

# Redevelopment Plan

## Taunton & Tuckerton Rehabilitation Area

Block 3201	Lots 26, 27, 28, 29, 30, 31, 32.03, and 39
Block 3307.02	Lots 9, 10, and 11
Block 3202.01	Lots 1.01, and 1.06
Block 2907	Lots 1, 25.01, 26, 25.02, 12.01, 12.02, 13.01, and 13.02
Block 2702.01	Lots 12.03, 12.01, 12.02, 12.04, 8, 7, 6, 5, and 11

**Medford Township, New Jersey**

Township of Medford  
Burlington County, New Jersey  
Report Date: September 11, 2020

**Introduced: September 15, 2020**

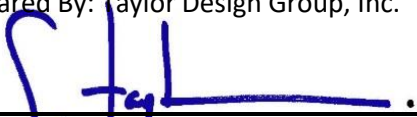
**Adopted: October 6, 2020**

**Revised: November 23, 2020**  
(Per Pinelands Commission)

Pinelands Amendments Introduced December 1,  
2020; Adopted December 15, 2020



Prepared By: Taylor Design Group, Inc.

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

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## **I. Introduction**

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

The Township of Medford has determined to that the redevelopment process in accordance with the ***NJ Local Redevelopment and Housing Law*** (LRHL), N.J.S.A. 40A:12A et seq. may be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the vicinity of the Taunton Boulevard and Tuckerton Road intersection.

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

### **Redevelopment Plan Preparation Process**

On November 19, 2019, February 18, 2020 and March 17, 2020 the Medford Township Council passed Resolutions 234-2019, 56-2020, and 73-2020, respectively, authorizing the Planning Board to undertake an investigation to determine whether the referenced area meets the statutory criteria to be considered an ***Area in Need of Rehabilitation, Without Condemnation***, or alternatively, a ***Rehabilitation Area***, pursuant to the Local Redevelopment and Housing Law (LRHL).( N.J.S.A. 40A:12A et seq.)

The Determination of Need/Preliminary Investigation Report dated July 10, 2020 prepared by Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner, was reviewed by the Planning Board at a public hearing held on July 22, 2020. The Report found, and the Board affirmed, that that the Study Area qualifies to be considered “***Area in Need of Rehabilitation***” pursuant to meeting the following criteria of NJSA 40A:12A-14a, where:

- (2) more than half of the housing stock in the delineated area is at least 50 years old;*
- (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;*
- (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.*

Further, it was believed that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community.

The Planning Board recommended that all of the identified parcels within the Study Area be designated as an ***Area in Need of Rehabilitation***, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., to prevent further deterioration and to promote the overall development of the community. The Board memorialized its findings through the adoption of Planning Board Resolution 11-2020, dated July 22, 2020.

On August 18, 2020, by Resolution 124-2020, the Township Council designated the following parcels as an *Area in Need of Rehabilitation*.

- Block 3201,               Lots 26, 27, 28, 29, 30, 31, 32.03, and 39
- Block 3307.02,       Lots 9, 10, and 11
- Block 3202.01       Lots 1.01, and 1.06
- Block 2907             Lots 1, 25.01, 26, 25.02, 12.01, 12.02, 13.01, and 13.02
- Block 2702.01       Lots 12.03, 12.01, 12.02, 12.04, 8, 7, 6, 5, and 11

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

## **II. Statutory Requirements**

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

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

### **III. Description of the Taunton & Tuckerton Rehabilitation Area**

#### **General Description**

The **Taunton & Tuckerton Rehabilitation Area** is comprised of 28 lots totaling approximately 123 acres located generally at the intersection of Taunton Boulevard and Tuckerton Road in the southern portion of the Township, as shown on the Aerial Image Location Map, and Tax Map figures below.

The Rehabilitation Area encompasses portions of two different zoning districts, the CC Community Commercial and GD Growth Districts.

#### **Surrounding Area**

The area surrounding the Rehabilitation Area from the Northwest to Southeast is comprised primarily of established residential neighborhoods, all located in the GD- Growth District Zone, as follows:

Hoot Owl is located to the Northwest, Taunton Trace is located to the North, Oakwood Lakes is located to the East, Ashley Court and Victoria Court to the Southeast, and Lake Pine is located to the South.

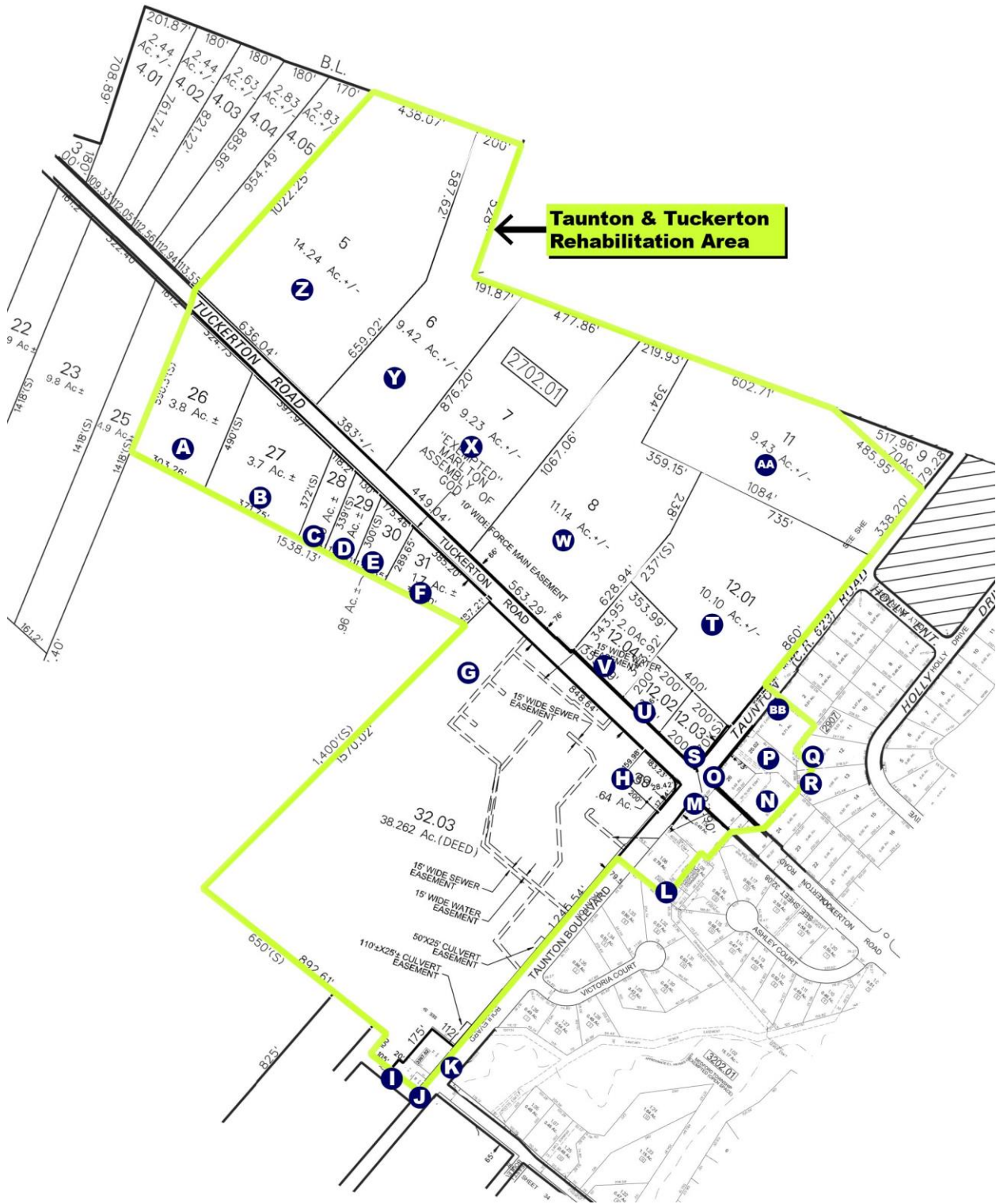
Southwest of the study area is a large, vacant, wooded parcel Located in the RS-2- Rural Suburban 2 Zoning District, and to the West along Tuckerton Road there are several single family residential uses as well as vacant parcels, also in the RS-2- Rural Suburban 2 Zoning District.

All of the surrounding areas both developed and vacant predominantly wooded, as seen in the Aerial Image Location Map below.

Aerial Image Location Map



Tax Map

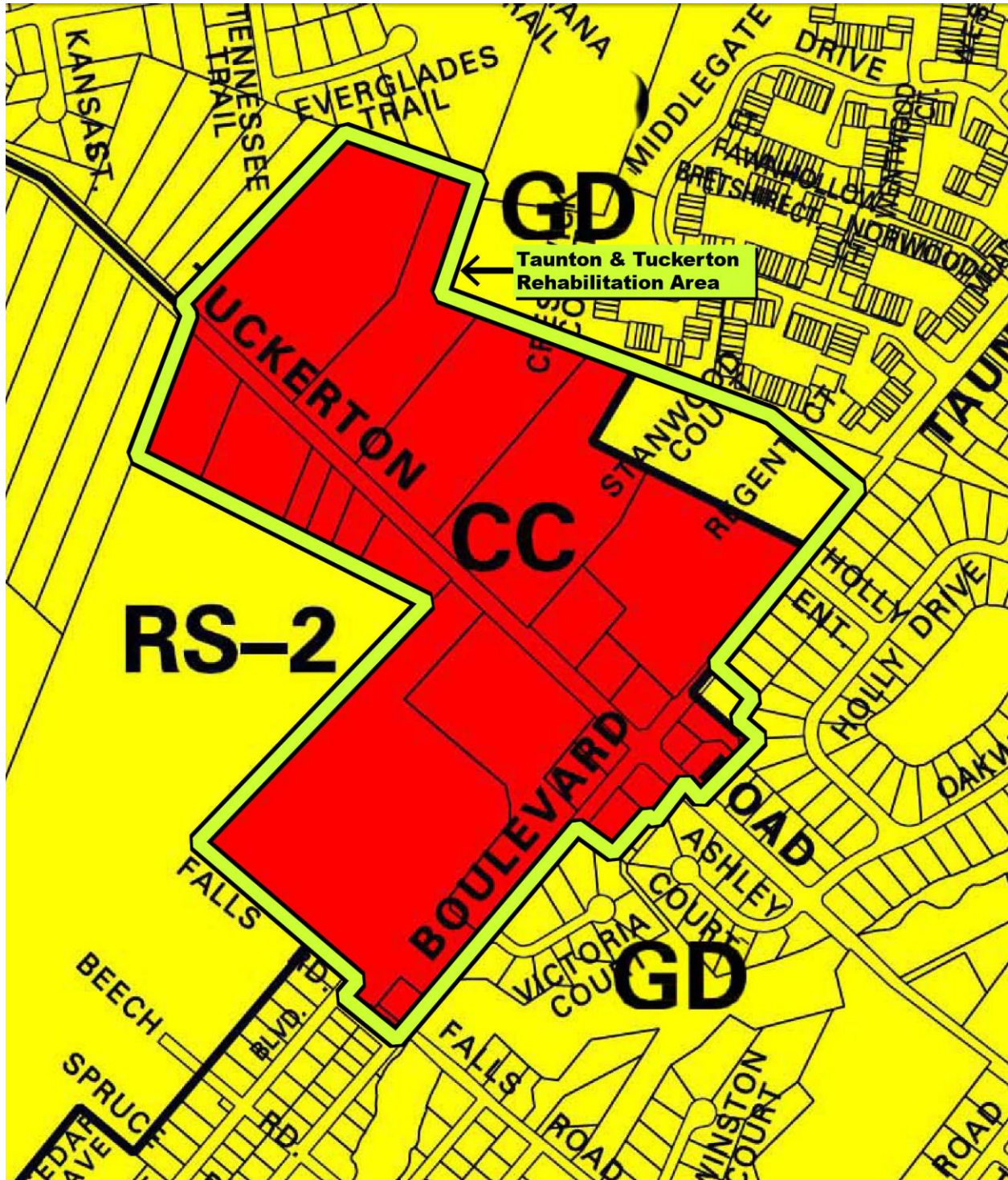




**Parcel Data**

<b>Parcel Information</b>								
MOD IV Data Source; Division of Taxation, Burlington County. Obtained 11/25/19 NJGIN Open Data Portal								
Map ID	Block	Lot(s)	Owner	Property Address	Approx Acres	Property Class	Zone	Use/Description
A	3201	26	J.A FLEURIDAS INC	162 TUCKERTON ROAD	3.80	2	CC	Residential; Single Family Home
B	3201	27	DEVENEY, GEORGE & FRANCES WANG	170 TUCKERTON ROAD	3.70	2	CC	Residential; Single Family Home
C	3201	28	FORGASH, LILLIAN B	172 TUCKERTON ROAD	1.80	4A	CC	Vacant; Woodland
D	3201	29	FORGASH, LILLIAN B				CC	Office Building; Travel Agency
E	3201	30	DEMATO INVESTMENTS LLC	176 TUCKERTON ROAD	0.94	1	CC	Vacant Land
F	3201	31	LEXINGTON PROPERTY MANAGEMENT LLC	180 TUCKERTON ROAD	1.70	4A	CC	Office/Retail Center
G	3201	32.03	VILLAGE OF TAUNTON FORGE CONDO	200 TUCKERTON ROAD	38.26	15F	CC	Village of Taunton Forge
H	3201	39	210 TUCKERTON ROAD MEDFORD LLC	210 TUCKERTON ROAD	0.69	4A	CC	Gas Station- Exxon
I	3307.02	9	TOWNSHIP OF MEDFORD	132 TAUNTON BLVD	0.17	15C	CC	Beau Rivage Parking Area
J	3307.02	10	MCCORRY, WILLIAM & KELSEY	134 TAUNTON BLVD	0.07	2	CC	Residential; Single Family Home
K	3307.02	11	GELMAN, MARC	128 TAUNTON BLVD	0.43	4A	CC	Vacant Restaurant- Beau Rivage
L	3202.01	1.06	75 GRAND ST 3B LLC	107 TAUNTON BLVD	0.78	4A	CC	Weichert Realty Office
M	3202.01	1.01	STOKES RD PROPERTIES, LLC	212-220 TUCKERTON ROAD	0.52	4A	CC	Riviera, Nail Salon, & Vacant Retail
N	2907	25.01	NLJ HOLDING COMPANY LLC % N JOFFE	211 TUCKERTON ROAD	0.73	4A	CC	Wawa & Dry Cleaners
O	2907	26	TEXARCADIA LLC	103 TAUNTON ROAD	0.45	4A	CC	Gas Station- Shell
P	2907	25.02	DEPETRIS FAMILY 3 ASSOCIATES LLC	101 TAUNTON ROAD	0.66	4A	CC	Vacant; Hardware Store
Q	2907	12.01	BUDDE, ALAN W	38 HOLLY DRIVE	0.68	2	GD	Residential-Single Family Home
	2907	12.02					CC	
R	2907	13.01	LIEDTKA, MARILOU P	40 HOLLY DRIVE	0.68	2	GD	Residential-Single Family Home
	2907	13.02					CC	
S	2702.01	12.03	DEPETRIS FAMILY ASSOCIATES 2, LLC	207 TUCKERTON ROAD	0.92	4A	CC	Vacant Bank- Former PNC
T	2702.01	12.01	BASEMAN, HARRY R & SIMON	130 TAUNTON ROAD	10.10	1	CC	Vacant Land
U	2702.01	12.02	S & P REAL ESTATE COMPANY LLC	205 TUCKERTON ROAD	0.92	4A	CC	Office Building; Braddock Building
V	2702.01	12.04	COMMERCE BANK % TD BANK	195 TUCKERTON ROAD	2.00	4A	CC	TD Bank
W	2702.01	8.00	MEDFORD CONVALESCENT & NURSING CNTR	185 TUCKERTON ROAD	11.14	4A	CC	Office Building; Medical
X	2702.01	7.00	FRIENDS OF CYRUS PARTNERS LLC	175 TUCKERTON ROAD	9.23	4A	CC	Marlton Christian Academy
Y	2702.01	6.00	PIECH, GEORGE J JR & GRAS, KATHRYN	165 TUCKERTON ROAD	9.32	1	CC	First Class Tree Service
Z	2702.01	5.00	MEDFORD PINES DEVELOPMENT	155 TUCKERTON ROAD	14.24	3B	CC	Vacant; Woodland
AA	2702.01	11.00	MEDFORD CONVALESCENT & NURSING CNTR	124 TAUNTON ROAD	9.38	3A	GD	Vacant; Woodland
BB	2907	1	LAUTH, WILLIAM C & ANNA	99 TAUNTON ROAD	0.74	4A	GD	Commercial/Office- Accutrition Nutritional Consultants

Zoning Map



## **Township Context**

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

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

The southern portion of the Township is located within the jurisdiction of the Pinelands, with Route 70 being the northern boundary.

## **IV. Redevelopment Plan Vision, Goals & Objectives**

### **Redevelopment Area Vision**

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

Specific goals include:

- Strengthening the economic vitality of the commercial district to better serve the community.
- Creating a visually cohesive built environment that embraces the more rural character of the southern portion of the Township.
- Fostering investment through potential tax abatement pursuant to the New Jersey Five-Year Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq.
- Advancing the creation of a comprehensive, integrated, street and road network that accommodates travel by pedestrians, bicyclists, public transit, and motorized vehicles consistent with the Township's "Complete Streets" policy.
- Promoting development that recognizes, and minimizes impacts to the surrounding residential communities.

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

## **Master Plan Goals & Objectives**

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

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

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

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

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

Goal #9 of the 2017 Plan is to: **"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)."**

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

## **V. Land Use Plan**

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

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

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

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

All development in the Taunton & Tuckerton Rehabilitation Area Zoning District shall comply with the minimum environmental standards of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50).

### **Exceptions from Standards**

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

Any deviation from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (10 feet or 10% of the maximum height), of the Redevelopment Area shall be permitted only by means of an amendment to the Redevelopment Plan, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

### **Provisions Related to Off-Site Improvements**

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

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

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

## **VI. Proposed Zoning**

### **Individual Parcel Rezoning**

#### **Parcel A**

##### **Block 3201; Lot 26**

This 3.8-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road in the western portion of the Study Area.

The lot contains a single family residential use, with a large setback from Tuckerton Road and no sidewalks. The front yard is predominately wooded. The lot contains a pool, an accessory structure that appears to be a barn, and a driveway. This parcel and the structures thereon appear generally well maintained. There are wetlands located on the front portion of the lot.



Residential uses are not a permitted use in the zone, making this an existing non-conforming use.

**Block 3201; Lot 26** is hereby rezoned to the RS-2 Rural Suburban 2 Zoning District, to be consistent with the zoning of the adjacent parcels to the west and south, and to make this a conforming use on the lot.

#### **Parcel B**

##### **Block 3201; Lot 27**

This 3.7-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road, in the western portion of the Study Area.

The lot contains a single family residential use, with a large setback from Tuckerton Road and no sidewalks. The front yard is predominately wooded. The single-family home was

constructed in 2007 according to the tax records, and the lot contains a basketball court and driveway. This parcel and the structures thereon appear generally well maintained.



Residential uses are not a permitted use in the zone, making this an existing non-conforming use.

**Block 3201; Lot 27** is hereby rezoned to the RS-2 Rural Suburban 2 Zoning District, to be consistent with the zoning of the adjacent parcels to the west and south, and to make this a conforming use on the lot.

### **Parcel J**

#### **Block 3307.02; Lot 10**

This 0.07-acre lot is located in the CC Community Commercial District, with frontage on Taunton Boulevard, in the southern portion of the Study Area.

The lot is residential, with a single-family log cabin home constructed in 1940, with significant landscape screening from Taunton Boulevard. This parcel and the structures thereon appear generally well maintained.

Residential uses are not a permitted use in the zone, making this an existing non-conforming use. This is also an undersized lot in the CC Zone, where 1 acre lots are required.



**Block 3307.02; Lot 10** is hereby rezoned to the GD Growth District, to be consistent with the zoning of the surrounding residential parcels in Lake Pine, and to make this a conforming use on the lot.

### **Parcels Q & R**

**Block 2907; Lots 12.01 & 12.02 (Parcel Q)**

**Block 2907; Lots 13.01 & 13.02 (Parcel R)**

Parcel Q is comprised of two tax lots.

- Lot 12.01 is approximately 0.6-acres, located in the GD Growth District, with frontage on Holly Drive, which contains a single family home constructed in 1956.
- Lot 12.02 is a .08-acre lot, is located in the CC Community Commercial Zoning District, and has no street frontage.

Parcel R is comprised of two tax lots.

- Lot 13.01 is approximately 0.6-acres, located in the GD Growth District, with frontage on Holly Drive, which contains a single family home constructed in 1959.
- Lot 13.02 is .08-acres, is located in the CC Community Commercial Zoning District, and has no street frontage.

These parcels are unique in that they are well maintained, established, single-family residential lots located in the Oakwood Lakes community. However, each of these parcels has a small, separate tax lot located to the rear of their property that is actually located within the CC-Community Commercial Zone.



Tax Map Sheet 29 dated March 20, 1990 shows the separate rear lots of these residential parcels. They are omitted from the current digital Tax Maps, but remain as separate tax lots under the assessor's data. See yellow highlighted area on the image below.



Because each of these rear lots is an undersized lot in common ownership with the front Oakwood Residential lot, they are considered merged or combined from a land use standpoint. To avoid a split lot zoning condition, which can raise zoning non-conformity issues, the Subcommittee desired to include those lots in this Study Area so that a potential future Redevelopment Plan could potentially rezone the rear wedges out of the CC-Community Commercial Zone, and into the GD Growth District Zone to match the zoning of the Holly Drive residential lots.

**Block 2907; Lots 12.02 and 13.02** are hereby rezoned to the GD Growth District, to be consistent with the zoning of their front Oakwood Residential lot, and with the surrounding residential parcels in Oakwood Lakes.

**Creation of the Taunton & Tuckerton Rehabilitation Area Zoning District**

This Redevelopment Plan hereby creates and establishes the **Taunton & Tuckerton Rehabilitation Area (TTRA) Zoning District** which is applicable to and shall govern the development of all property within said District. The TTRA Zoning District includes the following properties that currently located within the CC Community Commercial Zoning District, as shown on the Proposed Zoning image below, which are hereby rezoned to the Taunton & Tuckerton Rehabilitation Area (TTRA) Zoning District.

- Block 3201            Lots 28, 29, 30, 31, 32.03, and 39
- Block 3307.02        Lots 9 and 11
- Block 3202.01        Lots 1.01, and 1.06
- Block 2907            Lots 25.01, 26, and 25.02
- Block 2702.01        Lots 12.03, 12.01, 12.02, 12.04, 8, 7, 6, and 5

**Parcel BB**

**Block 2907; Lot 1**

This .74-acre lot is located in the GD Growth District Zone, with frontage on Taunton Boulevard, in the eastern portion of the Study Area.

The commercial lot, known as the Cedarbrook Building, contains a mixture of medical and general offices. This parcel and the structures thereon appear generally well maintained, however, as they are located in the GD Zone, where offices are not permitted, the office building is considered an existing, non-conforming use. This is also an undersized lot in the CC Zone, where 1 acre lots are required.

**Block 2907; Lot 1** is hereby rezoned to the new **Taunton & Tuckerton Rehabilitation Area (TTRA) Zoning District**, to be consistent with the zoning of the adjacent non-residential lots, and to make this a conforming use on the lot.

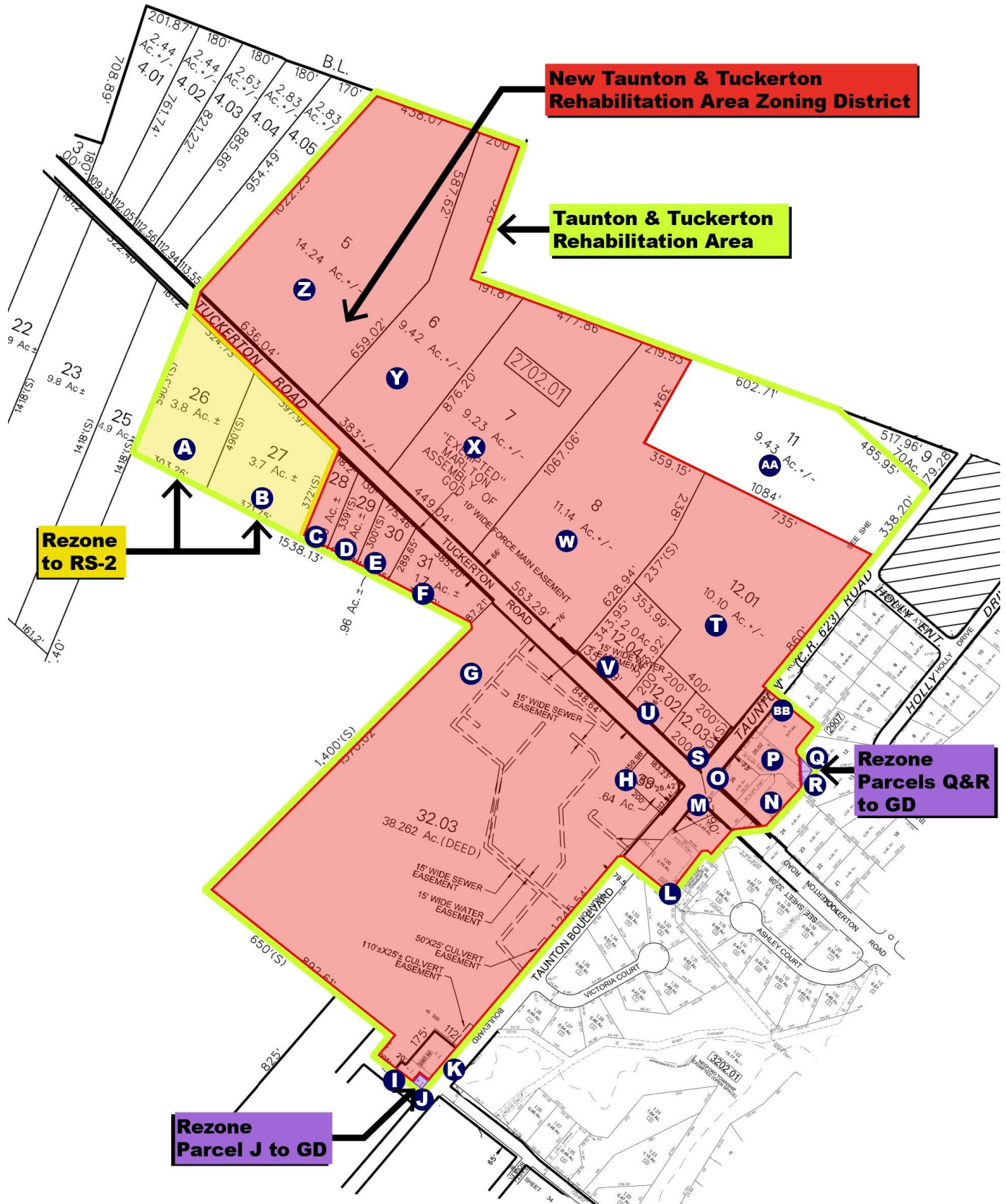


**Parcel AA**

**Block 2702.01; Lot 11**

This parcel is also located within the Rehabilitation Area, but will not be rezoned at this time, and will remain in the GD Growth District.

Proposed Zoning



## **VII. District Standards – Taunton & Tuckerton Rehabilitation Area Zoning District**

All development within the Taunton & Tuckerton Rehabilitation Area Zoning District shall comply with the standards set forth below. Site Plan Drawings and Architectural Elevations shall be consistent with the provisions of this Plan, and shall be submitted to the Redevelopment Entity/Township Council for review and approval prior to any submission to the Planning Board, unless waived by the Redevelopment Entity/Township Council.

### **A. Permitted Principal Uses**

1. Clubs or Lodges organized for Fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business.
2. Convalescent, Nursing, Rehabilitation and long term care facilities and medical centers.
3. General Offices and Office Buildings.
4. Funeral homes.
5. Medical and professional offices.
6. Child Care Centers and Early Childhood Education Centers, e.g. Nursery or preschools.
7. Adult Day Care/Habilitation Centers.
8. Public Utilities as Conditional Uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
9. Philanthropic or Eleemosynary Uses operated by members of the owner organization solely for local charitable, educational, cultural, or similar purposes, and not for rent or lease, as Conditional Uses under N.J.S.A. 40A:55D-67 (see § 602 for standards).
10. Quasi-Public and Recreational Buildings as Conditional Uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
11. Private educational service centers including dietary, personal finance, music training, tutoring, college preparation and similar services.
12. Places of Worship as Conditional Uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
13. Shops and Stores for the Retail Sales in the of antiques, books, beverages, confections, computers, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household articles and appliances, jewelry, notions, periodicals, stationery, telephones (including cellular and digital phones), tobacco, paint, wearing apparel and other similar goods.
14. Banks, including drive-in facilities.
15. Personal Service Shops dealing directly with customers, including beauty shops, barbershops, clothes cleaning or pressing (not to include cleaning and dyeing plant), shoe repair, dressmaking, millinery, self-service laundry, and other similar uses.
16. General Services or Repair Shops for watches, clocks, jewelry, radio, computer, telephone (including cellular and digital), television, home appliances and other similar services and repair shops.
17. Garden marts, Hardware Services, or Paint and Wall Hanging Services.

18. Indoor active recreational uses within areas of 6,000 square feet or less, including martial arts, dance, educational play, aerobics, exercise rooms, weight and power lifting, and sports rooms, including indoor batting cages, pitching areas, basketball courts, wrestling rooms and similar sports training facilities.
19. Combination Office Service and/or Retail Sales in the CC District only, in compliance with § 203 "Definitions."
20. Full Service Restaurants- where patrons primarily order and are served while seated (i.e. waiter/waitress service) and pay after eating, but may also offer limited takeout service. This includes cocktail lounges or taverns with food service. No Full Service Restaurant shall include a drive through window for ordering and/or pick up.
21. Limited Service- Take Out/Carry Out Restaurants- where patrons generally order or select items and pay before eating or drinking; where food may be consumed on the premises, taken out, or delivered to a customer's location. This includes coffee shops and cafes, pizza restaurants and delivery establishments, takeout restaurants, delicatessens, bakery, pastry, candy, confectionery, or ice cream shops. No Limited Service- Take Out/Carry Out Restaurant shall include a drive through window for ordering and/or pick up.
22. Limited breweries, restricted breweries (brewpubs), nano- and micro-distilleries in accordance with the applicable ABC laws regarding same. This shall include permitted tastings and distribution as permitted by State Law.

#### **B. Permitted Accessory Uses**

The permitted Accessory Uses shall comply with the standards set forth in §411.B, including signs which shall comply with §526.

#### **C. Maximum Building Height.**

The Maximum Building Height shall comply with the standards set forth in §411.C.

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

The Intensity, Area and Yard Requirements shall comply with the standards set forth in §411.D for the CC Community Commercial District.

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

The General Requirements shall comply with the standards set forth in §411.E.

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

The Minimum Off-Street Parking & Loading shall comply with the standards set forth in §411.F and §411.H.

#### **G. Design Standards**

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

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

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

### **Building & Site Design**

1. Buildings shall comply with the Community Design Guidelines at §508H.1-4 inclusive. Building and site improvement materials, colors, and textures shall be consistent with Medford Township's traditional architectural styles, which include Victorian, Georgian and Federal, rustic-rural, log, and farm styles, and similar adaptations of these styles. All visible building elevations shall be similar adaptations of these styles.
2. The use of the more rural or rustic architectural forms, materials and colors are preferred, consistent with the historic architectural vernacular of the southern portion of the community.
3. The use of natural wood, stone, brick and earth tone siding, or other colors associated with traditional Medford building design is encouraged. The painting of structures in bold colors, patterns, checks, and stripes is prohibited.
4. The Township requirements for sidewalks and bicycle connectivity, consistent with the Township's Complete Streets Ordinance are reinforced in the TTRA district as necessary to create a safe, vibrant walkable commercial area.
5. Cross access driveways and pedestrian connections are encouraged to create synergy between adjacent uses, reduce curb cuts, and to reduce unnecessary road access required by cross-trips, where required by the Planning Board, to provide safe and efficient circulation between existing and future developments.
6. Trash recycling areas, compactors, and dumpster storage areas shall be effectively screened from adjacent roads or sites by solid masonry enclosures, at least six feet in height, but not greater than eight feet in height, finished to complement the principal building. These enclosures should be planted where practical to soften the appearance of the structure.
7. Ground mounted mechanical equipment, including but not limited to HVAC units, meters, elevator cabinets, transformers and the like, should be located to be visually shielded from adjacent roadways and properties to the extent allowed by utility companies, or planted to filter views of same.
8. Roof mounted mechanical equipment roof shall be screened, and not visible from adjacent sites or roadways.
9. Bicycle racks should be provided in conjunction with all development.

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

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

1. Install operable windows, awnings, shading devices, and roof vents to reduce reliance on HVAC units;
2. Maximize building and window insulation to conserve energy and reduce energy costs;
3. Encourage the use of recycled building and site materials and recycle construction debris;
4. Create shaded parking areas to reduce reliance on automotive air conditioning; Parking lot trees may be utilized to satisfy the intent of this section.

5. Where practical, plant native or naturalized vegetation to minimize water, pesticide, and herbicide usage and to create foraging opportunities for wildlife;
6. In an effort to improve and expand the State's Electric Vehicle charging infrastructure, all development projects should consider including the development of publicly available electric vehicle charging stations, as defined in the LRHL, as required by N.J.S.A. 40A:12A-7(a) (8), which provides for consideration of locations for EV charging infrastructure in a redevelopment plan.

## **Landscaping**

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

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

1. Required plant material species shall comply with § 516D "Additional Regulations for Pinelands Area.", and other applicable sections of the Township Ordinances.
2. Street trees must be single trunk, full, and uniform specimens with a minimum caliper of 2.5" at the time of planting, and shall be balled and burlapped.
3. Street trees, parking lot trees and trees near walkways shall be single trunk, full, and uniform specimens, and shall have branching not lower than 6' above grade to avoid conflicts with pedestrians, vehicles, or signs. Any trees within any sight triangle shall be pruned to a 7' branching height, and such locations shall be approved by the Board Engineer.
4. All plants shall be planted in accordance with appropriate Planting Details and notes, to ensure the proper installation, survival and growth of all plantings.
5. Tree varieties which exhibit desirable characteristics, such as full symmetrical form, deep noninvasive root system and tolerance of potential drought and road salt, should be utilized.
6. No tree shall interfere with utilities, roadways, sidewalks, street or parking lot lighting, sight distances, driveway aprons or fire hydrants.
7. Replacement trees shall conform to the type of originally planted tree in a given area, provided that, if any deviation is anticipated, it must be done only with the written permission from the Township Planner or Landscape Architect.
8. Automatic underground irrigation systems should be considered for highly visible planted areas of sites, such as frontages, vehicular access points and building entrances. Irrigation systems shall be designed to maximize water usage efficiency by minimizing evaporation and overspray. Rain sensors and/or soil moisture sensors are required to conserve water by reducing the unnecessary over watering of plantings.

### **Lighting.**

All areas within the TTRA shall receive adequate illumination in accordance with applicable Township Ordinances including §571, Lighting, and shall also comply with the following:

- 1) All exterior lighting shall be full cut-off or dark sky compliant fixtures, except for accent lighting expressly approved by the Planning Board.
- 2) All light fixtures shall have a correlated color temperature of between 3,000°-3,500° Kelvin to avoid unnecessary glare impacts.
- 3) Pole mounted lights may not exceed 25' in height.
- 4) Building mounted lights may not exceed 15' in height.
- 5) Lighting levels should be reduced or turned off overnight to security levels if the business is not in operation.
- 6) Lighting shall not exceed 0.0 foot-candles off site at any property line in common with an adjacent residential use or Zoning District.

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

For any municipal variances or approvals that authorize residential development in the Taunton & Tuckerton Rehabilitation Area Zoning District, Pinelands Development Credits must be acquired and redeemed for 50 percent of the authorized units for parcels under 10 acres in size, for 75 percent of the authorized units for parcels between 10 and 20 acres in size, and for 100 percent of the authorized units for parcels over 20 acres in size.

### **I. Wetlands**

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

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

### **Affordable Housing**

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

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

There are no proposed property acquisitions. The Taunton & Tuckerton Rehabilitation Area has been established as an *Area in Need of Rehabilitation*, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., which does not permit the condemnation of land, or the use of eminent domain.



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

The Taunton & Tuckerton Rehabilitation Area Redevelopment Plan sets forth development standards for properties within the designated area. As discussed above, Rehabilitation Area designation does not permit the condemnation of land, or the use of eminent domain.

The vast majority of the properties within the area are commercial uses, and this Plan does not envision any need for any resident relocation.

An individual landowner could voluntarily seek to develop their property that includes an occupied residential unit, as is the case with any land development under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq. Should any relocation be necessary, it would be minimal in scale. There are adequate safe and sanitary dwelling units in the existing local housing market in both Medford Township and Evesham that would be affordable to any displaced residents.

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

### **Contiguous Municipalities**

The municipalities contiguous to Medford Township include the Townships of Evesham, Mt. Laurel, Lumberton, Southampton, Tabernacle, Shamong, and Waterford, and the Borough of Medford Lakes is surrounded entirely by Medford. The Rehabilitation Area is located within the eastern portion of the Town, approximately one half (½) mile from the Evesham border, and over one and one half (1½) miles from Medford Lakes. In that this Redevelopment Plan relies largely on the existing underlying zoning, and the bulk standards remain unchanged, this Plan is not anticipated to impact any of the adjacent municipalities.

### **Burlington County**

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

It should be noted that Taunton Boulevard and Tuckerton Road are County Roads, and all projects must comply with County standards for development, as applicable.

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

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

**Goal #1:** *Revitalize the State's Cities and Towns*

**Goal #2:** *Conserve the State's Natural Resources and Systems*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Amending the Redevelopment Plan**

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

### **Redevelopment Entity**

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

### **Redeveloper Selection**

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

### **Redevelopment Plan Effectuation**

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

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

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

Pursuant to the Local Redevelopment and Housing Law (LRHL), the Township Council/Redevelopment Entity *may*, in its discretion, enter into a redevelopment agreement with a landowner, developer or designated redeveloper, which agreement may include the negotiation of financial agreement and/or tax abatement pursuant to the New Jersey Five-Year Exemption and Abatement Law, N.J.S.A. 40A: 21-1 et seq.

### **Severability**

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

## **Bibliography**

1. NJ Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq.
2. Medford Township Council Resolution 234-2019, dated November 19, 2019
3. Medford Township Council Resolution 56-2020, dated February 18, 2020
4. Medford Township Council Resolution 73-2020, dated March 17, 2020
5. Medford Township Planning Board Resolution 11-2020, dated July 22, 2020.
6. Medford Township Council Resolution 124-2020, dated August 18, 2020.
7. Preliminary Investigation Non-condemnation Area in Need of Redevelopment, or Area in Need of Rehabilitation, by Taylor Design Group Inc., dated July 10, 2020 (Adopted July 22, 2020).
8. “Policy Map of the State Development and Redevelopment Plan” State of New Jersey Department of State, Office of Planning Advocacy. August 8, 2019.
9. 2014 Master Plan Reexamination Report, Taylor Design Group, November 14, 2014.
10. 2008 Master Plan Reexamination Report and Land Use Plan Amendment, Alaimo Associates (September 12, 2008).
11. Medford Township Master Plan Land Use Element, Thomas J Scangarello, (1982).
12. Master Plan Reexamination Report, Alaimo Associates (July 23, 2002).