plan prioritized corridors and cited the importance of a bicycle loop and moving counterclockwise from Church Road to Hartford Road, along Himmelein Road, Taunton Boulevard, Tuckerton Road to Jackson Road, to Stokes Road/ Main Street to Mill Street. The 2002 Plan intensely studied intersections identifying issues and solutions at Main Street/Stokes Road with Mill Street and Chapel Avenue; Hartford Road with Taunton and Himmelein Roads; Stokes Road with Jackson Road; Taunton Road with Tuckerton Road; and Stokes Road with Skeet and Dixontown Roads.

The Bikeways and Pedestrian links per the map by Environmental Resolutions, Inc. is affixed as Appendix E.

#### **IV. Needs Analysis**

Below find an analysis of the adequacy of current open space and recreation systems to satisfy present and future needs, as documented in the Inventory. The 1994 Medford Combined Recreation and Conservation Plan Elements provided a vision and action plan which has been largely implemented. The Township has a vigorous program of recreational opportunity through the public spaces and corridors, public schools, development restricted properties, quasi-public and private recreational facilities, and community group sponsored activities. It has already been established that there are over 700 acres of land owned in fee simple and dedicated to active recreation purposes, resulting in a level of service of approximately 30 acres of active open space for every 1,000 residents. For pure scenic enjoyment there are over 450 acres of dedicated open space for every 1,000 residents.

### *Medford Parks, Conservation, and Pedestrian & Cycling Circulation*

The 1994 Medford Combined Recreation and Conservation Plan Elements divides the Township into seven [sic] geographic areas, determined by major roadways, where pedestrian and bicycle circulation are limited; and existing development patterns. A reduced copy of the District Area Map from the 1994 study is provided at the end of this section for reference.

**District I** located north and west of Route 70 and Medford-Mt. Holly Road, contemplated the development of Hartford Crossing which has been developed in general conformance with the recommendations of the prior plan. The 1994 Plan cites that neighborhood park development is satisfied. The area now includes the Kirby's Mill Elementary School. Areas of sidewalk have been added at Hartford Crossing along Hartford Road, and along Church Road adjacent to residential development. Single cyclists and groups often take advantage of the generally wide shoulders along Church Road.

**District II** located north and east of Route 70 and Medford-Mt. Holly Road, was largely undeveloped and remains so. Today recreation development of the area has been static except for the Cotoxon Park assemblage surrounding historic Kirby's Mill. There are large areas of wetlands as well as surface water resources in the area. The 1994 Plan cites that there is limited residential development in the district. Simply noting that if development occurs that Worrell Field should accommodate any identified expansion needs. As of this writing, an inclusionary development is anticipated near the Lumberton border on Fostertown Road, however no subdivision or site plan applications are pending.

**Church Road** continues to have wide shoulders in **District II** and provides links to surrounding communities. There are a sporadic, disconnected concrete sidewalks located on both sides of **New Freedom** and **Eayrestown Roads** which largely frames the roads behind reverse frontage residential dwellings. The now *abandoned* **Pennsylvania Railroad right-of-way** is located within the district and has been identified for acquisition or easements. A portion of that right-of-way has been restricted from development by the Medford Leas Association. Burlington County seeks to obtain easements to use the right-of-way as a physical connection to the planned and partially constructed regional trail system under County development.

**N.J.S.H. Route 70** forms the boundary between **Districts I & II and III & IV-A**. There are areas of sidewalk primarily located on the southern side of the roadway and adjacent to the Village. There are crosswalks and pedestrian shelters located at the intersections with Hartford Road and Medford Mt. Holly Road/ Main Street allowing pedestrians and walked bicycles to traverse the highway. N.J.S.H. Route 70 is considered by the NJDOT to be a scenic highway; and opportunities exist for the design and development of a continuous separated walking, equestrian, and cycling trail within the very wide right-of-way from Evesboro-Medford Road to Southampton, which would enhance the use and enjoyment of the historic road, as well as provide pedestrian and bikeway connections.

**District III** is the area south of Route 70, west of the Rancocas Creek, Stokes Road and Jackson Road, and north of Tuckerton Road. The area contains the Village and large conventional suburban development dating from the 1960s. Since the 1994 Element, **Freedom Park** which had been acquired, has slowly developed as characterized above. The Park is heavily used, providing a community gathering space for diverse interests, ages, and abilities. Additionally, conservation areas surrounding the **Rancocas Creek, Tomlinson Park,** and **Old Medford Park** have been added to the park system.

Circulation in the form of bike lanes and sidewalks have been added or expanded in **District III**. The bike lanes and share the road circulation include **Himmelein Road, Taunton Road,** and **Stokes Road**. A bituminous separated path is partially provided south of Birchwood Lake to Tuckerton Road along **Jackson Road**; and a sidewalk along **Stokes Road** from Schoolhouse to the Village provides a pedestrian connection. There are three K through 8 schools located within the district as well as the public library, community center, and municipal building.

**District IV-A** is located south of Route 70, west of the Rancocas Creek, Stokes Road and Jackson Road, and north of Medford Lakes. A considerable amount of open space and agriculture have been acquired in this area since that time, adding to the greenbelt along the Rancocas and framing the Village, as well as providing large areas of agriculture production. If targeted acquisition is fulfilled, the remainder will likely experience limited growth, except in upland areas near the Southampton border between Chairville Road and along Route 70. The roadway network is limited in this area due to limited travel lanes without shoulders, surface water, trees, hedgerows, and ditches which negatively impact continuous, separated pedestrian and bicycle circulation. The **Dixontown Road** bike lane connecting District IV-A, IV-B, and Shawnee High School was added to the network in the early 2000s.

**District IV-B** is located east of Medford Lakes to the Tabernacle border, and north of Tuckerton Road. The area includes the lands of the YMCA of the Pines and developments which have primarily developed using cluster provisions and are often surrounded by conservation open space and neighborhood recreation opportunities, providing walkable connections where surface water and wetlands are not located. Shawnee High School is also located within the district.

The 1994 Plan characterized that **District IV** required active recreation, which has been implemented at **Headwater Park**, with playgrounds, tennis courts, ballfield, and multi-purpose field.



**Tuckerton Road** forms the boundary between **Districts III & IV-A** to the north; and **Districts V & VI** to the south. There is a sporadic, separated bituminous path located on the south side of Tuckerton Road which largely frames the road behind reverse frontage residential dwellings. The path provides some opportunity for pedestrians to walk without being on the road shoulder near the intersections of Taunton Boulevard and Jackson Road. Single and groups of cyclists often take advantage of the generally wide shoulders along **Tuckerton Road**. Areas of sidewalk have also been added south of Tuckerton Road along **Taunton Boulevard** to Falls Road in Lake Pine.

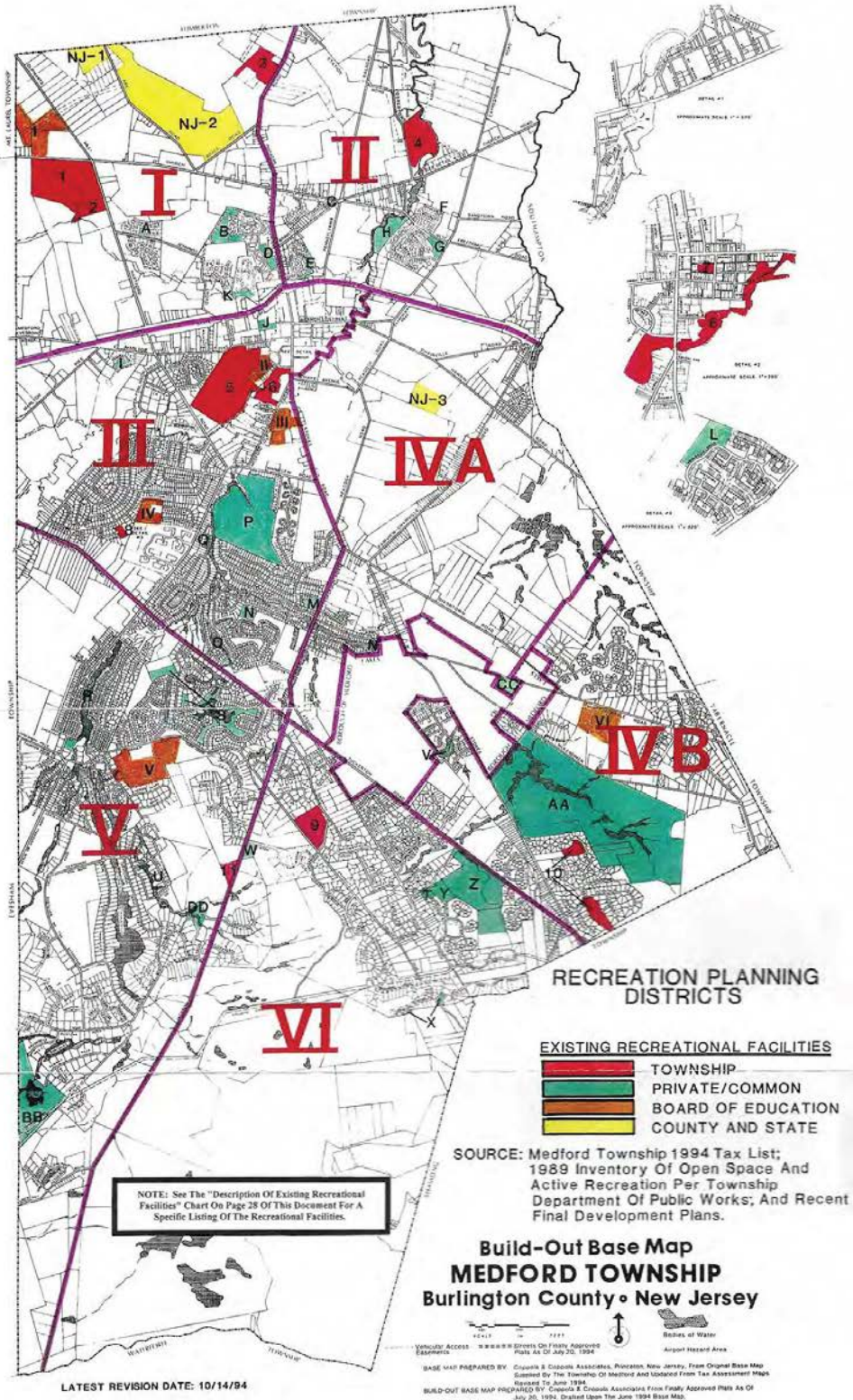
**District V** is south of Tuckerton Road and east of Jackson Road to the Evesham Township border. This area contains a great amount of surface water; and contains several lake communities created in the early 20<sup>th</sup> Century for relaxation, hunting, and fishing. The Cranberry Pines Elementary School is located within the district as well as the **Lakeside Fields** and clubhouse. As one moves south towards Waterford Township in the District today, large areas of conservation and other open spaces slowly get bigger and are retained by Homeowners' Associations, private recreation and conservation groups, and the State of New Jersey.

Sporadic sidewalk and bituminous path connections are provided in **Districts V & VI** along **Atsion, Fairview, Gravelly Hollow, and Jackson Roads** as well as internal sidewalks within a few residential developments, providing internal connectivity.

**District VI** is located south of Tuckerton Road and west of Jackson Road has remained largely the same since 1994, with the exception that the State owns approximately 3,000 acres as part of Wharton State Forest; and there is also over 600 acres of preserved farmland in the district. Developed **Eton Park** and **Bob Meyer Park** as well as neighborhood open space provide recreation opportunities in the district primarily for area residents and the community at large, as anticipated by the 1994 Plan.

Medford Village has a contiguous sidewalk located along **Main Street** and areas of sidewalk are located on **Branch** and **Union Streets**. As one continues in the village there are areas both with and without sidewalk. Most of the remaining residential development constructed prior to implementation of the Residential Site Improvement Standards have relatively narrow streets without sidewalks. However, residents comfortably walk, run, and bike on community and neighborhood streets, sharing the road with vehicles. Several crosswalks with signs or warning lights have been implemented at critical pedestrian crossings, such as but not limited to **Route 70, Main Street, Jackson Road, and Taunton Boulevard**.

There is an overall Township of Medford Bicycle Network Plan by Urbitran Associates, Inc. dated July 3, 2002. The plan utilized the efforts of citizen planners and other related professionals through a steering committee and task force. That plan notes key destinations in the community and identified desired bicycle facilities such as bike lands, paths, and routes. The Task Force identified Bicycle Facilities are illustrated on a map and attached here as part of Appendix E.



### ***Board of Education Facilities***

As outlined above, the local and regional school district facilities have expanded slightly since 1994. Two new elementary schools were constructed, and an existing elementary school was converted to a 6<sup>th</sup> grade school creating a middle school campus, a model encouraged by the State Board of Education. A Pre-K program was also implemented by the local public-school district. Lenape Regional High School District (LRHSD) constructed a fourth high school in Tabernacle Township, where there is also a high school in Evesham. Any improvements to the two high schools located within Medford have been related to repairs and maintenance of the schools and surrounding maintenance and athletic facilities. At the current time Shawnee High School serves Medford and Medford Lakes; and Lenape High School serves Mt. Laurel. However, public high school students are permitted to attend any school within the LRHSD. As of this writing, no long-range facilities plans have recently been submitted to the Planning Board for consistency review with land use plan and housing element by the Boards of Education.

### ***Development Restricted Properties (Farmland Preservation and Youth Camps)***

From the time that Medford was colonized, agriculture has been an integral part of the community and region. Preservation and retention of agriculture is a stated goal of the state, county, and municipality, as farmland provides needed food resources, scenic resources, and conservation of land. To date over 2,000 acres of farmland has been preserved in Medford and another 895 acres is targeted for preservation through acquisition of development rights. The Burlington County Farmland Preservation Program's stated mission is:

*“is to advance the quality of life in Burlington County by preserving a permanent agricultural land base and by maintaining a regulatory environment that supports viable agricultural industry.”*

The Burlington County Comprehensive Farmland Preservation Plan (FPP) (2009-2018) provides a vision and goals focused on improving quality of life, encouraging production of farm products, increased tax generation, increasing open space, and enhancing scenic views. The FPP illustrates that the County is focused upon efforts to preserve farms in northern Medford Township with limited portions in the Pinelands Regional Growth Area, and the south within New Jersey Pinelands Commission jurisdiction. The FPP seeks to reduce the overlap between municipal sewer service area and the County FPP Project areas in Medford. The FPP encourages sewer service areas to be consistent with local land use objectives, zoning ordinances, and sewer treatment capacity.

The Medford Township Farmland Preservation Areas include those sites targeted by the county in the west and south project areas. Additionally, Medford Township targets parcels located in an almost continuous area lining Branin Road.

The Township of Medford in partnership with the New Jersey Green Acres program purchased deeds of development restrictions at two youth camps: YMCA of the Pines, and JCC Camps at Medford. The agreements are very similar, terminating all development rights other than open space and conservation purposes; the rights do not interfere with camp programs during the summer months; and the property is available to the public for activities sponsored by the Township from September through May for adult and youth educational and recreational programs with fees based upon cost.

### *Quasi-Public and Private Recreational Facilities*

The **Medford Memorial Community Center** is located on Main Street and is available for community events and celebrations; and periodically opens its doors during special events such as the Dickens Festival.

The **Medford Historical Society** (MHS) operates programs and events at **Kirby's Mill**, including history presentations mill demonstrations, and art shows. The society also conducts programs and rehabilitates the Education Center at the **Doctor James Still Historic Office Site**. The stated mission of the center, *"is to preserve and interpret the legacy of Dr. James Still, known as the "Black Doctor of the Pines"*. The site was purchased by the State of New Jersey and is leased to the MHS. Dr. James Still was a self-taught physician, healing with herbs and plants, as well as an autobiographer. He was the older brother of William Still, a noted abolitionist, credited with assisting over 800 slaves and associated with the Pennsylvania Anti-Slavery Society, as well as Harriet Tubman. James Still was also the father of Dr. James Thomas Still, one of the first African American graduates of Harvard Medical School. Lastly, the MHS sponsors tours of the **Cross Keys Schoolhouse** located on Mill Street at Medford Memorial Middle School.

### *Recreational Programming*

The Medford Youth Athletic Association (MYAA) provides organized youth sports programs through the work of hundreds of volunteers and over 4,400 yearly participants. Seasonal programs include baseball, basketball, lacrosse, cheerleading, street hockey, football, field hockey, flag football, golf, soccer, softball, track and field, and wrestling.

The Medford Township Board of Education offers "Schools Out" after school care programs in conjunction with the YMCA at the elementary schools. The middle school offers multiple organized sports teams, theater productions, and voice and instrument music instruction and performance. The Board of Education and the MYAA coordinate facilities use of Medford Township Schools' fields and gymnasiums. The Lenape Regional High School District also supports MYAA programming through limited use of facilities and affinity activities between youth and high school sports programs.

The **Medford Arts Center**, located on Main Street offers classes, exhibits, and events for the creative and performing arts. The Center is known for the Friday Arts Walk, exhibits, shop and offers free art and yoga classes for veterans.

The Medford Senior Center is in **Cranberry Hall**, adjacent to **Still Park** (formerly Cranberry Park). Programs at the building include table games such as bridge, pinochle, and Mah-jongg; weaving including knitting; and discussion groups. The seniors also offer tennis, pickleball, and other exercise leagues and programs. Medford Leas Retirement Community located between Route 70 and New Freedom Road offers public events and programming available to the public through the “Pathways to Learning” program. Lastly, LRHSD offers a ‘golden age pass’ to anyone aged 62 and older from sending communities offering free admission to concerts, plays, and athletic events at all four regional high schools.

### *Facility Operations and Maintenance*





There are no deficiencies in the open space provided withing the community. As noted previously the network is highly connected providing residents and visitors easy access to outdoor resources. There are active migration corridors which provide food, cover, and water resources to migratory species of bird. Through municipal ordinances flora is largely protected offering fauna refuge and largely unhindered passage along the wetlands, waterways, agriculture, and forested areas connecting throughout the community.

The largest concern is the regular maintenance and conditioning of the well-used passive and active facilities. The municipality has partnered with the MYAA to provide enhanced maintenance of the active facilities, however buildings, paths, landscape material, fencing, driveways, parking lots, and other surfacing requires continuous financial resources, facilities maintenance, and user management.



### Forecast of Future Open Space and Recreation Needs

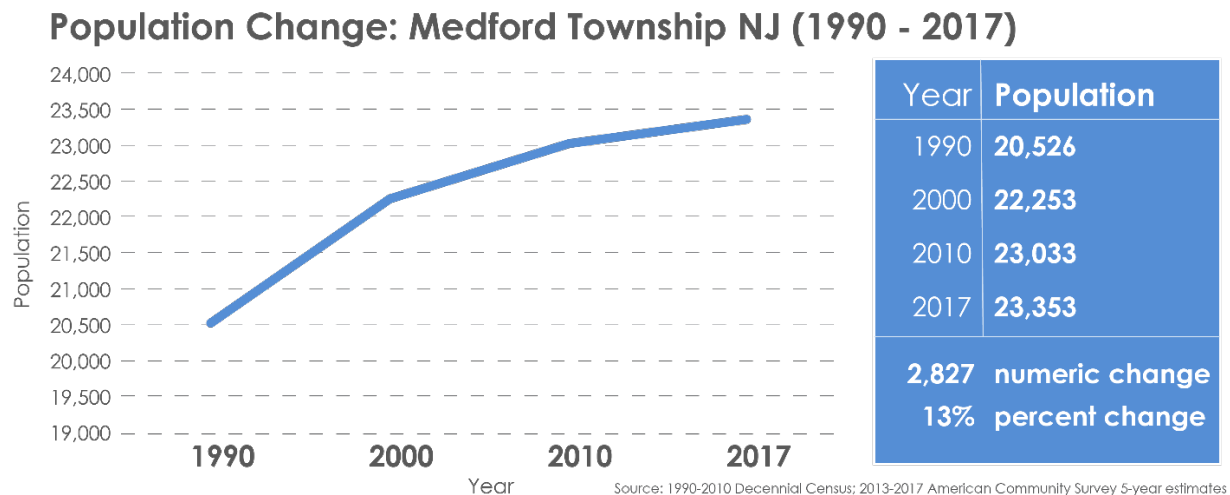
In order to forecast future open space and recreation needs in the Township, demographic information was reviewed to determine trends in population, including number of residents, ages, type of household, household size, employment status, and income.

DEMOGRAPHIC SNAPSHOT: Burlington County & Medford Township				
	 Population	 Median Household Income	 Percent Unemployed	 Average Household Size
Burlington County	449,192	\$82,839	4.6%	2.66
Medford Township	23,353	\$113,469	3.9%	2.72

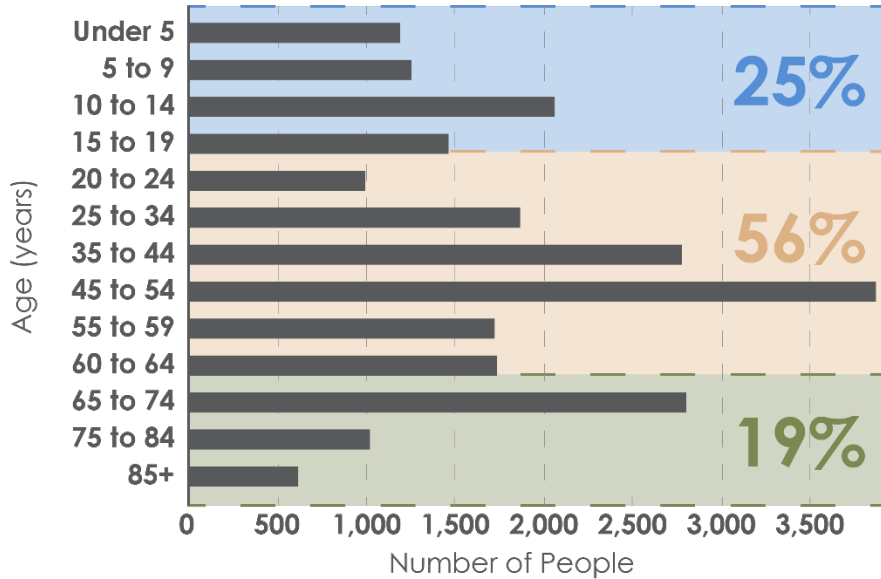
Source: 2013-2017 American Community Survey 5-year estimates

Compared to Burlington County, Medford has a higher median household income, a smaller percentage of people who are unemployed, and a slightly smaller average household size.

Population has remained relatively steady in Medford Township with a 5% increase from 2000 to the estimated 2017 population. The 1994 Recreation and Conservation Plan Element cites that the population in 1990 was 20,526.



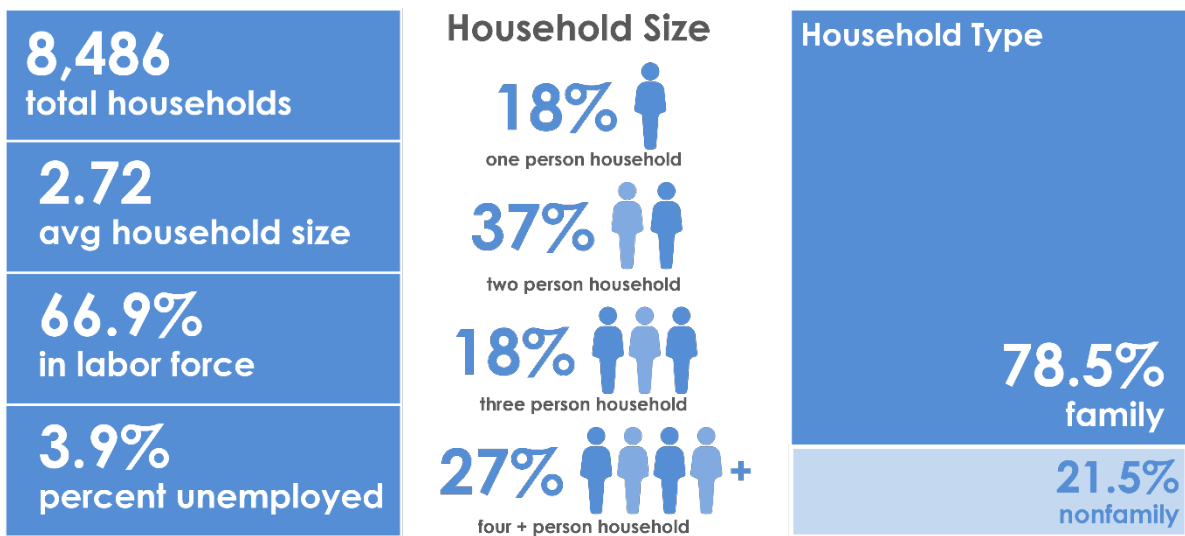
### Age: Medford Township NJ (2017)



Source: 2013-2017 American Community Survey 5-year estimates

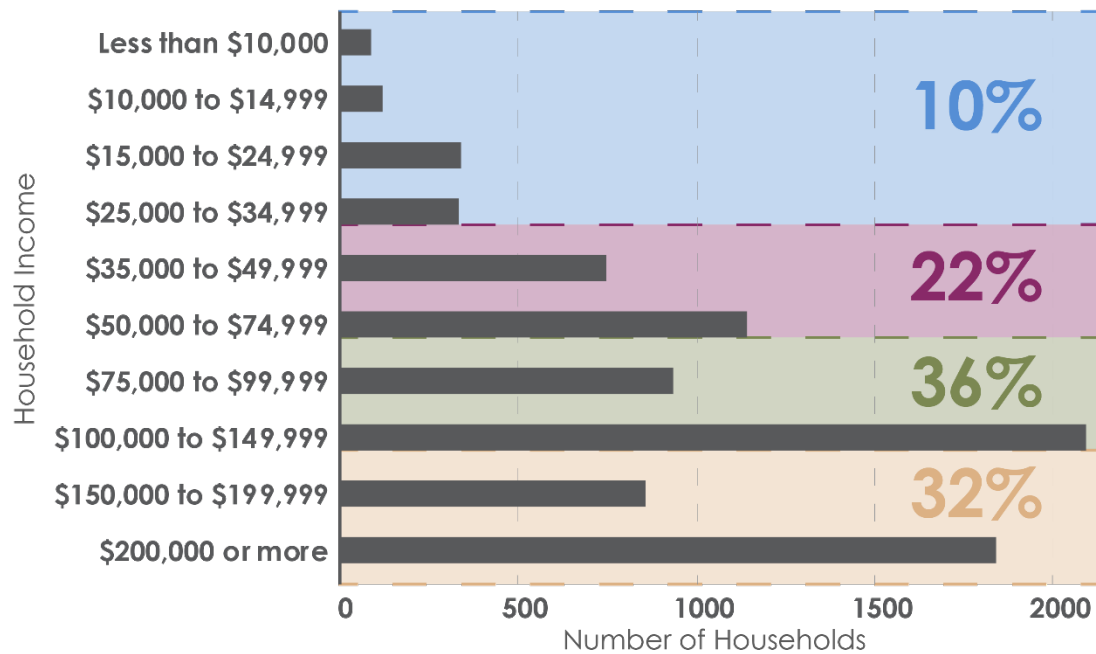
The median age in Medford is 45.2 years, where most of the population is aged 20 to 64 years at about 56%. Approximately 25% of the population is less than 20 years old and 19% are over the age of 65.

Medford Township has a total of 8,486 households based on American Community Survey estimates in 2017. The average household size is 2.72, with almost 79% of households being families. Out of the households, 37% are comprised of 2 people and 27% have four people or more. The percent unemployed, of the civilian population older than 16, is 3.9%.



Source: 2013-2017 American Community Survey 5-year estimates

### Household Income: Medford Township NJ (2017)



Source: 2013-2017 American Community Survey 5-year estimates

Median household income in Medford is \$113,469. About 68% of households make over \$75,000. Out of that 68% about 32% make more than \$150,000. 22% of households make between \$35,000 and \$75,000. 10% of households make less than \$35,000 a year.

#### New Jersey Green Acres Program Guidelines

New Jersey Green Acres is an important New Jersey program that has protected over half a million acres of open space in the state. Participation in the Green Acres Program, through an Open Space and Recreation Plan, provides the framework for local governments to effectively preserve natural resources for current and future open space and recreation needs.

Medford Township has been the beneficiary of Green Acres funding. As outlined above Medford Township has completed most development projects, where facility maintenance and the provision for alternative recreational games, sought by the community are the priority. The main goals of the community focus primarily on lands to be preserved for conservation purposes particularly to provide passive connections to facilities and parks or preserve water quality. The Township meets and exceeds the broad guidelines of the Green Acres program.

#### National Park and Recreation Association Guidelines

The public service offered by recreation can be quantified through level of service guidelines, whereby the minimum amount of space required for the recreation requirements of the public is calculated. The existing level of service for active recreation alone is approximately 30 acres per 1,000 residents. Additionally, for all recreation needs, including scenic and cultural



resources, and conservation values, the level of service exceeds that figure providing 450 acres per 1,000 residents. The active park classifications in the Medford Township include mini-, neighborhood, school-, community, natural resource areas, greenways/ blueways, sports complex, private, and special use, including trails, connector trails, on-street bikeways, all terrain bike trails, and equestrian trails. It was clear from the public meetings that the priority for the community stakeholders were scenic, cultural, conservation, maintenance, connections, and contemporary activities.

National Park and Recreation Association (NRPA) is a non-profit organization dedicated to the advancement of public parks, recreation, and conservation. Key themes that NRPA focuses on, when it comes to advancing and advocating for parks and recreation spaces are conservation, health and wellness, and social equity. NRPA works in a variety of settings representing public spaces ranging from rural areas to urban neighborhoods.

Medford has a wide variety of park and recreation spaces as previously discussed. The spaces range in terms of the amenities offered and the populations they serve. See in attached Appendix A – Table 1 the park type classifications. Many of the spaces are considered neighborhood parks as they tend to serve the neighborhood in which they are located. Larger parks in Medford, that serve the greater community, also function as neighborhood parks providing amenities such as but not limited to, walking paths, picnic areas, and playgrounds to nearby residents.

Some of the neighborhood parks are privately held, owned by HOAs or similar organizations. However, these spaces function as public space as they are used by the neighborhood. Occasionally these neighborhood parks are open to communities larger than the neighborhood itself, but membership may be limited by capacity. The neighborhood parks offer lakes, open lawn, tennis courts, pickleball, playgrounds, picnicking, and other various uses. The amenities of the neighborhood parks tend to reflect the natural resources, such as woods or water, of the neighborhood in which they are located.

Medford's parks do not fit perfectly into the NRPA classifications as their location and programming largely determine their purpose. Mini parks are located within the Village, serving as community gathering and recreation spots where residential yard areas are generally limited. However, because the Village is a community gathering spot, these parks are sometimes populated by the whole community particularly during events. Neighborhood parks are scattered throughout the community and serve a variety of functions including passive recreation, like picnicking, boating, or hiking, and active recreation such as playgrounds and courts. Where schools are located within neighborhoods, at off hours the playground or fields can serve as a neighborhood park, while gymnasiums and basketball courts serve as community facilities. Community parks function as historic and natural resources for enjoyment and sports complexes for specific field and court sports. Multiple parks contain natural, scenic, and agriculture resource areas connecting the community to multiple community facilities and parks through greenway resources. Private parks and

recreation facilities include pools, golf courses, indoor sports arenas, and neighborhood beaches and lake facilities. Medford continues to seek opportunities to develop park trails, connector trails, and on-street bikeways. Community volunteers sought an all-terrain bike trail and completed that trail at Hartford Crossing. A share the road equestrian trail is located along Ark Road near the New Jersey State Game Lands.

## V. Resource Assessment

The 1994 Plan primarily discussed conservation in the form of a 300-foot wide “proposed greenbelt” for protection and conservation of lands along surface waters. The development regulations of Medford consistently require buffers and minimum developable lot areas to protect resources identified by the first ecological planning study published in 1974.

Performance Requirements for the Maintenance of Social Values Represented by the Natural Environment of Medford Township, by Juneja, Narendra and others from the Department of Landscape Architecture and Regional Planning, University of Pennsylvania (1974 Plan). The identified resources included geology, topography, physiography, hydrology, soils, vegetation, and historic resources. Flood hazard, fire hazard, surface waters, water table, nutrient absorption, water resources, and drainage areas were mapped and identified. The surface water and areas with topography were identified as scenic resources. Using the natural resources data and mapping, the 1974 Plan identifies areas of the community suitable for active recreation, where quite a lot of the developed parks and facilities are currently located. The 1974 Plan also provides clear guidance with respect to desirable locations for water related, scenic, vegetated, wildlife, educational, scientific, historic, and cultural interest. Where the mapping clearly illustrates the opportunities available for all sorts of recreational purposes which has largely been realized consistent with that plan. Lastly, the 1974 Plan characterizes a series of build-out scenarios for rural urban (large lot zoning), typical suburban sprawl, clustered suburban development, and urban development. Based upon the Development Regulations, the community determined that clustered suburban development struck the appropriate balance between developed lands, recreation opportunities, scenic value, and resource conservation values.

The assessment of public and private land and water resources that have potential for providing open-space or recreation opportunities were identified in the 1974 and 1994 Plans. Amenities for scenic, active recreation, and conservation resource value have largely been acquired with limited remaining opportunities. Where practical and possible, open space facility links, such as trails, bicycle paths, and greenways to link existing recreation and open space sites into an integrated system have been or are being implemented.

The resource assessments have always included conservation objectives such as protection of water supply, wildlife habitat, and natural resources, and historic and farmland preservation. The process of development or rehabilitation of recreation facilities such as playing fields, trails, and playgrounds is continuous, where facilities are maintained and/or

replaced as necessary by government in concert with active community groups and volunteer organizations and efforts.

## **VI. Action Plan**

### **Public**

The resources the community continues to seek are primarily located at greenbelt locations to protect water resources, maintaining surface and subsurface water quality. It is recommended that bikeways and pedestrian paths be shown on street resurfacing and improvement plans so that as financial resources are available and typical maintenance is undertaken, bicycle and pedestrian improvements are also completed.

### **Preservation**

No changes are proposed or recommended with respect to the land development regulations of the community.

The maintenance and management of facilities should be evaluated as part of the Capital Improvement Program.

Standards for trails, paths, furnishings, and wayfinding signs should be developed to ease maintenance and implementation, as well as provide consistency for community identification and identity.

### **Quasi-Public & Private**

The Township will continue to participate with the state and county to facilitate preservation, as well as encourage techniques that result in conservation such as cluster development and conservation easements. The abandoned Pennsylvania Rail line is sought for regional trails and has been placed on the Open Space Acquisition Map.

## **VII. General Open Space System Map**

The Natural Resource Map largely coincides with the General Open Space System Map, where areas of natural resource value including floodplains, wetlands, and water resources are preserved and maintained as permanent open space held by the myriad of private, quasi-public, and public entities and persons. With exceptions, linkages are strong, providing lands for active and passive recreational use convenient to residents and visitors

Consistent with Green Acres rules this map is required to be provided a copy of the map as part of the Planning Incentive document. All plans are to be entered into the Green Acres Program GIS using Environmental System Research Institute's (ESRI) ArcGIS Software.

The ROSI Map illustrates existing preserved open space sites as documented in the plan's inventory (ROSI) and delineated at the block and lot level, and partial lots, as well.

Potential open space and greenway areas are identified in the same detail outlined in the plan's resource assessment at the individual block and lot level.

The digital files will be supplied via CDs or email by Environmental Resolutions, Inc. All digital data is georeferenced and registered in the New Jersey State Plane Coordinates NAD 1983 in feet. The digital maps provided will be using CAD technology as linework (not the complete drawing file) of the existing and proposed open space parcels and greenway corridors in .dxf digital format.

### **VIII. Public Participation**

The Planning Board created a Subcommittee to discuss the findings of the parks inventory and community resource inventory. The Subcommittee guided the direction of the Plan, identified stakeholders, and recommended community meeting dates.

Based upon the articulated goals and objectives, the parcel inventory and mapping, and prior plans, a public hearing was held at a regularly scheduled Neighborhood Services Advisory Committee (NSAC) on October 2, 2019. The purpose of NSAC is advisory to the governing body regarding civic life including parks and recreation, athletics, arts, senior citizens, municipal drug alliance, homeowners' associations, education, and special events. The NSAC is comprised of representatives of government, interest groups in the community, and at-large community stakeholders. There was public comment and feedback upon the OSRP. The comments articulated interest in public pickleball facilities, scenic resources, and community pedestrian/ bikeway connections.

A second meeting was held at a regularly scheduled Planning Board meeting on October 23, 2019. At that meeting the overarching sentiment was preservation of the unique natural resources of the community which provide social, cultural, and scenic value. Additionally, community pedestrian and bikeway connections to parks, nodes, and facilities was identified as a continued priority for stakeholders.

The minutes of the meetings are attached as Appendix G.

### **IX. Public Education Pamphlet summarizing findings and action plan with Open Space Map**

*See Appendix B*

## **X. Resolution Adopting OSRP as Element to Master Plan**

*Insert Resolution*

## XI. Bibliography/ Resources

Population, growth, income projections, infrastructure, and environmentally sensitive areas per Housing Plan, Land Use Plan etc.

Green Acres Program <https://www.nj.gov/dep/greenacres/local.html>

NRPA [www.nrpa.org](http://www.nrpa.org)

NJ Landscape Project <https://www.state.nj.us/dep/fgw/ensp/landscape/>

NJ Conservation Blueprint [www.NJMAP2.COM](http://www.NJMAP2.COM)

DVRPC [www.dvrpc.com](http://www.dvrpc.com)

ANJEC [www.anjec.org](http://www.anjec.org)

Pinelands Commission <https://www.nj.gov/pinelands/>

Pineland Preservation Alliance <https://pinelandsalliance.org/>

NJ Conservation Foundation [www.njconservation.org](http://www.njconservation.org)

The Land Conservancy of NJ [www.tlc-nj.org](http://www.tlc-nj.org)

Trust for Public Land [www.tpl.org](http://www.tpl.org)

State Agriculture Development Committee <https://www.nj.gov/agriculture/sadc/>

Kirby Mills History <https://www.medfordhistory.org/kirbysmillhistory/index.html>).

Green Acres info <https://www.nj.gov/dep/greenacres/>

African American Contributions to the History of New Jersey: The Still family, Rowan University, Campbell Library, December 8, 2015,

<https://libguides.rowan.edu/c.php?g=248151&p=1652361>

Township of Medford Master Plan: Combined Recreation and Conservation Plan Elements, Coppola & Coppola, November 1994.

Performance Requirements for the Maintenance of Social Values Represented by the Natural Environment of Medford Township, NJ, Center for Ecological Research in Planning and Design, Department of Landscape Architecture and Regional Planning, University of Pennsylvania, Philadelphia, PA, Principal Investigator: Ian L. McHarg, Deputy Principal Investigator: Narendra Juneja, 1974.

<http://burlconj.maps.arcgis.com/apps/View/index.html?appid=2bfbea3785fe48e19ce5b1bf5e0c8402>

## **Appendix A – Open Space and Recreation Lands Tables**

Table 1 ROSI Fee Simple Recreation

Table 2 ROSI Fee Simple Conservation

Table 3 ROSI Conservation Restriction

Table 4 2019 Other Township Lands

Table 5 Private Conservancy

Table 6 State of New Jersey

Table 7 Public School Property

Table 8 Privately held Lands

Table 9 Preserved Farmland

Table 10 Targeted Farmland

Table 11 Medford Open Space Acquisition

Table 12 Summary

Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No.	Lot No.	Total Lot Acres	Notes: Facilities/ Character	Classification
A	293 MEDFORD MT. HOLLY ROAD (ROUTE 541)	BOB BENDE PARK	203	7.03, 7.04	27	Building with multi-purpose room, kitchen, restrooms 4 total soccer/ lacrosse fields - 2 lighted, 1 synthetic turf	Community
B	FOSTERTOWN ROAD	WORREL FIELD	303	2.01, 2.02	24.03	Building with restrooms, concessions 1 lighted adult softball field	Community
C	120 CHURCH ROAD & HARTFORD ROAD	HARTFORD CROSSING	401	2, 4, 5	122.38	Baseball Fields (1 teen lighted, 5 little league - 2 lighted) Football/ Lacrosse Field (lighted with scoreboard) Practice field Multi-purpose field Softball field (2 adult/ 6 youth - 3 lighted) 3 Buildings with multi-purpose room, kitchen, restrooms, storage, concessions, announcing booths Lacrosse wall Street hockey court (1) Batting cages All-terrain bike trail	Community
D		COTOXON PARK/ KIRBY'S MILL				Lot 3.02 is owned by the Medford Historical Society	Historic
	6 FOSTERTOWN ROAD		704	1	1.47		Greenway
	4 FOSTERTOWN ROAD		704	3.01	1.57		Community
	275 CHURCH ROAD		704	3.02	0.42	contains the Historic Kirby's Mill	
	CHURCH ROAD-KIRBY'S MILL		704	3.03	0.25		
	KIRBY'S MILL		705	1	2.9		
	CHURCH ROAD- KIRBY'S MILL		706	1.03, 2, 3, 4, 5, 6, 7	0.56	canoe launch, grounds for public events	
	LENAPIWITTUCK ROAD		707	1,7, 8, 11, 12, 14	1.79	public fishing	
	BLACKFOOT ROAD		709	1.01, 1.02, 2	0.63		
	ELK LANE		709	3	0.04		
	5 INDRIO ROAD		710	1	0.39		
	QUAXIN LANE		712	1, 3, 7	1.03		
	3 HAWK LANE		714	1, 4	2.34		
	KIRBY'S MILL/LAKE COTOXEN		720	1-5, 8, 9, 11, 12	9.07		
	275-276 CHURCH ROAD		720	11	0.12		
E	GILL ROAD TO ALLEN AVE. & MILL ST.	MEDFORD PARK / BUNNING FIELD	906.01	14, 26	33.68	Playground Area	Historic
			908	18.01, 19.01, 20, 21		Pavilion & Pavilion Picnic Area	Community
						Basketball Court	Greenway
						Bunning Baseball Field (Historic)	Neighborhood
						Restroom/Storage Building	Mini
						canoe launch	
						public fishing	
						Walking/Hiking/Biking trails	
						gaga pit	



Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No.	Lot No.	Total Lot Acres	Notes: Facilities/ Character	Classification
F	MAIN ST. & ALLEN AVE.	TOMLINSON PARK	906.01	17	0.13	Pergola/ stage	Greenway
						public fishing	Community
						Walking/Hiking/Biking trails	
G	86 UNION STREET @ JONES ROAD	FREEDOM PARK	906.01	11.01	116.54	Walking/Hiking/Biking trails	Community
						Multi-purpose Fields	Greenway
						Basketball Court (3)	Neighborhood
						Sand Volleyball Courts (3)	Mini
						Playgrounds (under 5 years; 5-12)	Picnic
						Picnic Pavilions (3)	Regional
						Skate Park	
						Building with restrooms, storage	
						Dog Park	
						Veterans and 9/11 Memorials	
						Community Garden	
						gaga pit	
H	MAIN ST. NEAR BANK ST.	MEDFORD VILLAGE PARK	1602	14	0.8	Gazebo	Community
						Gathering areas/picnic tables/public seating	Event
						Garden Club Colonial Herb Garden	Neighborhood
I	BETWEEN CHARLES & FILBERT STREETS	STILL (FORMERLY CRANBERRY) PARK	1806	3	1.59	Cranberry Hall Senior Center	Neighborhood
						Playground Area and open space with walkways	Picnic
						Butterfly Garden	Mini
						Picnic	
						Dr. Still Memorial	
J	PARALLEL & E OF MAIN ST	RANCOCAS CREEK LINEAR PARK	1901	12, 13.01, 22, 28	44.1	canoe launch	Community
	PARALLEL & W OF BRANIN RD.		4002	5, 6, 9		Canoe racks	Greenway
			4003	1, 2, 3.01		Walking/Hiking/Biking trails	Neighborhood
			4102	2		public fishing	Mini
K	STOKES RD & BRANIN ROAD	COW POINTE	4101	1	158.43	Agriculture and/or Trail	Community
						Class I bike path	Neighborhood
L	HEADWATER DR @ GREAT BRIDGE CT & WAKEFIEDL DR	HEADWATER PARK	5105	1, 21, 31, 49, 59, 119	90.52	Playground Area (2)	Community
			5106	1, 19, 47		Tennis Courts (2 sets of 2 courts each)	Neighborhood
						Ballfield	Mini
						Multi-purpose field	
M	JACKSON ROAD	LAKESIDE FIELDS	6402	7	8.5	Multi-purpose field (1)	Neighborhood
N	JACKSON RD & ETON LN	LAMBETH WALK FIELDS AKA ETON PARK	6404.01	1	41	Multi-purpose field (1)	Neighborhood
O	COMMONWEALTH DR.	BOB MEYER PARK	6405.01	18	12.44	Field Hockey/ Lacrosse (2) - lighted (1)	Community
				13 (*Partial)	0.66	Picnic Pavilion (1)	Neighborhood

Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No.	Lot No.	Total Lot Acres	Notes: Facilities/ Character	Classification
						Volleyball Courts (2)	Mini
						Basketball Courts (2)	
						Playground with 100% accessible addition	
						gaga pit	
						Building with restrooms & storage	
<b>Medford Township Active Parks and Recreation</b>					<b>704.38</b>		

Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No	Lot No	Total Lot Acres	Notes: Facilities/ Character
1	24 New Freedom Road	(SWSB) Rancocas Creek "Blue Acres"	701	1, 2, 3, 4	1.08	Conservation
2	27 New Freedom Road	(SWSB) Rancocas Creek "Blue Acres"	702	1	-	Conservation
			703	1.01	-	Conservation
			725	2.01, 3	-	Conservation
3		Muirfield	905	13.35	18.300	Conservation
4		Woodridge	906.02	18	18.790	Conservation
			906.03	1	-	
			906.05	4, 4.01	-	
5		Muirfield	907.01	12	5.000	Conservation
6		Forest Trails	907.02	31, 32	2.040	Conservation
7		Shannon Court	907.04	15.26	2.385	Conservation
8		Hoot Owl	2302	19	9.150	Conservation
9		The Reserve	2502.02	18.14	4.040	Conservation
10		Land Adjoining Tauton Forge School	2702.01	2	15.530	Conservation
11		Lake Pine	3201	34.02	6.870	Conservation
12		Larsen Place	3204	4.14	3.290	Conservation
13		Olde Pine	3202.01	1.02, 1.48	18.220	Conservation
14		Cross Keys	4106	8.03	23.190	Replacement
15		Skeet Rd/Rear	4106	16	2.360	Conservation
16		Land Ajoining Bear Swamp (NJ)	4301	10	1.240	Conservation
17		Bet Sharpless & Burl Clay	4601.01	22.04	10.060	Conservation
18		Tanglewood	4702.02	29	12.500	Conservation
19		Meadow Wood	4801.02	26	9.350	Conservation
20		Chipping Woods	4803	16	2.360	Conservation
21		Buttonwood	4804	1.02	2.200	Conservation
22		Brandywine Woods	4806.02	1, 26	4.030	Conservation
23		Pipers Corner	5301.01	22.01	7.820	Conservation

Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No	Lot No	Total Lot Acres	Notes: Facilities/ Character
24		Autumn Rise	5301.01	7.11, 27.18, 28.11	15.740	Conservation
		Autumn Rise	5301.29	3	-	
25		Quail Ridge	5301.01	32.01, 32.02, 32.16	5.590	Conservation
26		Mountain Run	5301.08	1	8.533	
27		Olde Mill	5301.01	10.05, 24.12, 24.13	3.631	Conservation
			5301.24	1		
			5301.25	1		
28		Tall Pines	5301.09	30, 31, 32	17.500	Conservation
29		Grist Mill	5301.23	3.01	3.920	Conservation
30		Medford Pines	5005	11	1.000	Conservation
31		Club Estates	5501.02	2.02, 6.04	39.710	Conservation
32		Gottlieb's Field	5504	1	46.300	Conservation
33		Timber Rise	5507.01	4.15, 4.16	29.340	Conservation
34		Centennial Woods	5509	1, 2	13.800	Conservation
35		Woodlands @ Taunton	6101.01	1.09	6.410	Conservation
			6101.02	1.03	-	
36		Mimosa Lakes	6201	11	13.900	Conservation
			6208	26.02	-	
37		Lambeth Walk	6401	2	38.290	Conservation
38		Wellington Woods	6401	30	32.29	Conservation
			6402	27	-	
39		Old Dump	6404	5.01, 6	16.880	Conservation
40		Lambeth Walk East	6404	7.01, 7.02, 10	33.84	Conservation
			6407	1.09	-	
41		Wethersfield	6406.02	20	17.002	Conservation
			6408	13	-	
			6410	10	-	
			6411	7	-	
			6411	18	-	
42		Huntington	6410	13, 17	4.240	Conservation
			6508	14	-	
			6509	7	-	

Map Key	Municipal Location per Tax Records	Name of Park/ Facility	Block No	Lot No	Total Lot Acres	Notes: Facilities/ Character
43		Land Adjoining Wharton Tract	6505	6, 8, 9, 13.01, 14, 15	229.600	Conservation
44		Sunrise Lake	6602	7	0.470	Conservation
45		Medford Township	6801	6	4.830	Replacement
46		Medford Township	6802	7	10.570	Replacement
					773.191	

Map Key	Municipal Location per Tax Records	Name of Park/ Facility/ Owner	Block No.	Lot No.	Total Lot Acres	Notes: Facilities/ Character
DR1	STOKES ROAD MCKENDIMON ROAD	YMCA OF THE PINES / YMCA CAMP OCKANICKON, INC.	5101.01	1, 2, 8, 11, 13	558.45	Development rights Medford Township
DR2	TUCKERTON ROAD	JCC CAMP/ JEWISH COMMUNITY PROPERTIES INC.	5301.01	12, 13	113.96	Development rights Medford Township
DR3	GOTTLIEB'S FIELD ROAD	CENTENNIAL PINES	6208	26	102.548	Conservation
DR4	WILLIAMSBURG CIRCLE	OAK PINES	5301.07	38	24.500	Conservation
DR5	MEDFORD MT HOLLY ROAD	EUKSUZIAN	302.00	6.01	40.50	Preserved by deed restriction
DR6	MCKENDIMEN ROAD	BAKER FARM/ GEORGE WOOLMAN	5101.01	3 & 7.01	162.40	Preserved by deed restriction

1002.358

Map No	Municipal Location per Tax Records	Name	Block	Lot(s)	Total Lot Acres	Facilities/ Character
	SW Church & Hartford Roads	Adjacent Hartford Crossing	401	3	50.5	Landlocked, Wooded wetlands, Passive
	Rte 541 N of Rte 70	Turtle Creek	404.01	17	3.680	Open Space/Drainage
	Regency Way & Wm Penn		404.11	127	1.489	Vacant, landlocked, access via The Mews, access to water tower
	Church Rd & Trotter Dr		801.01	27	4.220	Detention Basin & Open Space
			801.02	28	7.580	Detention Basin & Open Space
	Tolkien Passage		806.02	43	1.720	Open Space
	Jennings Road		904	4	9.000	Open Space
	Murphy		1101	5		
	STOKES ROAD	ENI FARM 'WHALEN TRACT'	2701.20	10.01	46.78	
	Ramblewood Dam		3002	21	0.020	Gore at Dam Oliphant Lake side
	31 S Lakeside Dr W		3108	63	0.290	Wooded wetlands pedestrian/ bike path
	8 Branin Road		4106	8.03	22.56	Vacant, wooded, wetlands, across Branin from Cow Point, proximate to existing open space
	Peacock Road Rear		4106	16	2.36	Landlocked, Wooded wetlands
	Walnut Ave.		4201	6	0.2869	Vacant, wetlands, wooded, proximate to existing open space on Hawkin
	Skeet Road		4201	1	32.41	Vacant, wetlands, no frontage, proximate to existing open space on Hawkin
	Skeet Road		4202	1	4.41	Vacant, wooded, proximate to existing open space on Hawkin
	Skeet Road		4504	53	1.2	Vacant, wooded, wetlands, proximate to existing open space
	Skeet Road		4504	64	0.5134	Vacant, wooded, wetlands, proximate to existing open space



Map No	Municipal Location per Tax Records	Name	Block	Lot(s)	Total Lot Acres	Facilities/ Character
	Skeet Road		4504	65	0.5009	Vacant, wooded, wetlands, proximate to existing open space
	38 Skeet Road		4601.01	7	7.2	Dilapidated structure adjacent to open space
	Woodsfield Court		4702.01	5.22 & 5.24	0.670	Open Space
	McKendimen Road		4704	6	15.306	Wetlands, vacant, wooded
	McKendimen Road		4704	7	0.700	Drainage
	Pinecrest Drive		4806	7.01	0.930	Park, wooded open space
	Hiawatha Trail / Lenapine Lake		5005	11	1.995	Park/Open Space
	Quail Ridge Court		5301.01	32.01	2.284	Open Space
	Quail Ridge Court		5301.01	32.02	1.954	Open Space
	Quail Ridge Court		5301.01	32.16	1.349	Open Space
	Harvest Lane		5301.01	27.18	6.520	Wetlands
	Hawthorne Drive		5301.26	15	1.230	Open Space
	Harvest Lane		5301.29	3	4.290	Wetlands; Open Space
	Gottliebs Field Road		5502.01	23	3.400	Open Space
	Fairview & Skeet		5507.04	1	1.310	Wooded wetlands
	Fairview & Skeet		5507.05	1	1.310	Wooded wetlands
	Hopewell Road		5602	12.02	0.560	Open Space
	N Wendover		6108	3.01	0.850	
	Eton Lane		6404	7.02	2.850	Open Space
	Jackson & Gravelly Hollow		6404	1	0.23	Vacant, undersized, corner lot
	112 Cowpath Road		6405.01	3	0.463	
	Along Evesham Twp. Line		6602	1	8.43	Vacant, Wooded, Some Wetlands, Landlocked
	Along Evesham Twp. Line		6603	1	1.03	Vacant, Wooded, Some Wetlands, Landlocked
	Sunrise Lake		6704	6	0.310	Park
	Oak Ridge & Two Pines		6707	1	1.700	Lake

Map No	Municipal Location per Tax Records	Name	Block	Lot(s)	Total Lot Acres	Facilities/ Character
	Two Pines & Birch Road		6708	1	2.300	Lake
	JACKSON ROAD	SHENDOCK PROPERTY	6801	5.01	76.300	CONSERVATION
	Near Jackson Rd. & W. Jersey Bog		6802	2	5.7	Vacant, wooded, landlocked
	Near Wharton Tract		6901	7	1.12	Vacant, wooded, landlocked
	Near Wharton Tract		6901	3	0.72	Vacant, wooded, landlocked
	Near Wharton Tract		6901	6	0.69	Vacant, wooded, landlocked
	Near Wharton Tract		6901	4	0.55	Vacant, wooded, landlocked
	Near Wharton Tract		6901	5	0.36	Vacant, wooded, landlocked
	Near Wharton Tract		6901	20	0.33	Vacant, wooded, balance in Shamong
					344.463	

Map No	Ownership/Functional Classification	Name/Location	Block	Lot	Area in acres	Facilities/ Character
	NJ CONSERVATION FOUNDATION		404	28.02	4.00	OPEN SPACE
	NEW JERSEY NATURAL LANDS TRUST	HAWKIN ROAD	4301	8	8.5	BEAR SWAMP PRESERVE
	NEW JERSEY NATURAL LANDS TRUST	HAWKIN ROAD	4301	9	29.6	BEAR SWAMP PRESERVE
	NEW JERSEY NATURAL LANDS TRUST	HAWKIN ROAD	4301	10	1.24	BEAR SWAMP PRESERVE
	NEW JERSEY NATURAL LANDS TRUST	HAWKIN ROAD	4301	11	2.3	BEAR SWAMP PRESERVE
	NEW JERSEY NATURAL LANDS TRUST	SKEET ROAD	4601.01	23	228.2	WOODLAND FARM B-159
	RANCOCAS CONSERVANCY	Chapel Ave	4102	2	27.6	
	RANCOCAS CONSERVANCY	659 Stokes Road	4802	6.05	10.731	
	RANCOCAS CONSERVANCY	Crowfoot Rd & Lake Dr.	6602	8.01	56.93	
	RANCOCAS CONSERVANCY	19 Oak Ridge	6602	9	13.5	
	RANCOCAS CONSERVANCY	Sunrise Lake	6602	19	5.54	
	RANCOCAS CONSERVANCY	Sunrise Lake	6602	20	2	
	RANCOCAS CONSERVANCY	Oakridge & Green Glen	6701	1	0.36	
	RANCOCAS CONSERVANCY	Sunrise Lake	6701	2	0.34	
	RANCOCAS CONSERVANCY	Sunrise Lake	6704	7	0.64	
	RANCOCAS CONSERVANCY	Sunrise lake	6705	1	0.4591	
	RANCOCAS CONSERVANCY	Sunrise lake	6705	2	0.4591	
	RANCOCAS CONSERVANCY	Sunrise lake	6705	5	0.4591	
	RANCOCAS CONSERVANCY	Crowfoot Road	6801	5.02	40	
	RANCOCAS CONSERVANCY	Oak Ridge	6602	5	1.4	
	RANCOCAS CONSERVANCY	Sunrise Lake	6602	12	9.98	
	RANCOCAS CONSERVANCY	Oak Ridge @ Chasey Trail	6602	18	1.26	
	WOODFORD CEDAR RUN WILDLIFE REFUGE	Tansborough Road	6602	13.01	79.9	
	WOODFORD CEDAR RUN WILDLIFE REFUGE	4 Sawmill Road	6602	13.02	4.24	
	WOODFORD CEDAR RUN WILDLIFE REFUGE	388 Jackson Road	6602	13.03	4.731	0.73 restricted preserve
	WOODFORD CEDAR RUN WILDLIFE REFUGE	Jackson Road	6602	17.01	27.5	
	WOODFORD CEDAR RUN WILDLIFE REFUGE	Braddocks Mill Road	6602	17.02	32.826	
	WOODFORD CEDAR RUN WILDLIFE REFUGE	6 Sawmill Road-Cedar Lake	6602	17.05	25.3	
					620.00	

Map No	Ownership	Location	Block	Lot(s)	Area in acres	Facilities/ Character
	STATE OF NEW JERSEY-DEP	ARK ROAD	203	2	219.9	Game Preserve
	STATE OF NEW JERSEY - DEP	211 CHURCH ROAD	302	22	10.679	
	STATE OF NEW JERSEY-DEP	209 CHURCH ROAD	302	21	8.248	
	STATE OF NJ DEP	207 CHURCH ROAD	302	20	0.47	
	STATE OF NEW JERSEY - DOT	ROUTE 70	901	5	21.74	
	STATE OF NEW JERSEY-DOT	202 ROUTE 70	1302	1	0.162	
	STATE OF NJ, DEPT OF ENVIRON PROT.	129 TUCKERTON ROAD	2101	6	0.5739	
	STATE OF NEW JERSEY-DEP	SKEET ROAD	4203	5	0.3	
	STATE OF NEW JERSEY-DEP	SKEET ROAD	4503	21	2.48	
	STATE OF NEW JERSEY - DEP	SKEET ROAD	4504	60	0.7132	
	STATE OF NEW JERSEY-DEP	SKEET ROAD	4504	51	0.9182	
	STATE OF NEW JERSEY-DEP	SKEET ROAD	4504	59	0.7322	
	STATE OF NEW JERSEY-DEP	BET SHARPLESS & BURL CLAY	4601.01	22.01	20.03	
	STATE OF NEW JERSEY-DEP	SKEET ROAD	4601.02	1	0.8	
	STATE OF NEW JERSEY-DEP	STOKES ROAD	5101.03	10	0.28	Fire Tower
	STATE OF NEW JERSEY-DEP	JACKSON ROAD	6505	1	30.5	
	STATE OF NEW JERSEY-DEP	JACKSON ROAD	6505	2	286.4	
	STATE OF NEW JERSEY-DEP	OAK RIDGE	6602	6	1.04	
	STATE OF NEW JERSEY-DEP	JACKSON ROAD	6602	15	48.8	
	STATE OF NEW JERSEY - DEP	GREEN ACRES 6042	6605	1.02	139.464	
	STATE OF NEW JERSEY-DEP	JACKSON ROAD	6605	2	291.2	
	STATE OF NEW JERSEY-DEP	WHARTON TRACT	6605	3	591	
	STATE OF NEW JERSEY - DEP	SUNRISE LAKE	6705	4	0.4591	
	STATE OF NEW JERSEY-DEP	CROWFOOT RD-SUNRISE LK	6705	3	0.4591	
	STATE OF NEW JERSEY-DEP	SUNRISE LAKE	6706	1	0.3213	
	STATE OF NEW JERSEY-DEP	JACKSON ROAD	6801	2.05	5.7	
	STATE OF NEW JERSEY-DEP	MULLICA RVR & EVESHAM TWP	6801	3	86.8	
	STATE OF NJ DEPT OF ENVIRON PROTECT	JACKSON ROAD	6801	5.01	76.304	
	STATE OF NEW JERSEY - DEP	GREEN ACRES 6042	6802	9.02	321.8	
	STATE OF NEW JERSEY - DEP	GREEN ACRES 6042	6802	11.01	114	
	STATE OF NJ DEPT OF ENVIRON PROTECT	JACKSON ROAD	6802	6	0.004	

Map No	Ownership	Location	Block	Lot(s)	Area in acres	Facilities/ Character
	STATE OF NEW JERSEY	WHARTON TRACT	6901	12	73	
	STATE OF NEW JERSEY	WHARTON TRACT	6901	19	199	
	STATE OF NEW JERSEY - DEP	NEAR WHARTON EST	6901	13.01	45.2	
	STATE OF NEW JERSEY - DEP	NEAR WHARTON EST	6901	14	11.8	
	STATE OF NEW JERSEY - DEP	NEAR WHARTON EST	6901	16	21.6	
	STATE OF NEW JERSEY - DEP	NEAR WHARTON TRACT	6901	17	10.2	
	STATE OF NEW JERSEY - DEP	NEAR WHARTON TRACT	6901	18	14.4	
	STATE OF NEW JERSEY-DEP	WHARTON TRACT	6901	1	721	
	STATE OF NEW JERSEY-DEP	MEDFORD-SHAMONG BORDER	6901	2	29.6	
	STATE OF NEW JERSEY-DEP	WHARTON TRACT	6901	8	0.85	
	STATE OF NEW JERSEY-DEP	DUDLEY HOLE	6901	15	11.4	
	STATE OF NJ DEPT OF ENVIRON PROT	NEAR WHARTON TR&TWP LINE	6901	13.02	26	
					3446.328	

	Owner	Facility Name	Block No.	Lot No.	Total Lot Acres	Description
	LRHSD	LENAPE FIELDS	201.00	1.01	34.60	SCHOOL & FIELDS
	LRHSD	LENAPE FIELDS	201.00	6.01	50.60	SCHOOL & FIELDS
	BC FREEHOLDERS	BCSSSD	202.00	1.02	24.20	SCHOOL & FIELDS
	BC FREEHOLDERS	BCSSSD	202.00	1.17	21.49	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	KIRBY'S MILL	401.00	13.02	128.02	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	MILTON H ALLEN	906.01	12.00	4.60	VACANT & PARKING
	MEDFORD TWP BD OF ED	HAINES/MEMORIAL	909.00	2.00	17.79	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	HAINES/MEMORIAL	909.00	1.03, 1.04, 4, 5	18.00	SCHOOL & FIELDS
	BC FREEHOLDERS	BCIT	4106.00	17.02	49.98	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	CHAIRVILLE	4106.00	15.00	57.90	SCHOOL & FIELDS
	LRHSD	SHAWNEE FIELDS	4704.00	3.00	100.60	SCHOOL & FIELDS
	LRHSD	SHAWNEE FIELDS	4704.00	4.00	3.24	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	CRANBERRY PINES	5507.01	10.01	86.30	SCHOOL & FIELDS
	MEDFORD TWP BD OF ED	HINCHMAN ROAD	6108.00	7.00	0.09	SCHOOL & FIELDS

597.41

LRHSD	189.04
local BOE	312.70
Freeholders	95.67
	597.41

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
PR1	NJ Conservation Foundation		404	28.02	4.00	Open Space
PR2	Turtle Creek HOA	Turtle Creek	404.02	9	3.98	Tennis Courts
	Turtle Creek HOA	Turtle Creek	404.03	9	0.83	Open Space
	Turtle Creek HOA	Turtle Creek	404.04	33	1.63	Open Space
	Turtle Creek Clusters HOA	Turtle Creek	404.05	9	0.95	Open Space
	Turtle Creek HOA	Turtle Creek	404.06	17	1.06	Open Space
PR3	Paparone Housing Co.		404.07	22	4.20	Open Space
	Turtle Creek HOA	Turtle Creek	404.07	9.01	2.73	Open Space
	Paparone Housing Co.		404.11	1	3.95	Open Space
	Paparone Housing Co.		404.11	1 (Phase III)	12.59	Open Space & Field
PR4	Medford Mews HOA	Medford Mews	404.12	1	0.26	Open Space
	Medford Mews HOA	Medford Mews	404.13	1	0.45	Open Space
	Medford Mews HOA	Medford Mews	404.14	1	1.21	Open Space & Field
	Medford Mews HOA	Medford Mews	404.14	8	0.28	Open Space
	Medford Mews HOA	Medford Mews	404.15	1	0.82	Open Space
	Medford Mews HOA	Medford Mews	404.16	1	0.60	Open Space
	Paparone Housing Co.		404.17	1*	0.89	Open Space
	Medford Mews HOA	Medford Mews	404.18	18	3.89	Open Space & Recreation
PR5	Scarborough Corporation	Glen at Medford	404.20	47*	0.18	Open Space Strip
	Scarborough Corporation	Glen at Medford	404.20	48*	0.16	Open Space Strip
	Scarborough Corporation	Glen at Medford	404.20	49*	1.71	Detention Basin
	Scarborough Corporation	Glen at Medford	404.20	50*	9.83	Open Space
	Scarborough Corporation	Glen at Medford	404.20	51*	2.96	Detention Basin
	Scarborough Corporation Glen @ Medford Assn.	Glen at Medford	404.21	13*	1.70	Open Space/Multi Purpose Field
PR6	Griffin Constuction Co.	Medford Meadows	801.01	19	2.85	Open Space
		Medford Meadows	801.02	28	7.60	Open Space
		Medford Meadows	801.02	27	4.22	Open Space
PR7	Melville Ct. HOA	Medford Meadows	803	8.20	3.24	Wetlands/ Open Space
PR8	Brookside HOA	Medford Meadows	803.01	1	0.20	Buffer Strip
	Brookside HOA	Medford Meadows/ Brookside	803.01	20	5.16	Open Space
	Brookside HOA	Medford Meadows	803.01	15	0.72	Open Space
	Brookside HOA	Medford Meadows	803.03	18	0.62	Buffer Strip

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
	Brookside HOA	Medford Meadows	803.04	1	0.18	Buffer Strip
PR9	The Estaugh c/o Medford Leas	Medford Leas	805	16	5.14	Green Acres/RR - Deed Restricted
	The Estaugh c/o Medford Leas	Medford Leas	805	p/o 18	6.00	Conservation Easement
	The Estaugh c/o Medford Leas	Medford Leas	805	15.02	0.25	Open Space
PR10	Route 541 Assoc. Inc.		805.01	32	9.68	Open Space
	Springhouse HOA	Springhouse	805.02	17	0.07	Open Space Strip
PR11	Medford Chase HOA	Medford Chase	806.02	1	8.87	Open Space, Recreation, Basin
	Medford Chase HOA	Medford Chase	806.03	1	3.09	Open Space
	Medford Chase HOA	Medford Chase	806.03	55	0.92	Buffer Strip
	Medford Chase HOA	Medford Chase	806.03	56	1.54	Detention Basin
	Medford Chase HOA	Medford Chase	806.03	57	3.05	Open Space
PR12	Muirfield HOA		905	13.33	3.62	Open Space & Tennis Courts
	Muirfield HOA		905	13.34	2.28	Open Space & Basin
	<del>Muirfield HOA</del>		<del>905</del>	<del>13.35</del>	<del>18.30</del>	<del>Open Space</del>
			906.01	26	0.80	Open Space
PR13	Forest Trail Assoc.		907.02	30	6.70	Open Space
	Forest Trail Assoc.		907.03	8	2.80	Open Space
PR14	Mill Run HOA		908	19.03	0.06	Open Space Strip
NA	Township of Medford		908	22	1.04	Pump Station
PR15	Hidden Acres		908	13.01* (portion)	4.40	Conservation Easement
	Hidden Acres		908	13.07* (portion)	2.44	Conservation Easement
PR16	Bennington Woods HOA		1102	19.02	3.63	Open Space
	Bennington Woods HOA		1102	19.03	0.40	Detention Basin
	Bennington Woods HOA		1102	19.19	9.53	Open Space
PR17	Deerbrook Civic Assoc.	Deerbrook	2701.04	25	6.12	Active Recreation
PR18	Medford Commons HOA	Medford Commons	2701.17	2	13.73	Open Space
	Medford Commons HOA	Medford Commons	2701.18	1	7.76	Open Space
	Medford Commons HOA	Medford Commons	2701.19	1	0.26	Open Space
	Medford Commons HOA	Medford Commons	2701.20	8.02	1.67	Village Greene
PR19	Taunton Trace HOA	Taunton Trace	2702.02	47	3.13	Open Space
	Taunton Trace HOA	Taunton Trace	2702.02	48	1.00	Open Space



Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
	Taunton Trace HOA	Taunton Trace	2702.04	37	2.85	Open Space
	Taunton Trace HOA	Taunton Trace	2702.05	36	1.99	Open Space
	Taunton Trace HOA	Taunton Trace	2702.06	52	2.00	Open Space
	Taunton Trace HOA	Taunton Trace	2702.06	54	2.88	Open Space
	Taunton Trace HOA	Taunton Trace	2702.06	56	0.23	Open Space
	Taunton Trace HOA	Taunton Trace	2702.07	36	1.58	Open Space
	Taunton Trace HOA	Taunton Trace	2702.07	37	0.58	Open Space
	Taunton Trace HOA	Taunton Trace	2702.08	38	10.96	Open Spce & Tennis Courts
	Taunton Trace HOA	Taunton Trace	2702.08	37	1.16	Open Space
	Taunton Trace HOA	Taunton Trace	2702.09	35	3.27	Open Space
PR20	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.02	4	13.73	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.02	28	0.34	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.02	46	2.41	Vacant
PR21	Pro Mor Const. c/o Taunton Trace Assoc.	Taunton Trace	2703.03	28	15.00	Open Space
PR22	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.03	1	0.60	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.04	1	0.33	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.05	3	8.35	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.06	1	5.42	Tennis Courts
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.07	9	0.36	Vacant
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.08	10	0.31	Open Space
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.09	13	8.81	Vacant
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.09	42	1.14	Vacant
	Sherwood Forest Civic Assoc.	Sherwood Forest	2703.11	1	0.30	Vacant
PR23	Woodlakes HOA		2703.14	5.12	5.97	Open Space
PR24	Birchwood Lakes Colony Club	Birchwood Lakes	2703.02	57	5.90	Clubhouse
PR25	Oakwood Lakes Colony Club	Oakwood Lakes	2705	1	20.00	Lake
	Oakwood Lakes Colony Club	Oakwood Lakes	2801	12 & 13	0.80	Tennis Courts
	Oakwood Lakes Colony Club	Oakwood Lakes	2805	12, 13.03, 14.02	1.27	Vacant
PR26	Holly Lake Association	Oakwood Lakes	2909	29	11.89	Lake
PR27	Birchwood Lakes Colony Club	Birchwood Lakes	3103	6	0.10	Fire Lane
	Birchwood Lakes Colony Club	Birchwood Lakes	3104	11.02	0.09	Fire Lane

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
	Birchwood Lakes Colony Club	Birchwood Lakes	3109	1	14.10	Lake
PR28	Tamarac Lakes Assoc. Inc.	Tamarac	3202.01	6	17.20	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.03	56	14.00	Lake
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.05	21	2.59	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.06	17	11.78	Lake & Open Space
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.08	21	2.35	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.09	21.02	0.09	Vacant Strip
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.09	22.02	0.13	Vacant Strip
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.09	1.02	7.83	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.1	30	1.88	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.11	11	1.33	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.12	57	8.92	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.13	22	2.01	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.14	27	18.46	Lake & Open Space
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.17	26	9.56	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.19	9	12.63	Vacant
	Tamarac Lakes Assoc. Inc.	Tamarac	3202.22	13.02	0.56	Vacant
PR29	Tucker's Notch HOA	Tucker's Notch	3203	1.13	0.26	Open Space
	Tucker's Notch HOA	Tucker's Notch	3203	1.2	7.77	Spean Space
PR30	Lake Pine Colony Club	Lake Pine	3204	6	0.80	Vacant
	Lake Pine Colony Club	Lake Pine	3204	1	4.70	Recreation
	Lake Pine Colony Club	Lake Pine	3204	2	0.43	Recreation
PR31	Olde Taunton Colony Club		3204	5	0.17	Vacant Strip
PR32	Lake Pine Colony Club	Lake Pine	3313	5	0.12	Vacant
	Lake Pine Colony Club	Lake Pine	3408	1	8.00	Lake
	Lake Pine Colony Club	Lake Pine	3504	5	0.22	Vacant
	Lake Pine Colony Club	Lake Pine	3513	1	7.00	Lake
	Lake Pine Colony Club	Lake Pine	3603	8	0.20	Vacant
	Lake Pine Colony Club	Lake Pine	3712	1	2.00	Lake
	Lake Pine Colony Club	Lake Pine	3805	14	0.15	Vacant
	Lake Pine Colony Club	Lake Pine	3806	1	9.00	Lake
PR33	Joos, M & F		4601.01	12	10.54	Conservation Easement
PR34	HOA of Reserve at Shawnee		4701.01	1	4.73	Open Space

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
PR35	Forest Glen Lakes Assoc.		4701.01	30	14.49	Open Space
PR36	Shawnee Country Civic Assoc.	Shawnee County	4701.02	1	50.16	Open Space
	Shawnee Country Civic Assoc.	Shawnee County	4701.03	1	35.46	Open Space
PR37	Forest Glen Lakes Assoc.		4701.06	27	0.69	Open Space
	Forest Glen Lakes Assoc.		4701.06	1 & 33	0.23	Open Space
	Forest Glen Lakes Assoc.		4701.09	24	0.20	Open Space
	Forest Glen Lakes Assoc.		4701.10	23	0.34	Open Space
	Forest Glen Lakes Assoc.		4701.11	31	1.18	Open Space
	Forest Glen Lakes Assoc.		4701.12	22	0.36	Open Space
	Forest Glen Lakes Assoc.		4701.13	32	0.32	Open Space
	Forest Glen Lakes Assoc.		4701.14	21	0.47	Open Space
PR38	Pond & Spitz Bld. Division		4704	6	15.31	Deed Restricted Open Space
	Pond & Spitz Bld. Division		4704	14 (portion)	3.47	Deed Restricted Open Space
PR39	Cedar Grove HOA		4801.01	35.07*	8.81	Open Space & Detention Basin
	Cedar Grove HOA		4801.05	5*	0.15	Detention Basin
	Cedar Grove HOA		4801.05	1*	0.21	Detention Basin
PR40	Birchwood Colony Club	Birchwood Lakes	4901	18	0.52	Open Space
	Birchwood Colony Club	Birchwood Lakes	4910	1	12.00	Lake & Open Space
	Birchwood Colony Club	Birchwood Lakes	4911	1	1.00	Lake & Open Space
	Birchwood Colony Club	Birchwood Lakes	4912	1	1.00	Lake & Open Space
PR41	Medford Pines HOA		5003	1 & 2	7.30	Island & Lake
PR42	Oak Knoll Condo Assoc.		5102.03	8	4.43	Open Space
	Oak Knoll Condo Assoc.		5102.04	12	6.10	Open Space
	Oak Knoll Condo Assoc.		5102.05	7	6.19	Open Space
	Oak Knoll Condo Assoc.		5102.06	12	9.00	Open Space
PR43	Houndstock Civic Assoc.		5201	4	1.58	Lake & Beach
	Houndstock Civic Assoc.		5204	7.01	0.53	Lake & Beach
PR44	Olde Mill HOA		5301.01	25.07	3.44	Open Space
PR45	Cardinal Ridge Condo Assoc.	Cardinal Ridge	5301.03	1	6.39	Vacant
	Cardinal Ridge Condo Assoc.	Cardinal Ridge	5301.04	1	3.97	Vacant
	Cardinal Ridge Condo Assoc.	Cardinal Ridge	5301.05	1	39.90	Vacant
	Cardinal Ridge Condo Assoc.	Cardinal Ridge	5301.06	1	3.41	Vacant

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
PR46	Oak Pines Assoc.		5301.07	38	24.51	Vacant
	Oak Pines Assoc.		5301.08	1	8.53	Vacant
PR47	Pendleton Ridge HOA	Pendleton Ridge	5301.14	16	1.19	Detention Basin
	Pendleton Ridge HOA	Pendleton Ridge	5301.15	19	8.14	Open Space w/ Twp Well Easement
PR48	Van Istendel & Rockower		5501.02	2.01	23.46	Open Space
PR49	Schwenk, W & M		5502	p/o 1.06*	4.26	Conservation Easement
PR50	Hayken T.		5502	p/o 1.07*	3.62	Conservation Easement
PR51	Olenberg, L & D		5502	p/o 1.08*	5.63	Conservation Easement
PR52	Levin, B & G		5502	p/o 1.09*	2.53	Conservation Easement
PR53	Huang, S & Wang, X		5502	p/o 1.10*	2.51	Conservation Easement
PR54	Bush, M & J		5502	p/o 1.11*	3.28	Conservation Easement
PR55	Gibson, G. & D.		5502	p/o 1.12*	4.12	Conservation Easement
PR56	Sparacio, P. & G.		5502	p/o 1.13*	3.08	Conservation Easement
PR57	Dickstein, R & J		5502	p/o 1.14*	3.61	Conservation Easement
PR58	Fish Pond HOA		5502.01	20	20.97	Open Space
PR59	Berkowitz, L & A	Kings Grant	5503.01	13	23.97	Open Space King's Grant
PR60	Centennial Pines Club		5505.01	9	1.14	Open Space
PR61	The Bluffs		5505.01	34	2.28	Open Space
PR62	Centennial Croft HOA	Centennial	5505.03	1	7.85	Open Space
PR63	Lakeside at Medford HOA	Lakeside	5506.01	12	30.00	Open Space
PR64	Tamarac Lakes Assoc. Inc.	Tamarac	5507.01	11.01	14.09	Vacant
PR65	Lakeside at Medford HOA	Lakeside	5507.06	20	1.29	Open Space
	Lakeside at Medford HOA	Lakeside	5507.06	32	41.14	Open Space
PR66	Blue Lake Assoc.		5510	1	7.00	Lake
PR67	Olde Taunton Colony Club		5511	1	36.00	Lake
PR68	Centennial Land & Devel Corp	Centennial	5512	1	60.00	Lake
PR69	Blue Lake Assoc.		5601	1	0.18	Vacant
	Blue Lake Assoc.		5602	12.01	0.32	Vacant
PR70	Olde Taunton Country Club		5701	1	2.06	Bathing Pond
	Olde Taunton Colony Club		5901	1.01	0.26	Vacant/Water Station
PR71	Centennial Pines HOA		6208	26	102.55	Open Space
	Centennial Pines HOA		6208	26.02	13.24	Open Space (Centennial)
PR72	Mimosa Lakes Assoc.	Mimosa Lakes	6307.02	1	7.00	Lake

Map No	Ownership	Name/Location	Block	Lot(s)	Area in acres	Facilities/ Character
	Mimosa Lakes Assoc.	Mimosa Lakes	6310	1	5.00	Lake
	Mimosa Lakes Assoc.	Mimosa Lakes	6310	9	0.73	Beach
PR73	JJPT, Inc.		6401	2	38.29	Open Space
PR74	Waterberry Cove HOA		6403	1.18	5.85	Open Space & Lake
	Waterberry Cove HOA		6403	1.13	0.96	Open Space
PR75	JJPT, Inc.		6404	7.01	26.83	Open space
	JJPT, Inc.		6404	10	2.14	Open Space
PR76	Lakeside at Medford HOA	Lakeside	6501.08	41	39.92	Open Space
	Lakeside at Medford HOA	Lakeside	6501.08	14	12.46	Open Space & Lake
	Lakeside at Medford HOA	Lakeside	6501.08	44	26.84	Open Space
PR77	Girl Scouts of South Jersey Pines	CAMP KETTLE RUN	6601	2.01	73.00	Camp
PR78	Braddocks Mill Conser. Assoc.	Braddocks	6601	1.03	2.15	Vacant
	Braddocks Mill Conser. Assoc.	Braddocks	6601	4.02	23.00	Lake
PR79	Van Istendel & Rockower	Little Mill	6601.01	33	1.87	Open Space
	Van Istendel & Rockower	Little Mill	6601.02	3	1.44	Open Space
PR80	Girl Scouts of South Jersey Pines	CAMP KETTLE RUN	6602	10	8.80	Camp

1503.75

Note: The data provided in this table was sourced from the 1994 Open Space, Recreation, and Conservation Plan. A review of current MOD IV tax data, 2011 Open Space Mapping, and approved subdivision/ site plans may be required to confirm specific parcels

Map Key	Municipal Location per Tax Records	Name of Park/ Facility/Owner	Block No.	Lot No.	Total Lot Acres
PF1	HARTFORD & CHURCH ROAD	JOHNSON'S FARM	202	3.01, 7.02	99.73
PF2	EAYRESTOWN & CHURCH ROAD	PETER HOOK	304	5.01	68.11
PF3	EAYRESTOWN ROAD	MUCKENFUSS	304.01	99	74.68
PF4	JENNINGS ROAD	JENNINGS FARM	403	3	33.60
PF5	JENNINGS ROAD	JENNINGS FARM	404	7	66.50
PF6	EAYRESTOWN & NEW FREEDOM ROAD	BHAVANI FARMS, INC. STOKELAN/FIELDSTONE	804	2.01	112.17
PF7	EAYRESTOWN & NEW FREEDOM ROAD	BHAVANI FARMS, INC. STOKELAN/FIELDSTONE	807	1.01	41.70
PF8	CHAIRVILLE ROAD	CONTE	808	7.01	20.42
PF9	CHAIRVILLE ROAD	CONTE	809	4	22.62
PF10	TUCKERTON ROAD	INDIAN ACRES TREE FARM, INC.	907.01	2, 4, 5, 8	103.93
PF11	BRANIN ROAD & CHAPEL AVE	ADAMS	4102	3.01	45.66
PF12	BRANIN ROAD	ENI 'BRANIN'	4106	9, 10	163.60
PF13	HAWKIN ROAD	GERBER	4601.01	20, 21, 22.02, 22.03, 28	495.69
PF14	HAWKIN ROAD	GERBER	4701	1	234.00
PR15	MEDFORD ROAD	MANSFIELD PROPERTIES, LLC	6605	1.01	100.37
PF16	MEDFORD ROAD	MANSFIELD PROPERTIES, LLC	6802	1, 9.01	567.00
					2249.78

<b>Map Key</b>	<b>Municipal Location per Tax Records</b>	<b>Company/Owner</b>	<b>Block No.</b>	<b>Lot No.</b>	<b>Total Lot Acres</b>
OS1	CHURCH & FOSTERTOWN	SKUBICK	302.00	39.03	20.60
OS2	EVESBORO MEDFORD ROAD	LAFFERTY FARM	401.00	10.01	49.70
OS3	HIMMELEIN ROAD	MEDFORD ASSOC	2701.01	6.02 & 7.01	160.00
OS4	STOKES ROAD	CROFT FARM	5102.01	3	44.45
OS5	GOTTLIEB FIELD ROAD	GOTTLIEB FIELD ROAD	5502	2.01 & 2.02	51.8
					326.55

Map Key	Municipal Location per Tax Records	Company/Owner	Block No.	Lot No.	Total Lot Acres	Entity
TF1	CHURCH ROAD	ROSELLI	202	7.01	7.4	MEDFORD
TF2	CHURCH ROAD	WEBSTER PROPERTY	202	11	16.20	MEDFORD
TF3	OLD RR ROW	S & P EUKSUZIAN	302	2.01	59.50	MEDFORD
TF4	MEDFORD MT HOLLY RD	GALLAGHER & VARELA	302	9	62.9	MT WOODED
TF5	EAYRESTOWN ROAD	MEDFORD NURSERY INC	305	4 & 5.01	226.71	MEDFORD
TF6	CHURCH ROAD	FAC	404	8.01	67.4	MEDFORD
TF7	EAYRESTOWN ROAD	BAKER	803	6.01	61.16	MEDFORD
TF8	CHURCH ROAD	COPE, ROBERT	804	1.01	47.70	BURL CO/MEDFORD
TF9	CHURCH ROAD	J & S GRANDE	804	1.02	7.56	MEDFORD
TF10	BRANCH & RANCOCAS CR	VILLAGE PROPERTIES, LLC	4102	4	27.70	MEDFORD
TF11	BRANIN ROAD	SANTORI, LISA	4106	12	77.40	BURL CO/MEDFORD
TF12	BRANIN ROAD	HERMAN FAMILY LTD. PARTNERSHIP	4106	11.01, 13.01, 14.02	94.15	BURL CO/MEDFORD
TF13	BRANIN ROAD	PINE EDGE ASSOCIATES	4106	11.02	19.10	MEDFORD
TF14	BRANIN / SKEET	ESTATE OF PEACOCK	4106	20	3.90	MEDFORD
TF15	BRANIN	J & G STAVROS	4106	17.01	61.40	MEDFORD
TF16	EAYRESTOWN ROAD	HERMAN FAMILY LTD. PARTNERSHIP	4106	13.01 & 14.02	41.35	MEDFORD
TF17	MAPLE STREET/ SKEET	J & D WOLOSZYN	4501	1	14.00	MEDFORD
					895.53	



<b>Total Land Area and Open Space by Ownership</b>	<b>Acres</b>	<b>Percent Land Area</b>
<b>Township of Medford Total Land Area</b>	<b>25,473.40</b>	
ROSI Fee Simple for Recreation	704.380	2.77%
ROSI Fee Simple for Conservation	773.190	3.04%
ROSI Conservation Restriction for Recreation and Conservation	1,002.358	3.93%
Other Township Owned Fee Simple	344.463	1.35%
Private Conservancy Lands	620.000	2.43%
State of New Jersey	3,446.328	13.53%
County, Regional, and Municipal School Districts	597.410	2.35%
Private Neighborhood/ Development/ Other Private Lands	1,503.750	5.90%
Medford & Burlington County Farmland Preservation	2,249.780	8.83%
<b>Open Space total</b>	<b>11,241.659</b>	<b>44.13%</b>
<b><i>Planned Open Space and Farmland Acquisition</i></b>		
<i>Medford Target for Open Space Acquisition</i>	326.550	1.28%
<i>Medford &amp; Burlington County Target for Farmland Preservation</i>	895.530	3.52%
<b><i>Planned Open Space and Farmland Acquisition Total</i></b>	<b>1,222.080</b>	<b>4.80%</b>
<i>Township Fee Simple and Conservation Easements</i>	2,824.391	11.09%
<i>Township Fee Simple Only</i>	1,822.033	7.15%
<i>ROSI Recreation Conservation and Restriction</i>	2,479.93	9.74%
<i>Conservation &amp; Conservation Restriction</i>	1,775.55	6.97%
<i>Private Conservancy &amp; State</i>	4,066.33	15.96%
<i>Private, School Districts, and Farmland Preservation</i>	4,350.94	17.08%

**Appendix B- Public Education Pamphlet**

*To Be Finalized and added upon adoption of the Element*

**DRAFT**

**PICTURE COLLAGE**

MEDFORD TOWNSHIP  
**OPEN SPACE & RECREATION PLAN**

**TOTAL ACREAGE?**

# MASTER PLAN GOALS



Enhance and protect the prevailing quality of life existing in Medford Township, including security, education, recreation, housing, and employment.



Protect environmentally sensitive lands as well as key natural resources, such as watersheds, forests, grasslands, and habitats; and open space and agricultural lands.



Provide adequate and appropriate community facilities and services in order to maintain the quality of life for existing and future Township residents.



Create a comprehensive, integrated, connected street and road network that accommodates travel by pedestrians, bicyclists, public transit, and motorized vehicles with passengers safely and efficiently, through the “Complete Streets” policy (Township of Medford Resolution 132-2012).

## **SUMMARY OF FINDINGS**

## **ACTION PLAN**

# OPEN SPACE MAP

## MAP -- DIAGRAMATIC

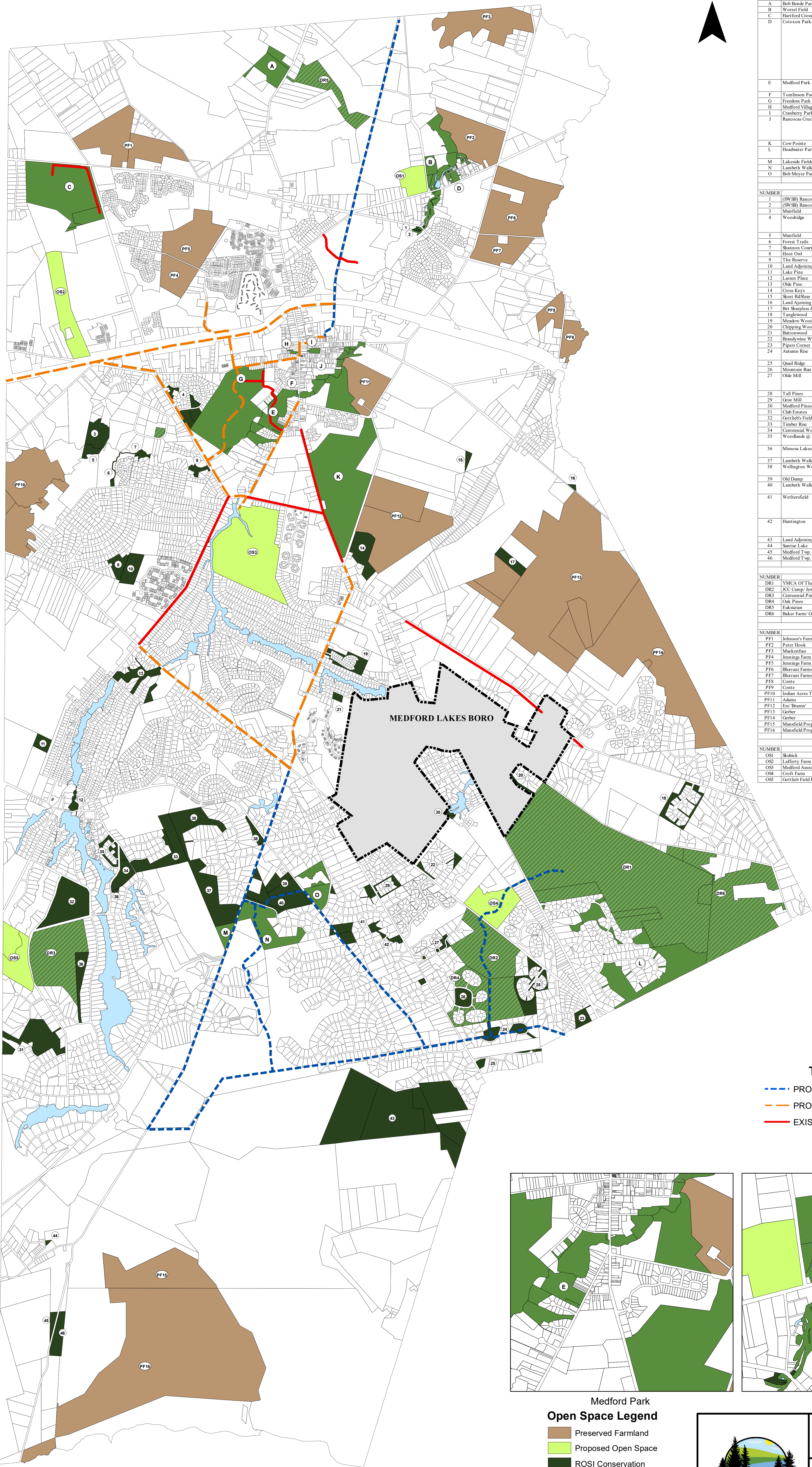
DISCLAIMER ABOUT FULL MAP AVAILABLE AT TOWNSHIP

## **Appendix C - Recreation and Open Space Inventory Map**

Developed, partially developed, and wholly undeveloped lands held for recreation and conservation purposes (1) described by block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Township of Medford and current tax map. The official map used for this ROSI is named Recreation & Open Space Inventory and is dated October 15, 2021.

See Tabloid version following; or if provided a Plan Pocket Inside Back Cover of Report.





ROSI Park & Recreation				
NUMBER	NAME	BLOCK	LOT(S)	ACRES
A	Bah Bende Park	203	7.03, 7.04	27.00
B	Warred Field	303	2.01, 2.02	24.03
C	Hartford Crossing	401	2, 4, 5	122.38
D	Cotoxon Park/ Kirby's Mill	701	4	22.50
		704	1, 3.01, 3.02, 3.03	
		705	1	
		706	1.03, 2-7	
		707	1, 7, 8, 11, 12, 14	
		709	1.01, 1.02, 2	
		710	1	
		712	1, 3, 7	
		714	1, 4	
		720	1-5, 8, 9, 11, 12	
E	Medford Park / Banning Field	906.01	14, 26	33.68
		908	18.01, 19.01, 20-21	
F	Tomlinson Park	906.01	17	0.13
G	Freedom Park	906.01	11.01	116.54
H	Medford Village Park	1602	14	0.80
I	Cranberry Park	1806	3	1.59
J	Ranocosa Creek Linear Park	1901	12, 13.01, 22, 28	44.10
		4002	5, 6, 9	
		4003	1, 2, 3.01	
		4102	2	
K	Cow Pointe	4101	1	158.43
L	Headwater Park	5105	1, 21, 31, 49, 59, 119	90.52
		5106	1, 19, 47	
M	Lakeside Fields	6401	2.01	8.50
N	Lambeth Walk Fields/Eton Park	6404.01	1	41.00
O	Bob Meyer Park	6405.01	18, P/O 13	13.10
			TOTAL	704.30

ROSI Conservation				
NUMBER	NAME	BLOCK	LOT(S)	ACRES
1	(SW)SI Ranocosa Creek "Blue Acres"	701	1	0.69
2	(SW)SI Ranocosa Creek "Blue Acres"	702	1	0.15
3	Muirfield	905	13.35	18.30
4	Woodridge	906.02	18	18.79
		906.03	1	
		906.05	4, 4.01	
5	Muirfield	907.01	12	5.00
6	Forest Trails	907.02	31, 32	2.04
7	Shannon Court	907.04	15, 26	2.39
8	Hoot Owl	2302	19	9.15
9	The Reserve	2502.02	18.14	4.04
10	Land Adjoining Tauton Forge School	2702.01	34.02	15.53
11	Lake Pine	3201	1	6.87
12	Larsen Place	3204	4.14	3.29
13	Olde Pine	3202.01	1.02, 1.48	18.22
14	Cross Keys	4106	8.03	23.19
15	Skeet Rd/Rear	4106	16	2.36
16	Land Adjoining Bear Swamp (NJ)	4301	10	1.24
17	Het Sharpless & Burl Clay	4601.01	22.04	10.06
18	Tanglewood	4702.02	29	12.50
19	Meadow Wood	4801.02	26	9.35
20	Chipping Woods	4803	16	2.36
21	Buttonwood	4804	1.02	2.20
22	Brandywine Woods	4806.02	1, 26	4.03
23	Pipers Corner	5301.01	22.01	7.82
24	Autumn Rise	5301.01	7.11, 27.18, 28.11	15.74
		5301.29	3	
25	Quail Ridge	5301.01	32.01, 32.02, 32.16	5.59
26	Mountain Run	5301.08	1	8.53
27	Olde Mill	5301.01	10.05, 24.12, 24.13	3.63
		5301.24	1	
		5301.25	1	
28	Tall Pines	5301.09	30, 31, 32	17.50
29	Great Mill	5301.23	3.01	3.92
30	Medford Pines	5005	11	1.00
31	Club Estates	5501.02	2.02, 6.04	39.71
32	Gottlieb's Field	5504	1	46.30
33	Timber Rise	5507.01	4.15, 4.16	29.34
34	Centennial Woods	5509	1, 2	13.80
35	Woodlands @ Tauton	6101.01	1.09	6.41
		6101.02	1.03	
36	Mimosa Lakes	6201	11	13.90
		6208	26.02	
37	Lambeth Walk	6401	2	38.29
38	Wellington Woods	6401	30	32.29
		6402	27	
39	Old Dump	6404	5.01, 6	16.88
40	Lambeth Walk East	6404	7.01, 7.02, 10	33.84
		6407	1.09	
41	Wethersfield	6406.02	20	17.00
		6408	13	
		6410	10	
		6411	7, 18	
42	Huntington	6410	13, 17	4.24
		6508	14	
		6509	7	
43	Land Adjoining Wharton Tract	6505	6, 8, 9, 13.01, 14, 15	229.60
44	Sunrise Lake	6602	7	0.47
45	Medford Twp.	6801	6	4.83
46	Medford Twp.	6802	7	10.57
			TOTAL	772.95

Development Restricted				
NUMBER	NAME	BLOCK	LOT(S)	ACRES
DR1	YMCA Of The Pines / YMCA Camp	5101.01	1, 2, 8, 11, 13	558.45
DR2	JCC Camp/ Jewish Community Properties	5301.01	12, 13	113.96
DR3	Centennial Pines	6208	26	102.55
DR4	Oak Pines	5301.07	38	24.50
DR5	Eukaszian	302	6.01	40.50
DR6	Baker Farm/ George Woolman	5101.01	3 & 7.01	162.40
			TOTAL	1002.36

Preserved Farmland				
NUMBER	NAME	BLOCK	LOT(S)	ACRES
PF1	Johnson's Farm	202	3.01, 7.02	99.73
PF2	Peter Hook	304	5.01	68.11
PF3	Musket-fuss	304.01	99	74.68
PF4	Jennings Farm	403	3	33.60
PF5	Jennings Farm	404	7	66.50
PF6	Bhavani Farms, Inc. Skoklan Fieldstone	804	2.01	112.17
PF7	Bhavani Farms, Inc. Skoklan Fieldstone	807	1.01	41.70
PF8	Conte	808	7.01	20.42
PF9	Conte	809	4	22.62
PF10	Indian Acres Tree Farm, Inc.	907.01	2, 4, 5, 8	103.93
PF11	Adams	4102	3.01	45.66
PF12	Eni "Bramin"	4106	9, 10	163.60
PF13	Gerber	4601.01	20, 21, 22.02, 22.03, 28	495.69
PF14	Gerber	4701	1	234.00
PF15	Mansfield Properties, LLC	6605	1.01	100.37
PF16	Mansfield Properties, LLC	6802	1, 9.01	567.00

Proposed Open Space				
NUMBER	NAME	BLOCK	LOT(S)	ACRES
OS1	Skubek	302.00	39.03	20.6
OS2	Lafferty Farm	401.00	10.01	49.7
OS3	Medford Assoc	2701.01	6.02 & 7.01	1.60
OS4	Croft Farm	5102.01	3	44.45
OS5	Gottlieb Field Road	5502.00	2.01 & 2.02	51.8

**Trail Legend**

- PROPOSED REGIONAL TRAIL
- PROPOSED BIKE PATHS/LANES
- EXISTING BIKE PATHS/LANES



Medford Park



Kirby's Mill

**Open Space Legend**

- Preserved Farmland
- Proposed Open Space
- ROSI Conservation
- ROSI Development Restriction
- ROSI Recreation
- Water

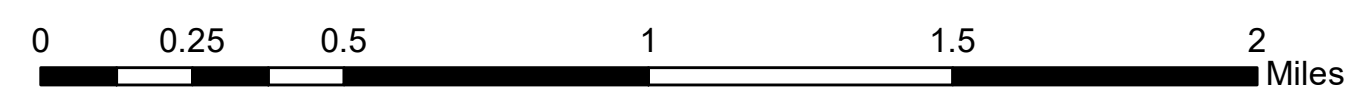


**RECREATION AND OPEN SPACE INVENTORY (ROSI) MAP**

MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NJ

ENVIRONMENTAL RESOLUTIONS, INC.  
815 EAST GATE DRIVE  
MOUNT LAUREL, NJ 08054

DATE:                      SCALE:                      JOB NUMBER: 25762 03

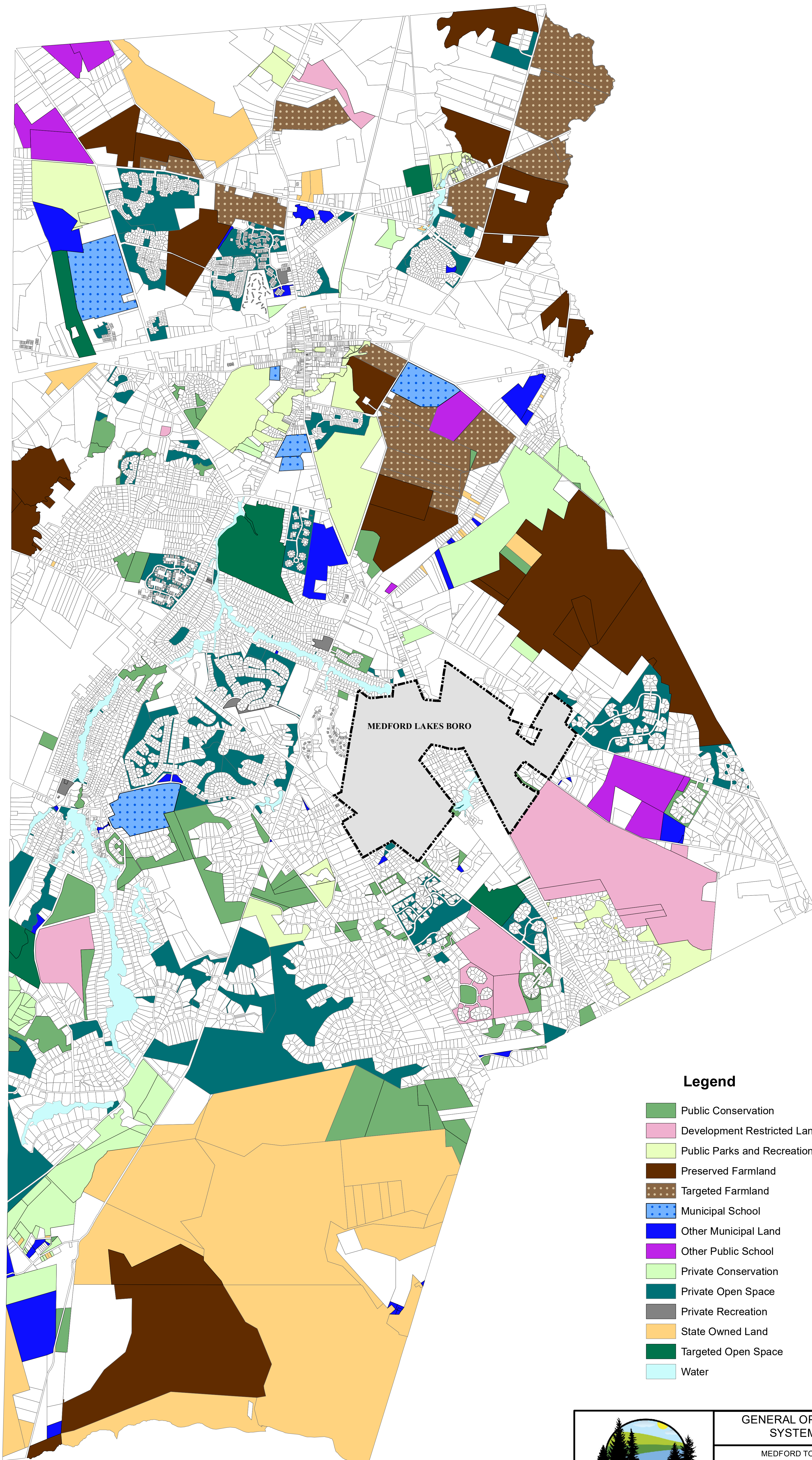




## Appendix D – General Open Space System Map

See Tabloid version following; or if provided a Plan Pocket Inside Back Cover of Report.

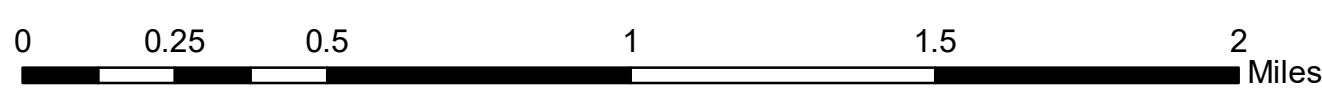




MEDFORD LAKES BORO

### Legend

-  Public Conservation
-  Development Restricted Land
-  Public Parks and Recreation
-  Preserved Farmland
-  Targeted Farmland
-  Municipal School
-  Other Municipal Land
-  Other Public School
-  Private Conservation
-  Private Open Space
-  Private Recreation
-  State Owned Land
-  Targeted Open Space
-  Water



### GENERAL OPEN SPACE SYSTEM MAP

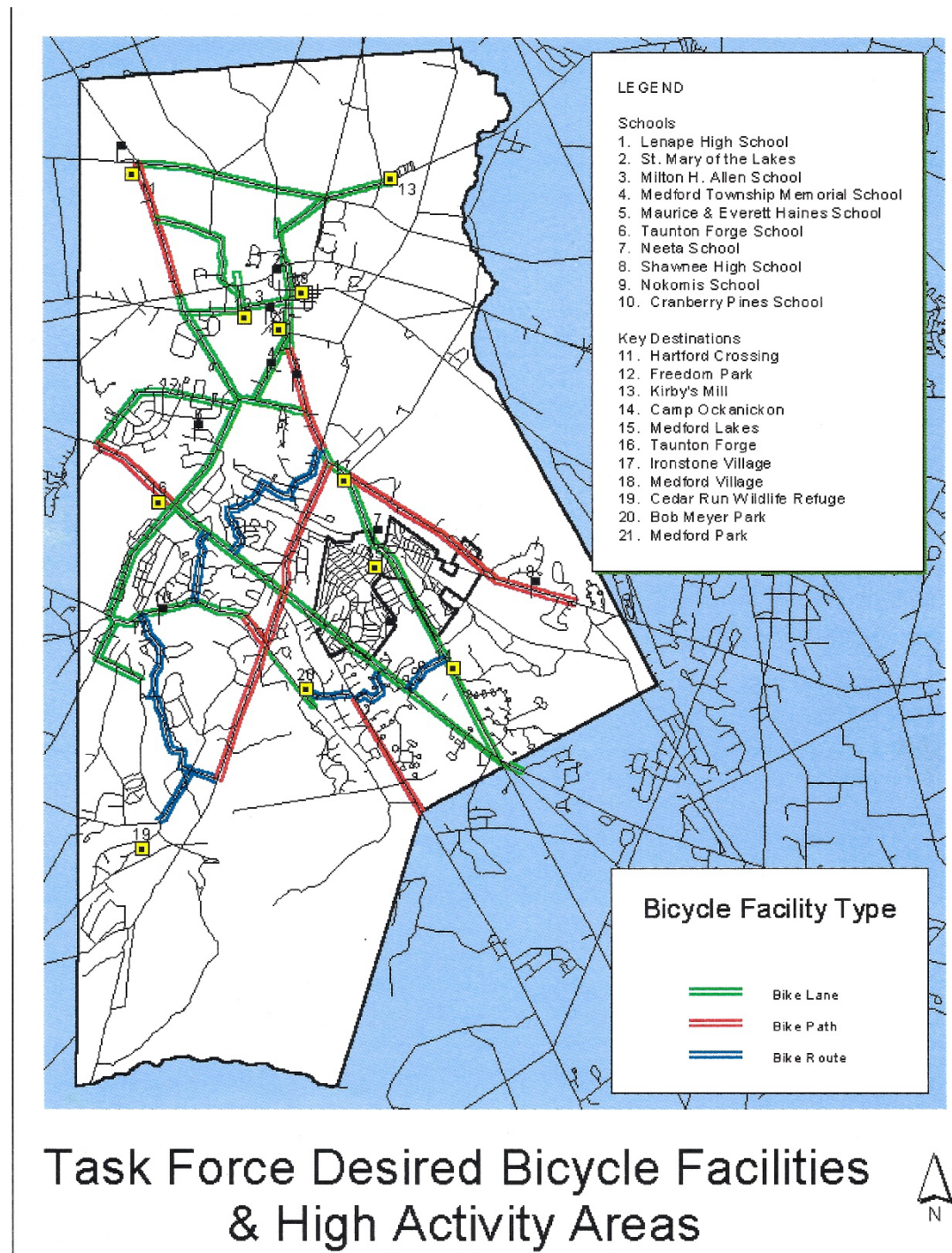
MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NJ  
ENVIRONMENTAL RESOLUTIONS, INC.  
815 EAST GATE DRIVE  
MOUNT LAUREL, NJ 08054

DATE: 3/12/21 JOB NUMBER: 25762.03



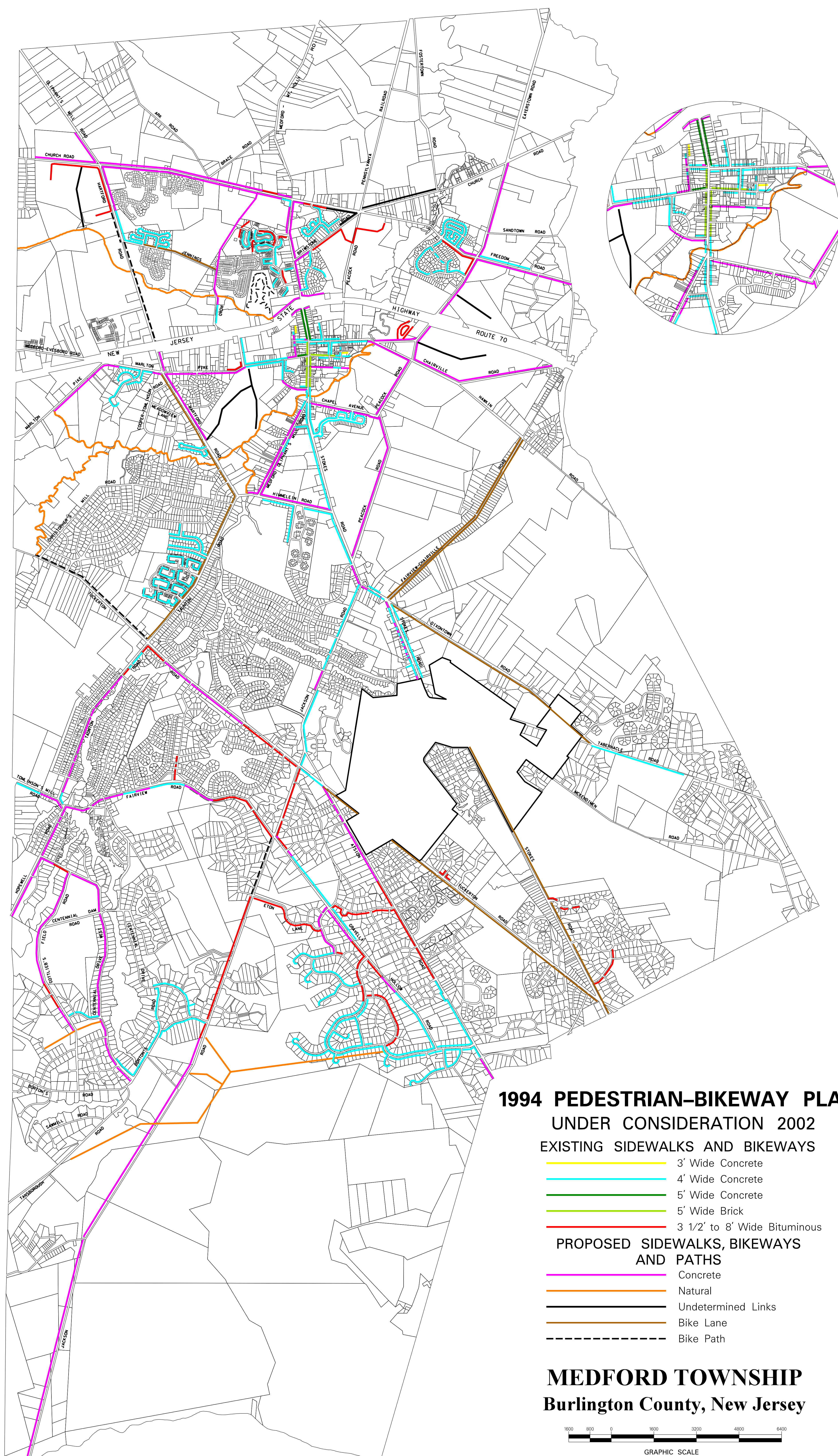
## Appendix E – Bicycle Facilities 2002

See below 2002 Bicycle Task Force Facility Map



See Tabloid version following; or if provided a Plan Pocket Inside Back Cover of Report for 1994 and 2002 Proposed Pedestrian-Bikeway Map, as originally created by Coppola and Coppola and reproduced by Environmental Resolutions, Inc.

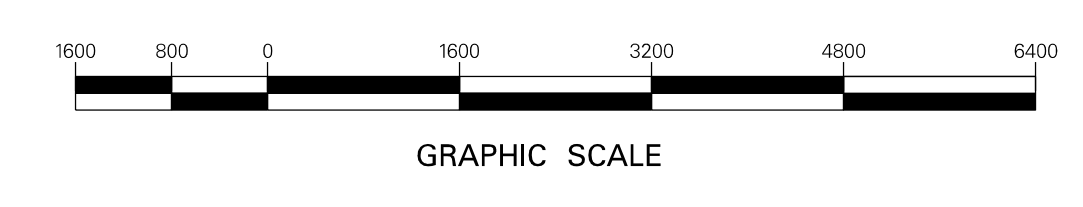




**1994 PEDESTRIAN-BIKEWAY PLAN  
UNDER CONSIDERATION 2002**

- EXISTING SIDEWALKS AND BIKEWAYS**
- 3' Wide Concrete
  - 4' Wide Concrete
  - 5' Wide Concrete
  - 5' Wide Brick
  - 3 1/2' to 8' Wide Bituminous
- PROPOSED SIDEWALKS, BIKEWAYS AND PATHS**
- Concrete
  - Natural
  - Undetermined Links
  - Bike Lane
  - - - Bike Path

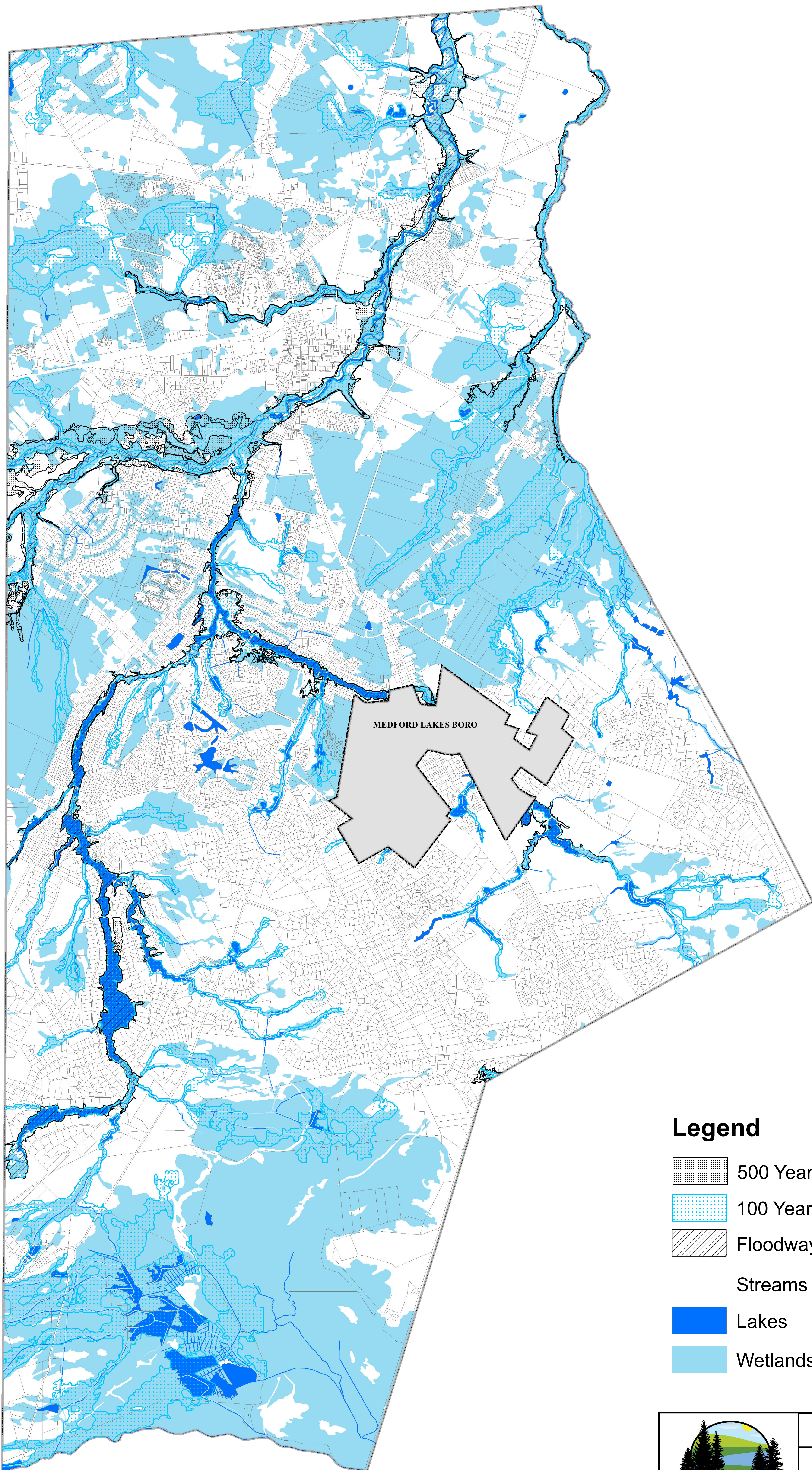
**MEDFORD TOWNSHIP  
Burlington County, New Jersey**



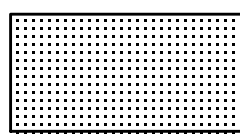
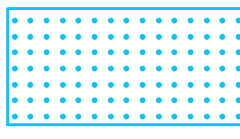
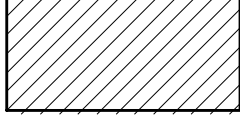





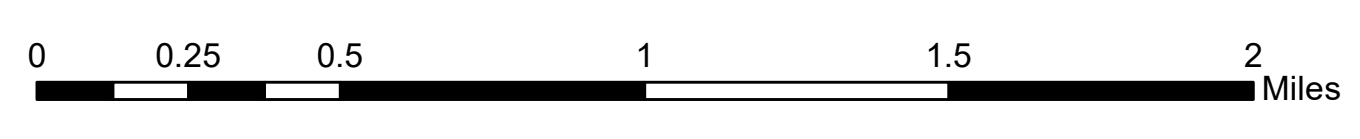
## Appendix F - Natural Resources Map





### Legend

-  500 Year Flood Plain
-  100 Year Flood Plain
-  Floodway
-  Streams
-  Lakes
-  Wetlands



NATURAL RESOURCE MAP

MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NJ

ENVIRONMENTAL RESOLUTIONS, INC.  
815 EAST GATE DRIVE  
MOUNT LAUREL, NJ 08054

DATE:      SCALE:      JOB NUMBER: 25762 03



## Appendix G – Public Meeting Minutes

### MEDFORD TOWNSHIP PLANNING BOARD MEETING

October 23, 2019,

7:00 p.m.

Public Safety Building

Chairman Hartwig called the Planning Board Meeting to order at 7:05 p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

Present: Bielec, Watson, Czekay, Herman, Ross, Kornick, Hartwig

Absent: Braatz, Juliano

Professional Staff: Attorney Anthony Drollas, Engineer Christopher Noll, Planner Michelle Taylor, Secretary Kimberly Gerber, Recording Secretary Beth Portocalis

---

#### MINUTES:

September 25, 2019, Regular Meeting Minutes – Mayor Watson made a motion to adopt the minutes. Ms. Herman seconded the motion. A voice vote of all Board members in favor of adoption was unanimous. (Mr. Ross abstained)

**CORRESPONDENCE:** None

**REPORTS:** Chairman Hartwig reported that insufficient escrow balances over 6 months will continue to be listed on the monthly agenda. He acknowledged that the remaining five escrow balances may never be collected, which is unfair to the professionals who are not compensated for services rendered but thanked Ms. Gerber for her continued efforts to collect the arrears.

#### MEMORIALIZATIONS:

Timber Ridge at Medford, 401/13.01 & 403/2 & 7, Route 70 W & Hartford Roads, PBC-1354PF . Preliminary approval for the entire project; and Final approval for the apartments,

single family phase (SF1) and townhouse phase (TH1). Property is a part of the Tofamo redevelopment area. Zone: HM

Ms. Herman made a motion to memorialize the Resolution, with comments received. (Mr. Drollas confirmed they do not change the substance of the Resolution) Deputy Mayor Czekay seconded the motion.

Recorded Vote:

Ayes: Watson, Czekay, Bielec, Herman, Kornick, Hartwig  
 Nays: None  
 Abstentions: Ross  
 Motion carried: 6 - 0 - 0

**PUBLIC MEETING – OPEN SPACE RECREATION PLAN/MASTER PLAN ELEMENT**

*(Meeting opened at 7:15 pm and concluded at 8:10 pm; after which the regular meeting continued)*

Mrs. Taylor and Ms. Portocalis, the Township’s Open Space Coordinator, conducted the meeting; and explained that Medford is required to submit an updated Open Space & Recreation Plan (OSRP) in order to participate in the State’s Green Acres Program. This Plan will also be a part of the Township’s Master Plan. The Green Acres Program makes grants and loans available to municipalities for the acquisition, development and preservation of open space and recreational areas. Cow Pointe was the Township’s most recent open space acquisition, and a recent Planning Board approved development will result in an additional 46 acres of open space being preserved across the street; creating a transitional “green” passive open space area between Main Street and the Stokes Road commercial corridor.

Medford is approved by the State in their Green Acres Planning Incentive Program, thus may acquire, preserve and/or develop any parcel on its targeted acquisition list. Over the past twenty years, Medford Township has preserved over 4,000 acres of open space and farmland. A map of preserved and targeted open space and farmland parcels was displayed and explained. As a part of this process in drafting an updated OSRP, parcels may be added or deleted from the current targeted acquisition list.

In response to audience questions, it was further explained by Mrs. Taylor and Ms. Portocalis that many parcels have not been targeted, as Pinelands Commission regulations, wetlands & wetlands



buffers, and Zoning District regulations already serve to restrict large scale residential and commercial development.

It was also explained that the OSRP will also include passive recreational opportunity enhancements, such as connecting existing bikeway, sidewalk/walkway, and paddling infrastructure.

The audience was asked if they had any specific requests, and it was noted suggestions were made for pickle ball courts, a fenced in dog run, bike connections, and non-vehicular access to existing parks to take advantage of existing walking & biking trails.

**EXECUTIVE SESSION:** An Executive Session was called for by Chairman Hartwig at 8:15 pm. Ms. Bielec made the motion; Mayor Watson seconded. A voice vote was unanimous. The meeting re-convened at 8:29 pm.

### **APPLICATIONS:**

#### **YMCA of the Pines (formerly Camp Ockanickon), 5101.01/1, 1303 Stokes Road, SPR-5743**

Applicant is seeking Preliminary & Final Major Site plan approval for multiple improvements made throughout the property, minor improvements proposed as well as a conditional use to allow a conference center on the property. Zone: PPE

*(Ms. Bielec recused herself as she was included in the 200' notification list)*

SWORN: Richard Hluchan, Esq., Hyland Levin Shapiro, LLP  
Jennie Huffmier, Engineer, BL Companies  
Michele Carlson, Engineer, BL Companies  
  
Mark Dibble, CEO, YMCA of the Pines  
Greg Keresztory, COO, YMCA of the Pines

Mr. Hluchan made a brief summation of the YMCA Camp's application, which has been continued since December of 2018 while awaiting Pinelands Commission approvals due to changes made to the Stockwell Day camp parking, as originally proposed but rebuffed by the Board. There are no new Submission Waivers requested in addition to those already granted at the first public hearing.

Joe Michiels, P.E. & Senior Project Manager for BL Engineering, a member of the YMCA Board, could not be present for tonight's meeting but did provide the Board members with an extensive letter dated October 10, 2019, addressing a number of questions and concerns by the Board professionals in their review letters as well as Board members from previous testimony.

Ms. Huffmier was the first to testify, displaying Exhibit A-18, the current plan for parking and stacking which has a capacity for 31 vehicles. During the summer operations at the Camp, it was determined that this was insufficient due the number of vehicles arriving and departing at basically the same time in the morning and afternoon peaks.

Ms. Huffmier then displayed Exhibit A-19, the newly proposed entrance plan for Stockwell via McKendimen Road. She explained the stacking and parking has been increased to 88 vehicles. A modified Traffic Report prepared by BL Engineering dated October 9, 2019, was submitted to the Board, which indicated the maximum number of parking spaces needed was 50; thus, this plan does include 38 more spaces than required. As future growth of the Stockwell Day Camp is limited due to the Dining Hall and septic system capabilities, this parking should meet any peak demand. The capacity is 550 campers, the peak this year was 486 registered campers.

She continued that stacking lanes have increased from four (4) to seven (7); and landscaping ties will be utilized to establish the lanes. The parking area is at least 150' off McKendiman Road. Five temporary spaces will be created near the exit for cars to park if they need to wait so as to not impede the flow of vehicles. A by-pass lane has been included for emergency vehicles and will be gated but not locked. Waiting campers will be protected from the stacking lanes by a split rail fence.

A 10' x 20' tent will be erected during the summer to protect the campers and staff from the elements. Board members asked if the tent could be a neutral color.

The monument sign on McKendiman Road will be illuminated by a downlit gooseneck lighting fixture.

Ms. Huffmier next displayed Exhibit A-20, which was a rendering of the proposed entrance with added landscaping, specifically Virginia pine trees that will be 8' in height when planted. The driveway will be gravel; it is currently sand and stone with an asphalt apron. Their application to the Pinelands Commission had to be revised for this new driveway entrance. The currently have an "Inconsistent" review letter; however, Mr. Noll expects the Commission to approve this proposed plan.

Ms. Herman asked if a bike rack could be added; and YMCA Camp officials said yes; located to be determined.

Mr. Keresztory was next to testify and explained the peak pick-up time is 4:00 – 4:45 pm. This plan will reduce the cue, and the Camp will have six to eight staffers in the area daily to facilitate drop-off and pick-up as quickly as possible.

**PUBLIC:**

Patricia Begley – 1 Woodsfield Court - Ms. Begley lives directly across McKendiman Road from this proposed entrance. This past year she did not experience any traffic issues and observed a drastic improvement this past summer compared to two summers ago.

Mayor Watson made a motion to close the public portion. Ms. Herman seconded. The voice vote was unanimous.

Mr. Noll referred to his October 18, 2019, letter. The stormwater management plan complies with the Township Ordinances and should also meet the Pinelands Commission requirements. He reviewed the revised Traffic Report and the testimony offered does conclude that the proposed plan is sufficient to accommodate the Camp traffic and eliminate stacking on McKendiman Road.

Mrs. Taylor stated that she did not prepare an updated review letter but mentioned the buffers will be monitored and checked next year.

Mr. Drollas had no comments.

Chairman Hartwig concluded that he would recommend the following conditions:

- 1) meet on-site with the Board Planner to approve the landscaping buffers; and if agreement cannot be reached the YMCA Camp will have to return to the Board;
- 2) the Board Engineer and Planner inspect the operations of the Camp next summer to prior to the issuance of final Certificates of Occupancy for the proposed buildings;
- 3) the Board Engineer and Planner inspect the traffic patterns on McKendiman Road to insure

there are no traffic stacking issues. If this plan is not effective the YMCA Camp will have to return to the Board and in the interim all traffic must be re-routed to use the Stokes Road entrance until a remedial plan is approved by the Board;

- 4) No parking will be permitted on McKendiman Road by Camp staff or other visitors;
- 5) the monument sign light will not be illuminated between the hours of 10:00 pm to 6:00 am.
- 6) the proposed tent will be a neutral color; not white.
- 7) a bike rack will be near the parking area; location determined in the field by the Board Engineer

Ms. Herman had several suggestions; being that persons who rent the conference center be reminded of the Township’s noise ordinances; that smoking by staff is not permitted along McKendiman Road (Mr. Dibble said this is Camp policy and he will enforce); and that the posts from the removed Matollionequay monument sign also be removed. (Mr. Dibble agreed to have them removed)

Mayor Watson made a motion to approve the application inclusive of the newly revised parking plan for the Stockwell Day Camp, with the conditions as proposed by Chairman Hartwig. Ms. Herman seconded the motion.

Recorded Vote:

Ayes: Watson, Czekay, Herman, Ross, Kornick, Hartwig

Nays: None

Abstentions: None

Motion carried: 6 - 0 – 0

**GENERAL PUBLIC:** None

Mayor Watson made a motion to close the Public Portion. Ms. Herman seconded. The voice vote was unanimous.

**ADJOURNMENT:**

Deputy Mayor Czekay made a motion to adjourn the October 23, 2019, Planning Board Meeting at 9:21 pm. Ms. Herman seconded. A voice vote carried the motion.

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Beth Portocalis, Recording Secretary

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Kimberly Gerber, Planning Board Secretary

## Open Space and Recreation Plan Agenda

Medford, NJ      October 2, 2019

1. Introduction Michelle Taylor, Township/Board Planner
2. Process & Schedule
  - a. Subcommittee of the Planning Board
  - b. Public Hearing # 1 Neighborhood Services Advisory Committee
  - c. Public Hearing #2 Planning Board
  - d. Subcommittee Meeting
    - i. Review/Synthesize Public Input
    - ii. Refine Goals, Objectives and Recommendations accordingly.
  - e. Planning Board Hearing to adopt OSRP

### 3. Goals and Policies

The Master Plan Goals applicable to the OSRP have consistently cited Medford's natural features as an enhancement to quality of life for residents and visitors. The goals have sought the following:

- Preserve scenic vistas and wildlife habitat;
- Protect developed property from the hazards of flooding and fire;
- Promote agricultural sustainability and opportunity; and
- Provide outdoor recreation and enjoyment of the natural environment.

#### Goals

- *Goal #1 Enhance and protect the prevailing quality of life existing in Medford Township, including security, education, recreation, housing, and employment.*
- *Goal #4 Protect environmentally sensitive lands as well as key natural resources, such as watersheds, forests, grasslands, and habitats; and open space and agricultural lands.*
- *Goal #7 Provide adequate and appropriate community facilities and services in order to maintain the quality of life for existing and future Township residents.*
- *Goal #9 Create a comprehensive, integrated, connected street and road network that accommodates travel by pedestrians, bicyclists, public transit, and motorized vehicles with passengers safely and efficiently, through the "Complete Streets" policy (Township of Medford Resolution 132-2012).*

#### Objectives and Policies

The 1994 Combined Recreation and Conservation Plan Element cited specific recreation, conservation, and farmland preservation objectives and policies. The following objectives are quoted from the prior plan.

**Recreation Objectives**

- “1. Provide recreational facilities development in Medford Township, to the extent practicable, in accordance with the recommendations of the Recreation Plan Element.*
- “2. Create neighborhood and community level parks for each planning district within Medford Township where none exist and consider the development of at least one (1) Township-wide multi-use park in the northern, and/or central portion(s) of the Township in order to augment the existing recreation 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 the on-site development of recreational facilities within major residential development project in Medford Township; and*
- “5. Encourage the sharing of municipal and school 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.*

**Conservation Objectives**

- “1. 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;*
- “2. 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;*
- “3. Provide a source of passive recreational opportunities for the enjoyment of present and future Medford Township residents;*
- “4. Provide a pedestrian and bikeway circulation system within Medford Township which will encourage its utilization as an alternate to automobile vehicular movement;*
- “5. 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;*
- “6. Provide for public and semi-public lands in Medford Township through municipal acquisition, private donations, deed restriction, easements and common open space (through clustering); and*
- “7. 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 and consider and encourage innovative development design which provides for greater common open space.*

**Farmland Preservation Objectives**

- “1. Support existing farming and woodland management activities and protect prime agricultural lands within Medford Township; and*
- “2. Encourage private and public support and participation in the New Jersey State Farmland Preservation Program.*