

Preliminary Investigation

Non-Condemnation Area in Need of Redevelopment, or 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

Medford Township, New Jersey

Township of Medford

Burlington County, New Jersey

Report Date: July 10, 2020

Adopted: July 22, 2020



Prepared By: Taylor Design Group, Inc.

A handwritten signature in blue ink, appearing to read "S. Taylor", written over a horizontal line.

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

Redevelopment or Rehabilitation Area Preliminary Investigation

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I. Introduction and 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 Township Council has determined that it is in the best interest of the Township to encourage such redevelopment or rehabilitation of eligible lands within the Township, particularly when such redevelopment or rehabilitation may advance specific planning and land use goals and objectives of the Township. Such goals include creating a land use environment that preserve and enhance the rural character of the community while fostering economic viability of the commercial areas of the municipality.

The Medford Township Council has authorized, by Resolutions 234-2019, 56-2020, and 73-2020, dated November 19, 2019, February 18, 2020 and March 17, 2020 respectively, attached hereto as Appendix A, the Medford Township Planning Board to undertake an investigation to determine whether the identified parcels may be designated as either a:

- *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 specific parcels identified, as shown on the Medford Township Tax Maps, are as follows:

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 Investigation Report has been prepared pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq. A Map entitled *“Taunton & Tuckerton Redevelopment; Area in Need of Redevelopment or Rehabilitation Investigation”* dated June 29, 2020, is included as Appendix B of this report, and depicts the boundaries of the proposed Study Area and the location of the various parcels of property included therein. Appended to the map is a statement setting forth the basis for the investigation.

Taylor Design Group, Inc. reviewed Master Plans, Zoning Ordinances, tax maps, aerial photography, resolutions of approval, correspondences, and published environmental data to prepare this study. The study also relies upon the input of the Township and its professional staff, as well as statements of property owners and their agents.

This report was provided to the Planning Board for review at a public hearing to be held on July 22, 2020; and may be revised, pursuant to the Planning Board’s recommendations subsequent to the public hearing.

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Adoption Procedures and Next Steps

If the Township Council concurs with the Planning Board assessment that the study area meets the necessary statutory criteria, the area can then be formally adopted by Resolution of the Township Council as either a **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.

Designation as a **Non-Condemnation Redevelopment Area** or a **Rehabilitation Area**, does not entitle the municipal government to acquire property via eminent domain.

If is designated as either a **Non-Condemnation Redevelopment Area** or a **Rehabilitation Area**, Township Council may develop a Redevelopment Plan for all or part of the designated area to set forth a guiding plan for revitalization of the area. This Plan can include standards for modified zoning, uses, bulk standards, as well as specific design standards. A Redevelopment Plan, and any subsequent Redevelopment Agreement *may*, at the discretion of the Governing Body, also include provisions for future tax exemption and abatements, as permitted by the LRHL, to incentivize reinvestment in the area.

Prior to adoption, a Redevelopment Plan must be referred to the Planning Board for review and recommendation relative to consistency with the Master Plan, as required by the LRHL.

Once a Redevelopment Plan is adopted, a redeveloper would still be required to apply to the Board for Subdivision and/or Site Plan approvals as applicable, under the normal course of any land use application, consistent with the Municipal Land Use Law and Local Ordinances.

II. Statutory Requirements

The Legislature has determined that conditions of deterioration exist in housing, commercial and industrial installations, public services and facilities, which conditions are not likely to be corrected by private effort alone. And that the “Local Redevelopment and Housing Law” (LRHL), was developed to efficiently employ methods to reverse said deterioration, and to “promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities.” , to promote development that will be most conducive to the economic improvement of the State and its municipalities.

Redevelopment Area Determination (Non-Condemnation)

The principal goal of redevelopment, as declared by the legislature, is to promote physical development that is most beneficial to the social and economic improvement of localities and as defined below.

“Redevelopment” means clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including

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recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

For a delineated area to be considered an “**Area in Need of Redevelopment**” the parcels must meet one or more of the following statutory criteria as set forth in NJSA 40A:12A-5:

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*
- b. *The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;*
- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*
- d. *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- e. *A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;*
- f. *Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*
- g. *In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 12 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The*

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municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone; and

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Furthermore, the definition of a “Redevelopment Area” at 40A:12A-3 permits the inclusion of additional parcels by stating:

“A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Rehabilitation Area Determination

The Legislature’s stated goal for Rehabilitation is to promote the advancement of community interests through rehabilitation to improve commercial, industrial, residential, and civic facilities, as defined below.

Rehabilitation means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

As set forth in 40A:12A-14a, a delineated area to be considered to be an “**Area in Need of Rehabilitation**” if the governing body of the municipality determines by Resolution 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; and that there exist in that area any of the following conditions such that:

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;*
- (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;*
- (4) there is a persistent arrearage of property tax payments on properties in the area;*
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or*
- (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.*

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Investigation Determination Approach

In the undertaking of this study, the Township established a Redevelopment Subcommittee consisting of two members of Township Council, two members of the Planning Board, the Township Attorney and Township Planner. In the course of the Subcommittee meeting discussions, it was determined that the most appropriate *initial* step would be analysis of the Study Area parcels as a Rehabilitation Area only.

In the future, this Investigation Report could be amended to evaluate one or more parcels for potential Non-Condemnation Redevelopment Area designation. This could be performed as desired by the Township, or in response to a request by a property owner within the Study Area, with the Township's consent and authorization.

As discussed above, if the Study Area is designated as a **Rehabilitation Area**, Township Council may develop a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-14 for all or part of the designated area to set forth a guiding plan for revitalization of the area. This Plan can include standards for modified zoning, uses, bulk standards, as well as specific design standards.

No property designated as a **Rehabilitation Area** can be acquired by condemnation unless the property is further designated as a **Condemnation Redevelopment Area** pursuant to the procedures and notice required by N.J.S.A. 40A:12A-6.

Prior to adoption, any Redevelopment Plan must be referred to the Planning Board for review and recommendation relative to consistency with the municipal Master Plan, as required by the (LRHL). Thereafter, any redeveloper would still be required to apply to the Planning Board for Subdivision and/or Site Plan approvals as applicable, under the normal course of any other land use application, consistent with the NJ Municipal Land Use Law and Local Ordinances.

III. Description of the Study Area

Regional Setting

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.

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Study Area Description

The Study 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.

Surrounding Area

The area surrounding the Study 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.

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Aerial Image Location Map

The parcel data was obtained through NJGIN Open Data Portal and extracted from the NJ statewide parcels composite by the NJ Office of Information Technology, Office of GIS (NJOGIS). The NJ MOD-IV data, record details as of November 25, 2019.



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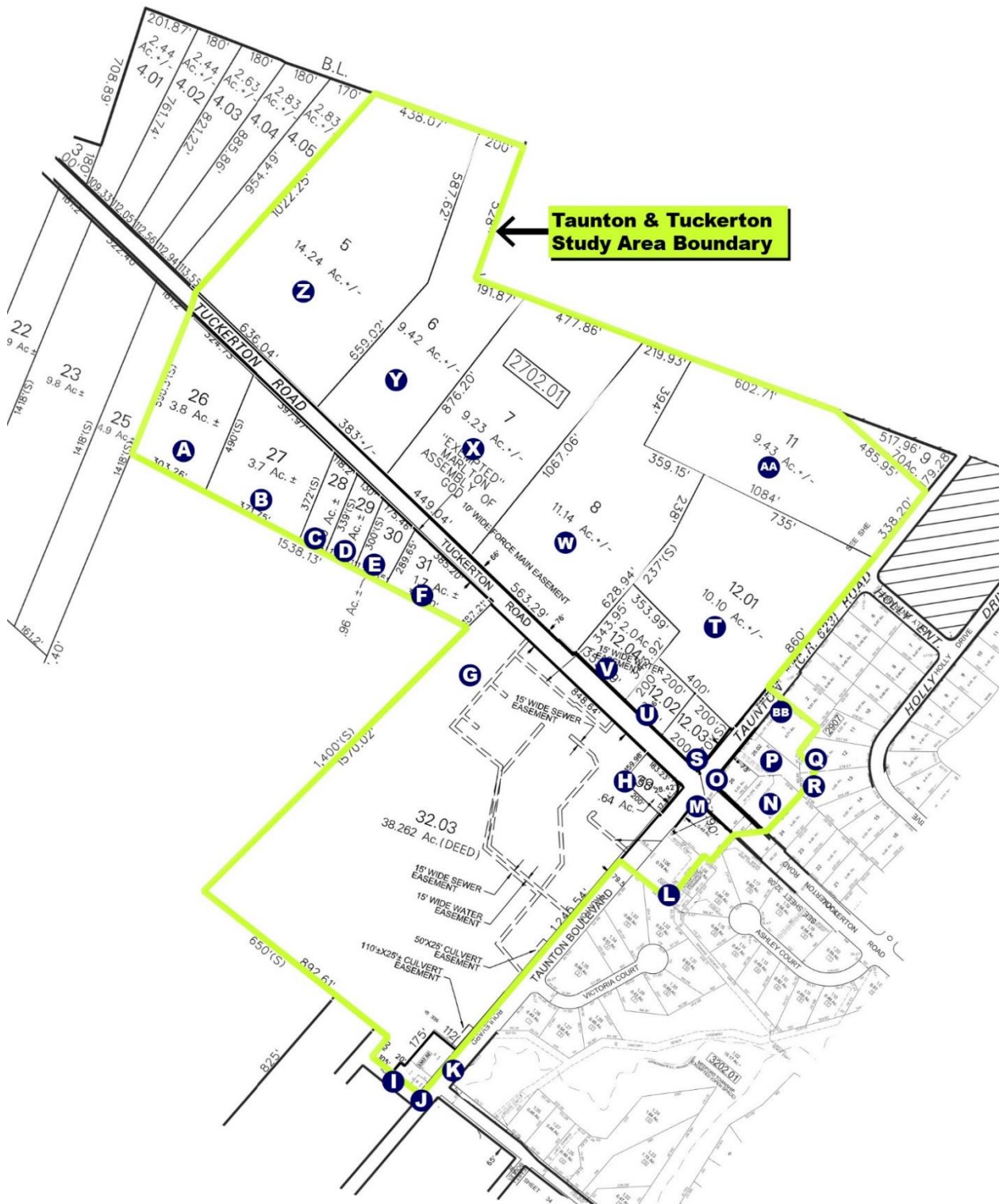
Parcel Data

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	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

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Composite Tax Map

Source: Medford Township Tax Maps.



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Existing Zoning

The Study Area encompasses 2 Zoning Districts. 24 of the 28 parcels within the Study Area are located within the CC-Community Commercial Zone, and 4 parcels are located in the GD Growth District Zone, as follows:

Parcel AA	Block 2702.01	Lot 11
Parcel BB	Block 2907	Lot 1
Parcel Q	Block 2907	Lot 12.01
Parcel R	Block 2907	Lot 13.01

The GD Growth District Zoning District primarily permits residential uses, ranging from single family homes, townhomes, and two-family dwelling units. Other permitted uses include agriculture/horticulture, public purpose uses, and community residences. Conditional uses include quasi-public recreational buildings, places of worship and public utilities. The full permitted and conditional uses can be found in Section §403 of Medford Township’s Ordinance.

In the CC-Community Commercial Zoning District, the principal permitted uses include clubs or lodges organized for fraternal or social purposes, convalescent facilities/medical centers, general offices and office buildings, funeral homes, medical and professional offices, childcare centers, residential flats, philanthropic or eleemosynary uses, private educational service centers, shops and stores for retail sales, food service establishments, banks (including drive in), personal service shops, general services or repair shops, garden marts, hardware services, or paint/wall hanging services, large indoor and outdoor active recreational uses, and indoor active recreational uses.

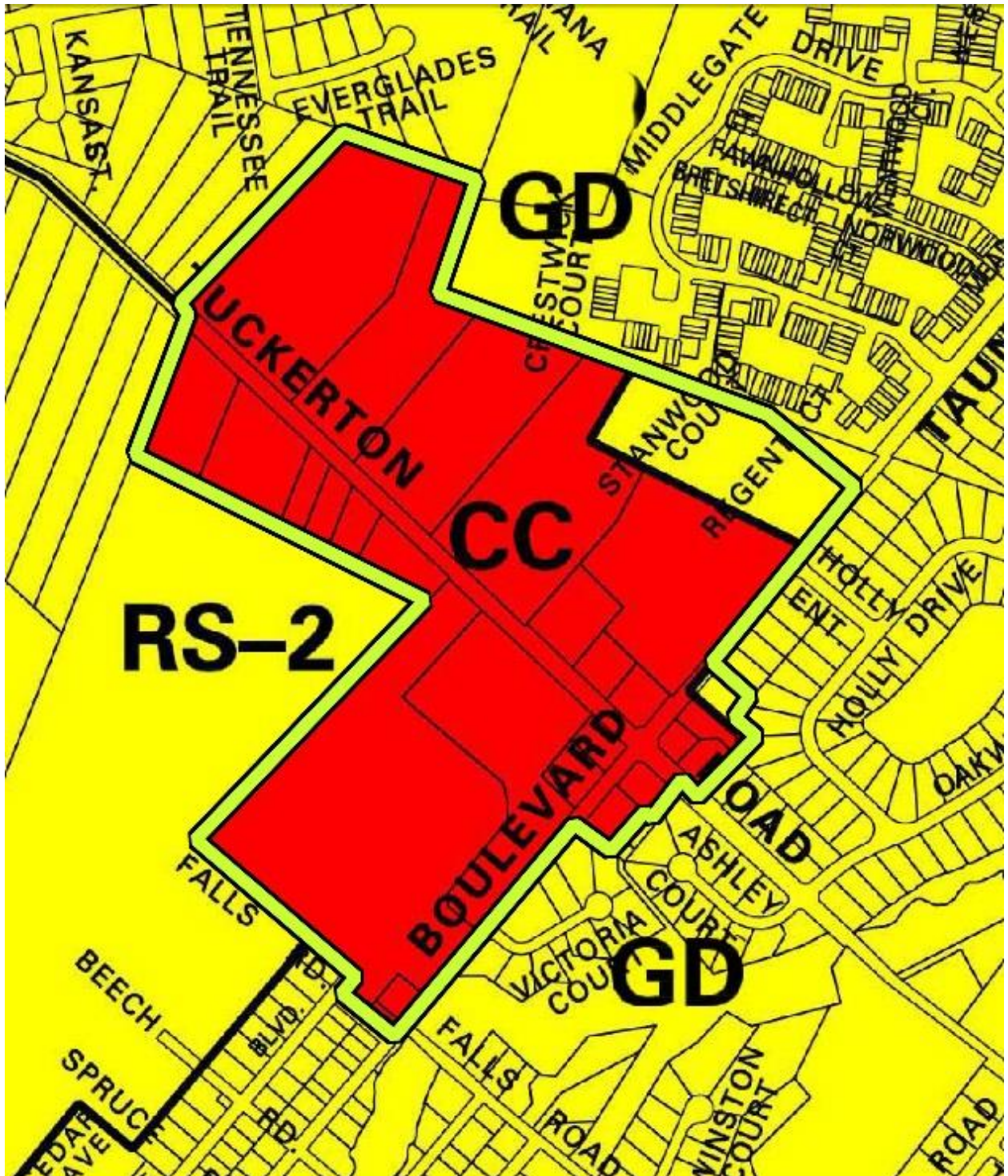
Conditional uses of the CC District include public utilities, quasi-public recreational buildings, places of worship, and fast food restaurants. The full lists of permitted and conditional uses can be found in Section §411 of the Medford Township’s Ordinance.

The minimum Lot Area required for development in the CC zone is 1 acre.

A detailed analysis of each parcel within in the Study Area can be in the Parcel Analysis section found below.

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Zoning Map



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Existing Land Use

The existing land use of the Study Area is a mix of occupied and vacant commercial, offices, residential, as well as vacant land. Nine of the 28 parcels in the Study Area are currently vacant, according to the New Jersey Property Tax System MOD IV data. See Existing Land Use Map image below.

Occupied commercial uses in the study area range include the Village of Taunton Forge shopping center, general and medical offices, small retail stores and personal service uses, tree service and travel agent uses, restaurants and two gas stations. A detailed analysis of each parcel within in the Study Area can be in the Parcel Analysis section found below.



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Environmental Constraints

The dominant environmental constraint within the Study Area is the extensive presence of wetlands and buffers throughout the area, as well as some instances of potential contamination. NJDEP Wetlands mapping indicates that 15 of the 28 parcels include Freshwater Wetlands Habitat on site. Understanding that that Wetlands Transition Areas or “Buffers” under the jurisdiction of the NJ Pinelands Comprehensive Management Plan can



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extend upwards of an additional 300' from the actual wetlands, it appears that every parcel in the Study Area is constrained to some degree by the presence of Wetlands. The wetlands information is per the NJDEP Wetlands of NJ from the Land Use Land Cover 2012 Update.

There are multiple New Jersey Environmental Management System (NJEMS) Sites located in the Study Area. NJEMS Sites are regulated by the NJDEP under one or more regulatory permitting or enforcement programs, or are sites that are otherwise of some interest to an NJDEP program (NJEMS Metadata 2020). Parcels A, F, G, H, K, O, U, and X have NJEMS Sites associated with them. The parcels included in the Site Remediation Program (SRP) are Parcels, K, O, H, U, and X. Parcel X previously experienced contamination affecting only the soil, and the SRP case is closed. Parcel K experienced groundwater contamination, and that SRP case is also closed. There are no SRP documents associated with Parcel U.

Parcels H and O, the two gas stations located at the intersection of Taunton Boulevard and Tuckerton Road are active cases in the Site Remediation Program (SRP), are on the NJ DEP's "Known Contaminated Sites List", and have underground storage tanks associated with the gas station use. The above information and associated datasets are available for viewing through the NJ DEP GIS Data Viewer.

An SRP Case Oversight Report, with a start date of January 29, 2020, states that contamination was not found on Parcel H. A review of previous SRP Case Oversight reports note that there had previously been groundwater contamination on the parcel.

Rehabilitation Area Individual Parcel Analysis & Recommendations

As discussed in Section II above, per the LRHL (C.40A:12A-14), a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution 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; and that there exist in that area any of the following conditions such that:

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;
- (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;
- (4) there is a persistent arrearage of property tax payments on properties in the area;
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or
- (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.

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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 single-family home on the lot is more than 50 years old, as it was constructed in 1962 according to the tax records. 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.



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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.



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Parcels C & D

Block 3201; Lot 28 (Parcel C)

This .88-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road, in the western portion of the Study Area.

The parcel is vacant according to the tax records, and is predominately wooded, there are no wetlands located on the site. According to the tax records, this lot is held in common ownership by the owner of Parcel D, below.

Block 3201; Lot 29 (Parcel D)

This .89-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road, also in the western portion of the Study Area.

The lot contains a travel agency within an office building, which appears to have been converted from a prior residential use. There are no sidewalks and limited curbing along the site frontage. This parcel and the structures thereon appear generally well maintained.



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Parcel E

Block 3201; Lot 30

This .94-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road, in the central portion of the Study Area.

Based on a review of aerial imagery, it appears there was a single-family home on the parcel that was demolished between 2011 and 2013. This lot is currently vacant. There are no sidewalks or curbing, and the remaining asphalt driveway appears to be in a deteriorated condition. This is also an undersized lot in the CC Zone.



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Parcel F

Block 3201; Lot 31

This 1.7-acre lot is located in the CC Community Commercial Zone, with frontage on Tuckerton Road, in the central portion of the Study Area.

The lot is commercial, specifically an office and retail center, known as the Lexington Professional Building. A review of historic aerial imagery indicates that there was a house or farm building in this location dating back as far as 1951. The current office building appears to have been constructed sometime during the 1970s or 1980s. No sidewalks exist along the site frontage, otherwise the parcel and the structures thereon appear generally well maintained.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel G

Block 3201; Lot 32.03

This lot is 32.03-acres, the largest in the Study Area, is located in the CC Community Commercial Zone, with frontage on both Tuckerton Road and Taunton Boulevard, in the central portion of the Study Area.

The commercial lot is home to the Village of Taunton Forge shopping center. The original supermarket and adjacent pharmacy were opened in 1978, and the remainder of the center developed through the 1980s. The supermarket on site has been vacant since 2014, and the center has seen significant vacancies of the last several years. The southern portions of the center have undergone renovations over the last 5 years, attracting some new tenants in the process. The Rite Aid pad site along the Taunton Boulevard frontage was completed and opened in 2017.



Redevelopment or Rehabilitation Area Preliminary Investigation

Two pad sites along the Tuckerton Road frontage approved by the Planning Board in 2014 have yet to be developed. The existing drive-through bank pad site remains vacant as do multiple in-line stores. There is a clear pattern of vacancy and underutilization in the shopping center, particularly at the anchor tenant supermarket space, and the bank.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel H

Block 3201; Lot 39

This .69-acre lot is located in the CC Community Commercial Zone, at the intersection of Tuckerton Road and Taunton Boulevard. The lot is located in the Central portion of the Study Area.

This commercial lot is an Exxon Gas Station, built in 1970. Service Stations and Repair Garages are not permitted uses 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. Over the last several years, operation of the station has ceased multiple times for various lengths of time. There are no apparent stormwater management improvements at this site, due largely to its age.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel I

Block 3307.02; Lot 9

This .17-acre lot is located in the CC Community Commercial District with frontage on Taunton Boulevard and Fall Road, in the southern portion of the Study Area. This is a dramatically undersized lot in the CC Zone, where 1 acre lots are required.

This lot was previously used for access and parking in conjunction with the prior restaurant uses on adjacent Parcel K, which ceased operations in 2008. (See below) The lot is currently vacant and is owned by Medford Township, obtained via a municipally held tax lien foreclosure.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel J

Block 3307.02; Lot 10

This .7-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.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel K

Block 3307.02; Lot 11

This .43-acre lot is located in the CC Community Commercial Zoning District, with frontage on Taunton Boulevard, in the southern portion of the Study Area.

Historically this site was the home to the Pinewood Restaurant which closed in the 1970s. Beginning in 1978 the site operated as Beau Rivage, one of the finest French restaurants in the region, then reopened in the 2000s as Beau Steak and Seafood, until its closing in 2008. The site has remained vacant since that time, and has been listed for sale since 2009. The building shows significant signs of deterioration, and appears to be in a substandard condition.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel L

Block 3202.01; Lot 1.06

This .78-acre lot is located in the CC Community Commercial District, with frontage on Taunton Boulevard, in the southeastern portion of Study Area.

The commercial site was constructed in 1971 has contained Real Estate and other general office uses since that time. It is currently the offices for Weichert Realty. This is also an undersized lot in the CC Zone, where 1 acre lots are required. This parcel and the structures thereon appear generally well maintained, although no sidewalks exist along the site frontage.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel M

Block 3302.01; Lot 1.01

This .52-acre lot is located in the CC Community Commercial Zoning District, at the intersection of Tuckerton Road and Taunton Boulevard at the central node of this CC zoning district, toward the eastern end of the Study Area.

The site was originally constructed in 1965 and operated as the Red Rooster Delicatessen. The site was expanded in the 1980s and is now occupied by Riviera Pizza, a nail salon, and a retail store. Since the 2014 closing of the Camera Stop, there have been periods of vacancies and underutilization of the easternmost units of the site.

The 4 curb cuts reduce available parking at the site, and parking is often random and haphazard due to the lack of stall markings. Perimeter sidewalks are undersized and not handicap accessible in many locations, and not present in other areas. Walkability is further impacted as the parking lot does not contain bumper blocks, allowing cars to overhang onto the Taunton Boulevard sidewalk. The site also has substandard loading areas, and lacks refuse enclosures due to the age of the structure.



Redevelopment or Rehabilitation Area Preliminary Investigation

The building, although apparently well maintained, presents an aged façade, and no plantings exist anywhere on the site. There also appears to be a complete lack of stormwater management control on the site. This is also an undersized lot in the CC Zone, where 1 acre lots are required.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel N

Block 2907; Lot 25.01

This .73-acre lot is located in the CC Community Commercial Zoning District, with frontage on Taunton Boulevard, in the southeastern portion of the Study Area.

This commercial lot contains a Wawa food market and a dry cleaner. The site and buildings appear generally well maintained, although there are no sidewalks along the frontage. This is also an undersized lot in the CC Zone, where 1 acre lots are required.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel O

Block 2907; Lot 26

This .45-acre lot is located in the CC Community Commercial Zone, at the intersection of Tuckerton Road and Taunton Boulevard, in the central-eastern portion of the Study Area.

This commercial lot is a Service Stations with a Repair Garage, built in the 1960s. Service Stations and Repair Garages are not permitted uses 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.

Over the years, operation of the station and automobile repair use have ceased multiple times for various lengths of time. The Service Station is currently closed. There are no apparent stormwater management improvements at this site, and no sidewalks are present, due largely to its age.

Potential environmental contamination is a concern as there is an underground storage tank associated with gas station use, with an active SRP and previously discussed.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel P

Block 2907; Lot 25.02

This .66-acre lot is located in the CC Community Commercial Zoning District, with frontage on Taunton Boulevard, in the southeastern portion of Study Area.

The building was originally constructed in the 1960s and has been expanded over the years. The site operated as a Liquor Store for several years, and later as a Hardware Store from the late 1970s or early 1980s until the Hardware Store relocated to the Village of Taunton Forge shopping center in 2018. The site has remained vacant since the 2018 closing of the Hardware Store.

This is also an undersized lot in the CC Zone, where 1 acre lots are required.



Redevelopment or Rehabilitation Area Preliminary Investigation

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 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 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 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.

Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel S

Block 2702.01; Lot 12.03

This .92-acre lot is located in the CC Community Commercial Zoning District at the intersection of Tuckerton Road and Taunton Boulevard, in the southeastern portion of the Study Area.

The building was originally constructed in 1972 and has operated as a bank since that time, and was most recently a PNC Bank until it ceased operations in 2017. The lot has been vacant since.

The building appears in generally good condition. There are no apparent stormwater management improvements at this site, and no sidewalks are present, due largely to its age.

This is also an undersized lot in the CC Zone, where 1 acre lots are required.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel T

Block 2702.01; Lot 12.01

This 10.10-acre lot is located in the CC Community Commercial Zoning District, with frontage on Taunton Boulevard in the northeastern portion of the Study Area.

The vacant lot is the fourth largest parcel in the Study Area, and consists of mature woodlands and is entirely Freshwater Wetlands. According to a review of historic aerial imagery, this site has existed in this condition as far back as 1931.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel U

Block 2702.01; Lot 12.02

This .92-acre lot is located in the CC Community Commercial Zoning District, with frontage on Tuckerton Road, in the central portion of the Study Area.

The commercial lot, specifically known as the Braddock Building, is an office building that was constructed in 1975, and remains occupied to this day.

The building appears in generally good condition. There are no apparent stormwater management improvements at this site, and no sidewalks are present, due largely to its age.

This is also an undersized lot in the CC Zone, where 1 acre lots are required.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel V

Block 2702.01; Lot 12.04

This 2-acre lot is located in the CC Community Commercial Zoning District, with frontage on Tuckerton Road in the central portion of the Study Area.

This commercial lot contains a TD Bank with a drive-through that was constructed in 1985, and remains occupied to this day. Wetlands exist at the rear of the parcel.

The building appears in generally good condition, and the site includes stormwater management improvements, and sidewalks are present along the frontage.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel W

Block 2702.01; Lot 8

This 11.14-acre lot is located in the CC Community Commercial Zoning District, with frontage on Tuckerton Road in the central portion of the Study Area,

This site was constructed in 1980 and contains a 180-bed Nursing, Rehabilitation and Long Term Care Facility. The building has a large, wooded setback from Tuckerton Road, and there are Freshwater Wetlands located at rear of the parcel.

The building and site appear well maintained and in generally good condition.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel X

Block 2702.01; Lot 7

This 9.23-acre lot is located in CC Community Commercial District, with frontage on Tuckerton Road, in the northwest portion of the Study Area.

The commercial site was originally constructed in the 1970s and known as the Octagon of Learning, a private, pre-school facility. The site is currently operated by the Friends of Cyrus as an Adult Day Care/Habilitation program facility.

The building and site appear well maintained and in generally good condition.

There are no sidewalks along the frontage, and there is a significant setback from Tuckerton Road, which is sparsely wooded. There are Freshwater Wetlands located at both the front and rear of the parcel.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel Y

Block 2702.01; Lot 6

This 9.32-acre lot is located in the CC Community Commercial District, with frontage on Tuckerton Road, in the northwest portion of the Study Area.

This site historically operated as a farm, with the original farmhouse constructed sometime in the 1940s. The was later operated as a nursery/garden center which closed within the last decade. The site is currently the business yard for First Class Tree Service. The farmhouse has recently been demolished, and a use variance was granted by the Zoning Board for the business' owners to construct a new house on the property. There are no sidewalks along the frontage, and the site has a large vegetated setback from Tuckerton Road.

There are Freshwater Wetlands located at both the front and rear of the parcel.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel Z

Block 2702.01; Lot 5

This 14.24-acre lot is located in the CC Community Commercial District, with frontage on Tuckerton Road, in the northwest portion of the Study Area.

A review of the earliest available historic aerial imagery of this parcel indicates that a farm and farmhouse existed on this site as far back as 1931, perhaps earlier. The site was cultivated in Blueberries until sometime in the 1960s, but has been vacant since. The farmhouse and all outbuildings no longer remain on the site.

There are no sidewalks along the frontage, and the site has converted to mature woodland that is predominately Freshwater Wetlands.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel AA

Block 2702.01; Lot 11

This 9.38-acre lot is located in the GD Growth District, with frontage on Taunton Boulevard in the northeast portion of the Study Area.

The lot currently contains a single-family residential use. A review of the earliest available historic aerial imagery of this parcel indicates that a farm and farmhouse existed on this site as far back as 1931, perhaps earlier. Blueberries were cultivated on site to some degree until the 1990s or even the 2000s. A review the historic aerial imagery indicates that the current home was constructed prior to 1963. This parcel and the structures thereon appear generally well maintained. The MOD IV tax data shows this parcel as vacant, although it appears to be occupied as a residence.

Residential uses are not a permitted use in the zone, making this an existing non-conforming use. The parcel is classified as farmland, according to tax records, however the current agricultural output is unclear.



Redevelopment or Rehabilitation Area Preliminary Investigation

Parcel BB

Block 2907; Lot 1

This .74-acre lot is located in the GD Growth District, 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, and there are no sidewalks along the frontage.



Redevelopment or Rehabilitation Area Preliminary Investigation

According to the Township Engineer, a portion of the water main infrastructure in the Study Area is greater than 50 years old and requires replacement, and further, that all of the sanitary sewer mains in the Study Area are at least 50 years old and are in need of ongoing repair. See attached letter as Appendix C.

- Based on this information, the Study Area meets Rehabilitation criteria 40A:12A-14a(6).

The Existing Land Use Inventory and Parcel Analysis identified that 9 of the 28 parcels in the Study Area are identified as vacant. In addition, there are significant vacancies within the Village of Taunton Forge shopping center, most notably the Supermarket anchor, as well as the bank and smaller, in-line stores.

- Based on this information, we believe that there exists in the Study Area a pattern of vacancy and underutilization of properties, therefore the Study Area also meets Rehabilitation criteria 40A:12A-14a (3).

There are six single family residential lots within the Study Area. The table below depicts the year that each unit was constructed. Of the six existing homes, five are at least 50 years old, representing 83.33% of the housing stock.

Housing Stock Analysis				
Map ID	Block	Lot	Year Built	Notes
A	3201	26	1962	
B	3201	27	2007	
J	3307.02	10	1940	
AA	2702.01	11	1965	
Q	2907	12.01	1956	
	2907	12.02	N/A	Common Ownership with Lot 12.01
R	2907	13.01	1959	
	2907	13.02	N/A	Common Ownership with Lot 13.01

Source: MOD IV Data; Division of Taxation, Burlington County. Obtained 11/25/19 NJGIN Open Data Portal

- Although residential land uses make up a small percentage of the overall Study Area, the Study Area technically also meets Rehabilitation criteria NJSA 40A:12A-14a(2) “more than half of the housing stock in the delineated area is at least 50 years old;”.

Redevelopment or Rehabilitation Area Preliminary Investigation

IV. Planning & Zoning Context

Pinelands Management Area

According to the Pinelands Commission Comprehensive Management Plan (CMP) the Study Area is located in the Regional Growth Area, which encompasses 76,500 acres of the Pinelands.

The Pinelands Regional Growth Areas are identified as areas of existing growth and adjacent lands capable of accommodating regional growth influences. Protection of the essential character and environment of the Pinelands remains an important goal of the area. Permitted residential densities range from two to six homes per acre with sanitary sewers. Commercial and industrial uses with sewers are also permitted in the Regional Growth Area.

Township Master Plan

Every Medford Township Master Plan document notes the importance of strengthening the Township's ratable base through effective development within its commercial areas, 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 calls out 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)."**

Redevelopment or Rehabilitation Area Preliminary Investigation

V. Summary & Conclusions

Based upon the above analyses, 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 is 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.

Therefore, the Planning Board recommends that all of the above-listed 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.

Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix A- Resolutions

Medford Township Council Resolutions 234-2019, 56-2020, and 73-2020, dated November 19, 2019, February 18, 2020 and March 17, 2020, respectively.

TOWNSHIP OF MEDFORD

November 19, 2019

RESOLUTION NO. 234-2019

REQUESTING THE MEDFORD TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES WITHIN THE TOWNSHIP'S COMMUNITY COMMERCIAL ZONING DISTRICT IN THE AREA OF THE INTERSECTON OF TAUNTON AND TUCKERTON ROADS FOR THE POTENTIAL DESIGNATION AS REDEVELOPMENT AREAS

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Council of the Township of Medford 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 goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, in particular, the Township Council of the Township of Medford has determined that it is in the best interest of the Township to direct the Township's Planning Board to conduct such an investigation for parcels within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads to update the permitted land uses in the area and to identify any properties that may be eligible to be designated as an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A 40A:12A-14 ; and

WHEREAS, the Township Council of the Township of Medford has further determined that it is in the best interest of the Township to identify properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads that may be vacant, under-utilized or in need of improvement and that, as a result of designation as an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A 40A:12A-14, may be eligible for tax abatement or tax exemption to encourage, assist and foster rehabilitation and/or redevelopment of said properties pursuant to the New Jersey "Five Year Exemption and Abatement Law" (N.J.S. 40A:21-1 et seq or the New Jersey "Long Term Tax Exemption Law" (N.J.S. 40A:20-1 et seq).

Redevelopment or Rehabilitation Area Preliminary Investigation

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Medford, County of Burlington, State of New Jersey, as follows:

1. The Medford Township Planning Board, through the Township Planner, is directed to conduct a preliminary investigation to determine which, if any, of the properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads parcels are eligible for a designation as an “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 contained in N.J.S.A. 40A:12A-14; and
2. The Planning Board, through the Township Planner, is further directed to study the parcels within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads and: (a) identify the individual properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads; (b) examine each of said properties; (c) develop a map reflecting the boundaries of the proposed redevelopment/rehabilitation areas; and (d) prepare a written report containing the results of its investigation.
3. Upon completion of the report and findings set forth in section 2 above, the Planning Board shall conduct a public hearing to review and consider said report. The Planning Board shall provide a copy of said report to all property owners whose property was examined and is referenced in said report, and provide public notice and certified mail notice to all property owners whose property was examined and referenced in said report of the date and time of the public hearing to be conducted by the Planning Board to review and consider said report.
4. Upon completion of the public hearing, the Planning Board shall prepare a Resolution containing the Planning Board’s findings as to which properties, if any, appear to be suitable for a designation as an area in need of redevelopment and transmit said Resolution to the Township Council for review and approval in accordance with the revisions of N.J.S.A. 40A:12A-1 et. seq.
5. Pursuant to N.J.S. 40A: 12A-6, this resolution authorizing the Planning Board to undertake the preliminary investigation herein expressly authorizes the Township to use all of those powers provided by the Legislature for use in an redevelopment/rehabilitation area, OTHER THAN the use of eminent domain, and any redevelopment/rehabilitation determination hereunder shall designate any such area as a “Non-Condensation Redevelopment/Rehabilitation Area”.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Medford, at a meeting held on the 19th day of November, 2019.

Dawn L. Bielec, RMC, Deputy Township Clerk

Redevelopment or Rehabilitation Area Preliminary Investigation

TOWNSHIP OF MEDFORD

February 18, 2020

RESOLUTION 56-2020

A RESOLUTION AMENDING RESOLUTION 234-2019 AND REQUESTING THE MEDFORD TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES WITHIN THE TOWNSHIP’S COMMUNITY COMMERCIAL ZONING DISTRICT IN THE AREA OF THE INTERSECTON OF TAUNTON AND TUCKERTON ROADS FOR THE POTENTIAL DESIGNATION AS REDEVELOPMENT OR REHABILITATION AREAS

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Council of the Township of Medford 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 goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, in particular, the Township Council of the Township of Medford has determined that it is in the best interest of the Township to direct the Township’s Planning Board to conduct such an investigation for parcels within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads to update the permitted land uses in the area and to identify any properties that may be eligible to be designated as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14; and

WHEREAS, the Township Council of the Township of Medford has further determined that it is in the best interest of the Township to identify properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads that may be vacant, under-utilized or in need of improvement and that, as a result of designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5 or, alternatively, an “area in need of rehabilitation” pursuant to the criteria contained in N.J.S.A 40A:12A-14, may be eligible for tax abatement or tax exemption to encourage, assist and foster rehabilitation and/or redevelopment of said properties pursuant to the New Jersey "Five Year Exemption and Abatement Law" (N.J.S. 40A:21-1 et seq or the New Jersey "Long Term Tax Exemption Law" (N.J.S. 40A:20-1 et seq); and

Redevelopment or Rehabilitation Area Preliminary Investigation

WHEREAS, by adoption of Resolution 234-2019, on November 19, 2019, the Township Council authorized the Planning Board of the Township of Medford to conduct a preliminary investigation to determine which, if any, of the properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads parcels are eligible for a designation as an “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 contained in N.J.S.A. 40A:12A-14; and

WHEREAS, the Township Planner has now identified the specific properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads parcels to be studied, evaluated and investigated as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Medford, County of Burlington, State of New Jersey, as follows:

1. The Medford Township Planning Board, through the Township Planner, is directed to conduct a preliminary investigation to determine which, if any, of the following properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads parcels are eligible for a designation as an “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 contained in N.J.S.A. 40A:12A-14:

Map ID	Block	Lot(s)	Owner	Property Address
A	3201	26	J.A FLEURIDAS INC	162 TUCKERTON ROAD
B	3201	27	DEVENEY, GEORGE & FRANCES WANG	170 TUCKERTON ROAD
C	3201	28	FORGASH, LILLIAN B	172 TUCKERTON ROAD
D	3201	29	FORGASH, LILLIAN B	
E	3201	30	DEMATO INVESTMENTS LLC	176 TUCKERTON ROAD
F	3201	31	LEXINGTON PROPERTY MANAGEMENT LLC	180 TUCKERTON ROAD
G	3201	32.03	VILLAGE OF TAUNTON FORGE CONDO	200 TUCKERTON ROAD
H	3201	39	210 TUCKERTON ROAD MEDFORD LLC	210 TUCKERTON ROAD
I	3307.02	9	TOWNSHIP OF MEDFORD	132 TAUNTON BLVD
J	3307.02	10	MCCORRY, WILLIAM & KELSEY	134 TAUNTON BLVD

Redevelopment or Rehabilitation Area Preliminary Investigation

K	3307.0 2	11	GELMAN, MARC	128 TAUNTON BLVD
L	3202.0 1	1.06	75 GRAND ST 3B LLC	107 TAUNTON BLVD
M	3202.0 1	1.01	STOKES RD PROPERTIES, LLC	212-220 TUCKERTON ROAD
N	2907	25.01	NLJ HOLDING COMPANY LLC % N JOFFE	211 TUCKERTON ROAD
O	2907	26	TEXARCADIA LLC	103 TAUNTON ROAD
P	2907	25.02	DEPETRIS FAMILY 3 ASSOCIATES LLC	101 TAUNTON ROAD
Q	2907	12.01	BUDDE, ALAN W	38 HOLLY DRIVE
	2907	12.02		
R	2907	13.01	LIEDTKA, MARILOU P	40 HOLLY DRIVE
	2907	13.02		
S	2702.0 1	12.03	DEPETRIS FAMILY ASSOCIATES 2, LLC	207 TUCKERTON ROAD
T	2702.0 1	12.01	BASEMAN, HARRY R & SIMON	130 TAUNTON ROAD
U	2702.0 1	12.02	S & P REAL ESTATE COMPANY LLC	205 TUCKERTON ROAD
V	2702.0 1	12.04	COMMERCE BANK % TD BANK	195 TUCKERTON ROAD
W	2702.0 1	8.00	MEDFORD CONVALESCENT & NURSING CNTR	185 TUCKERTON ROAD
X	2702.0 1	7.00	FRIENDS OF CYRUS PARTNERS LLC	175 TUCKERTON ROAD
Y	2702.0 1	6.00	PIECH, GEORGE J JR & GRAS, KATHRYN	165 TUCKERTON ROAD
Z	2702.0 1	5.00	MEDFORD PINES DEVELOPMENT	155 TUCKERTON ROAD
AA	2702.0 1	11.00	MEDFORD CONVALESCENT & NURSING CNTR	124 TAUNTON ROAD

2. The Planning Board, through the Township Planner, is further directed to study the above described properties within the Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads and develop a map reflecting the boundaries of the proposed redevelopment/rehabilitation areas; and to prepare a written report containing the results of its investigation.

Redevelopment or Rehabilitation Area Preliminary Investigation

3. Upon completion of the report and findings set forth in section 2 above, the Planning Board shall conduct a public hearing to review and consider said report. The Planning Board shall provide a copy of said report to all property owners whose property was examined and is referenced in said report, and provide public notice and certified mail notice to all property owners whose property was examined and referenced in said report of the date and time of the public hearing to be conducted by the Planning Board to review and consider said report.
4. Upon completion of the public hearing, the Planning Board shall prepare a Resolution containing the Planning Board's findings as to which properties, if any, appear to be suitable for a designation as an area in need of redevelopment and/or rehabilitation and transmit said Resolution to the Township Council for review and approval in accordance with the revisions of N.J.S.A. 40A:12A-1 et. seq.
5. Pursuant to N.J.S. 40A: 12A-6, this resolution authorizing the Planning Board to undertake the preliminary investigation herein expressly authorizes the Township to use all of those powers provided by the Legislature for use in an redevelopment/rehabilitation area, OTHER THAN the use of eminent domain, and any redevelopment/rehabilitation determination hereunder shall designate any such area as a "Non-Condensation Redevelopment/Rehabilitation Area".

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Medford, at a meeting held on the 18th day of February 2020.

Katherine E. Burger, Township Clerk

Redevelopment or Rehabilitation Area Preliminary Investigation

TOWNSHIP OF MEDFORD

March 17, 2020

RESOLUTION NO. 73-2020

A RESOLUTION AMENDING RESOLUTION 234-2019 AND RESOLUTION 56-2020 TO ADD A PROPERTY TO THE PRELIMINARY INVESTIGATION BEING CONDUCTED BY THE PLANNING BOARD OF PROPERTIES IN THE AREA OF THE INTERSECTION OF TAUNTON AND TUCKERTON ROADS FOR THE POTENTIAL DESIGNATION AS REDEVELOPMENT OR REHABILITATION AREAS

WHEREAS, by adoption of Resolution 234-2019 and 56-2020, the Township Council authorized the Planning Board to conduct a preliminary investigation of properties within the Township's Community Commercial Zoning District in the area of the intersection of Taunton and Tuckerton Roads for the potential designation of said properties as an "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5 or, alternatively, an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A. 40A:12A-14; and

WHEREAS, the Township Planner has identified one additional property, although outside of the Community Commercial Zone, that should be studied due to its long time non-residential use.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Medford, County of Burlington, State of New Jersey, that one additional property, as set forth below, should be included in the Preliminary Investigation previously authorized to determine if it is eligible for a designation as an "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 contained in N.J.S.A. 40A:12A-14:

Block 2907, Lot 1 Owner: Lauth, William & Anna Address: 99 Taunton Road

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Medford, at a meeting held on the 17th day of March, 2020.

Dawn Bielec, RMC Deputy Township Clerk

Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix B- Study Area Map

Map entitled “*Taunton & Tuckerton Redevelopment; Area in Need of Redevelopment or Rehabilitation Investigation*” dated June 29, 2020 .

See map pocket inside back cover.

Redevelopment or Rehabilitation Area Preliminary Investigation

Appendix C- Township Engineer Utility Letter

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, CET
Marc H. Selover, LSRP, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

July 9, 2020
25002 00

Re: Tuckerton Road/Taunton Boulevard
Redevelopment/Rehabilitation Report
Medford Township


Mr. Scott Taylor, LLA, AICP, LEED, AP
Taylor Design Group, Inc.
131 Hartford Road
Mount Laurel, NJ 08054

Dear Scott:

A portion of the water main in the study area is greater than 50 years old and requires replacement. Specifically, the water main south of the intersection on Taunton Boulevard consists of asbestos cement and meets this criterion. The sanitary sewer main, in the entire study area, is also greater than 50 years old and has required spot repairs in the past, and in my opinion, will need ongoing repairs.

Please contact me if you have any questions.

Sincerely yours,


Christopher J. Noll, PE, PP, CME
Township Engineer

CJN:evc

cc: Beth Portocalis, Medford Twp.
Ronnie Fowler, Medford Twp.

G:\25000 - Medford Twp\25000-25099\25002\25002 00 - Tuckerton Road-Taunton Blvd\25002 00 - Tuckerton Road-Taunton Blvd
07.09.20.doc

Redevelopment or Rehabilitation Area Preliminary Investigation

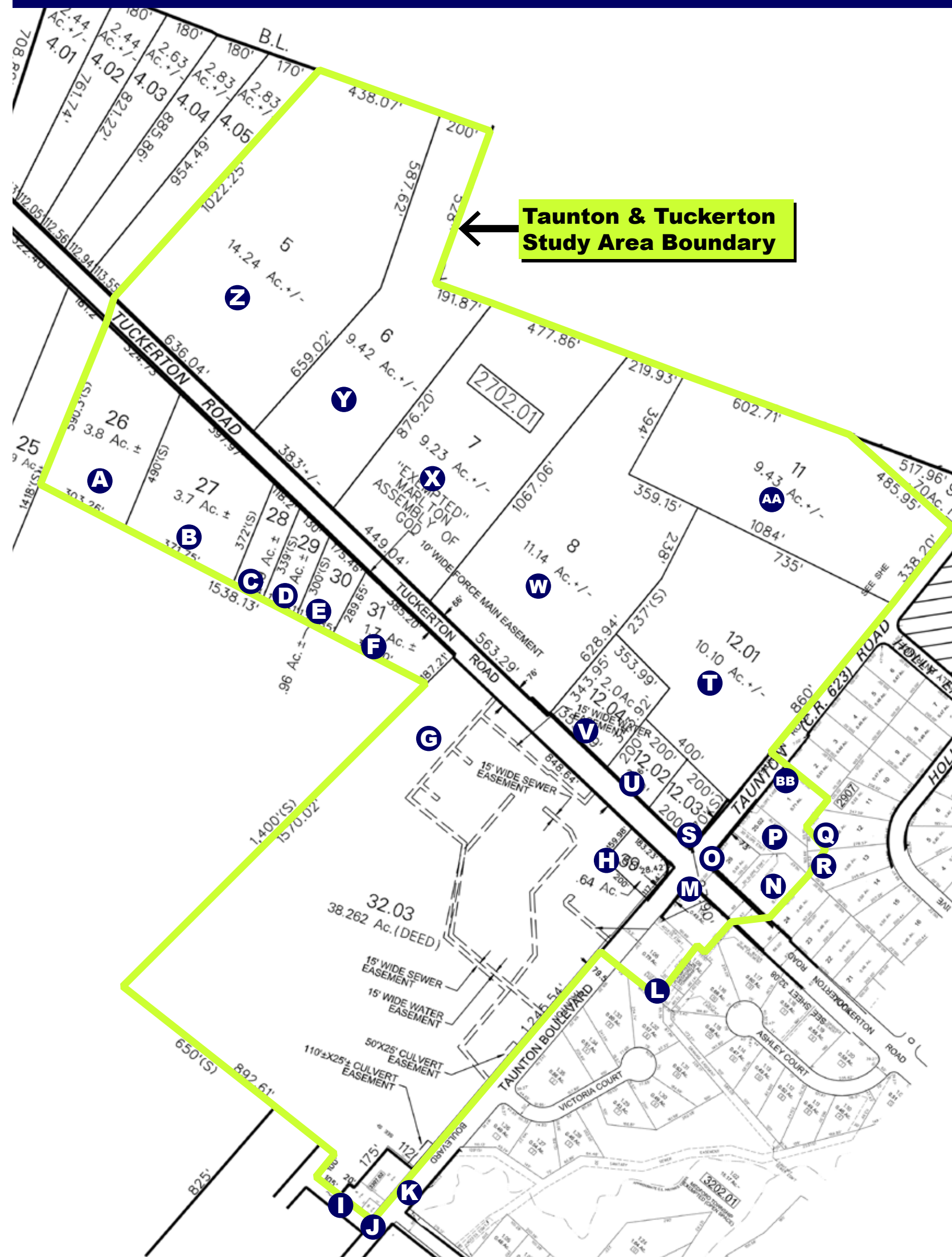
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<http://njogis-newjersey.opendata.arcgis.com/datasets/njdep::wetlands-of-new-jersey-from-land-use-land-cover-2012-update>
4. NJ-GeoWeb NJEMS Sites, New Jersey Department of Environmental Services, 2019
<https://njwebmap.state.nj.us/NJGeoWeb/WebPages/Map/FundyViewer.aspx?THEME=Sapphire&UH=True&RIDZ=636988925014530314/NJGeoWeb/WebPages/Map/MapView.aspx?THEME=Sapphire&UH=True&RIDZ=636988925014530314>
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6. EMS Shape File, data downloaded 2/12/20 https://njogis-newjersey.opendata.arcgis.com/datasets/ce09dd0091f242edb2d4f8f7b3072215_2
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8. Community Assets
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10. State Plan. <https://nj.gov/state/planning/state-plan.shtml>

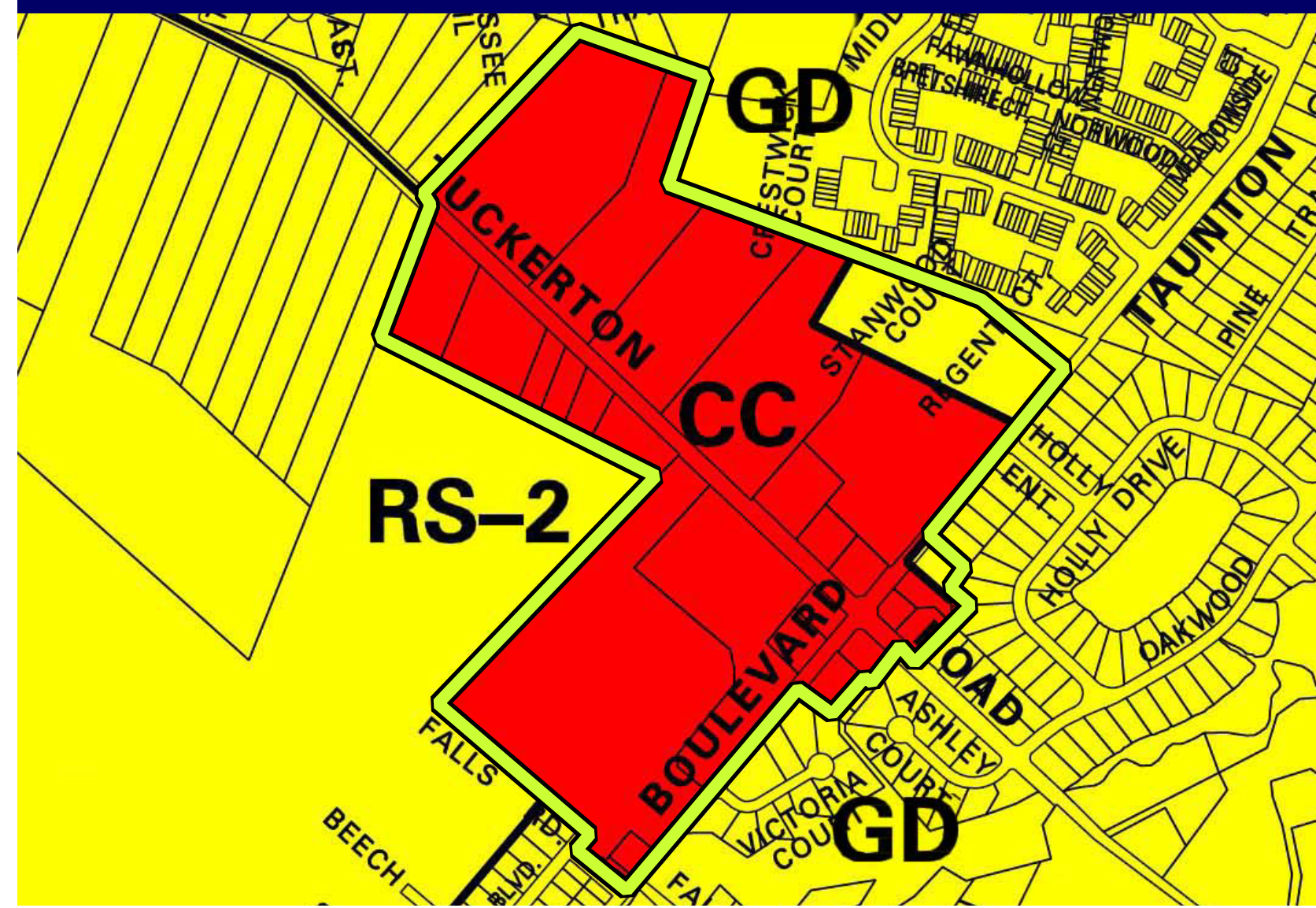
Aerial Location Map



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	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	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/8488490899>