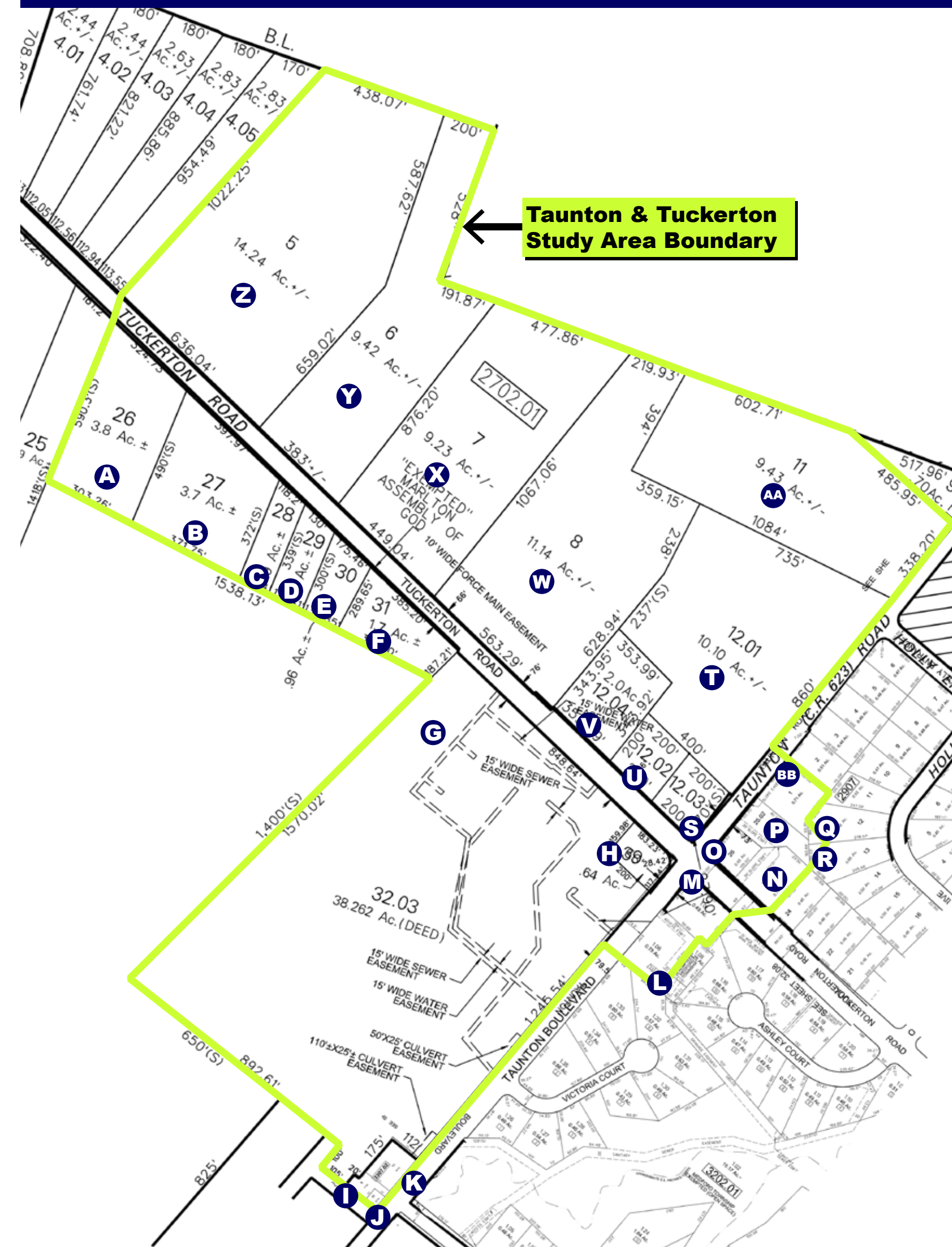


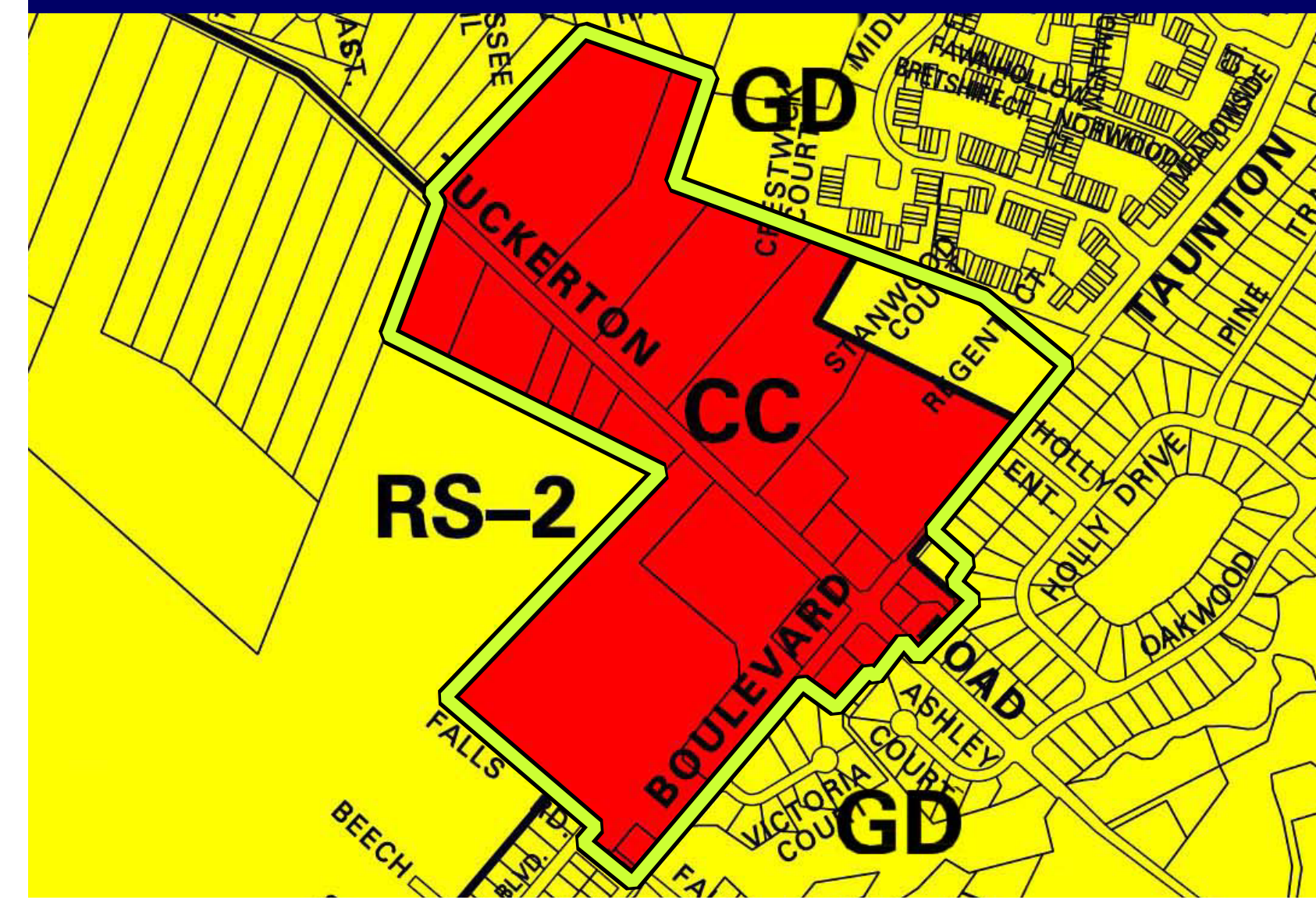
### Aerial Location Map



### Composite Medford Tax Maps



### Zoning Map



### Parcel Information

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	DEVENY, 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	NLI 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	BUUDE, ALAN W	38 HOLLY DRIVE	0.68	2	GD	Residential-Single Family Home
R	2907	12.02					CC	
R	2907	13.01	LIEDTKA, MARILOU P	40 HOLLY DRIVE	0.68	2	GD	Residential-Single Family Home
R	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	Residential; Single Family Home
BB	2907	1	LAUTH, WILLIAM C & ANNA	99 TAUNTON ROAD	0.74	4A	GD	Commercial/Office- Acutrition Nutritional Consultants

### Basis for the Investigation

The Township of Medford seeks to determine whether the redevelopment process in accordance with the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq, could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the area surrounding the Taunton Boulevard and Tuckerton Road intersection. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and encourage improvement and reinvestment, not likely to be accomplished privately, and requiring responsible public intervention.

The Medford Township Council authorized on November 19, 2019, by Resolution 234-2019, on February 18, 2020, by Resolution 56-2020, and on March 17, 2020, by Resolution 73-2020 the Medford Township Planning Board to undertake an investigation to determine whether the identified parcels may be designated as either:

- Non- Condemnation Area in Need of Redevelopment, according to the criteria set forth in N.J.S.A. 40A:12A-5, or alternatively, an
- Area in Need of Rehabilitation pursuant to the criteria set forth in N.J.S.A. 40A:12A-14.

The Township Council has determined that it is in the best interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township. Specifically, to preserve and enhance the rural character of the community serving commercial area that exists surrounding the Taunton Boulevard and Tuckerton Road intersection. In particular, the Township Council has directed the Township Planning Board to conduct an investigation of the following parcels as identified on the Medford Township Tax Maps:

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

The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Areas or portions thereof shall be designated as a "Non-Condemnation Redevelopment Area" and/or "Rehabilitation Area" prior to making its determination.

The Planning Board will conduct a Public Hearing on the matter at its regularly scheduled meeting on July 22, 2020 at 7:00 PM at the Medford Township Public Safety Building; 91 Union Street Medford NJ, 08055.

NOTICE OF VIRTUAL MEETING: It is anticipated that the Planning Board Public Hearing on July 22, 2020 will be held in-person, and physically open to the public hearing as set forth in the Notice above. However, because of the limitation on the number of persons who can physically attend the Planning Board meeting, or if the meeting cannot be held with in-person, participation in and attendance at the meeting will also be offered virtually and remotely for all Board members, members of the Township Administration, the Board Professionals and all members of the public. To attend and participate in this meeting, virtually and remotely, please use the following access information:

Join Zoom Meeting  
<https://us02web.zoom.us/j/8488490899?pwd=Y1Z4b0pKRnhuZUlicTBSk2NkdifzZ09>  
 Meeting ID: 848 849 0899 Password: 213971

One tap mobile:  
 +19292056099 8488490899# 1# 213971# US (New York)  
 +13017158592 8488490899# 1# 213971# US (Germantown)

Dial by your location  
 +1 929 205 6099 US (New York)  
 +1 301 715 8592 US (Germantown)  
 +1 312 626 6799 US (Chicago)  
 +1 669 900 6833 US (San Jose)  
 +1 253 215 8782 US (Tacoma)  
 +1 346 248 7799 US (Houston)

Meeting ID: 848 849 0899 Password: 213971  
 Find your local number: <https://us02web.zoom.us/j/kdso0DE8j6>