

Art Bernard and Associates, L.L.C.

Housing and Land Use Planning

MEDFORD TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN AUGUST 2020

PREPARED FOR

**THE MEDFORD TOWNSHIP PLANNING BOARD
17 NORTH MAIN STREET
MEDFORD, N.J. 08055**

PREPARED BY


ART BERNARD, P.P.

TABLE OF CONTENTS

| | PAGE |
|--|------|
| CONTENT | 1 |
| HOUSING INVENTORY | 2 |
| UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS | 7 |
| HOUSING CHARACTER | 12 |
| DEMOGRAPHIC INFORMATION | 17 |
| PROJECTIONS FOR POPULATION AND EMPLOYMENT | 24 |
| DETERMINATION OF HOUSING OBLIGATION | 26 |
| CONSIDERATION OF SITES APPROPRIATE FOR AFFORDABLE HOUSING | 27 |
| LAND AS A SCARCE RESOURCE | 27 |
| PUBLIC WATER AND SEWER AS A SCARCE RESOURCE | 27 |
| COMPLIANCE OPTIONS | 28 |
| MEDFORD'S RESPONSE TO THE HOUSING OBLIGATION | 33 |
| PRIOR ROUND COMPLIANCE PLAN | 33 |
| ALTERNATIVE LIVING ARRANGEMENTS | 33 |
| 100 PERCENT AFFORDABLE COMMUNITIES | 34 |
| INCLUSIONARY DEVELOPMENTS | 35 |
| REGIONAL CONTRIBUTION AGREEMENT | 35 |
| PRESENT NEED | 35 |
| MEDFORD'S PLAN FOR THE 1999 TO 2025 HOUSING OBLIGATION | 36 |
| GUIDING PRINCIPLES OF FSHC SETTLEMENT | 37 |
| SPECIAL NEEDS HOUSING | 37 |

| | |
|------------------------------------|----|
| NON-PROFIT HOUSING | 38 |
| PRIVATE SECTOR DEVELOPMENTS | 38 |
| VERY LOW INCOME HOUSING OBLIGATION | 44 |

EXHIBITS

| | |
|----|---|
| 1 | MAP OF AFFORDABLE HOUSING SITES |
| 2 | SETTLEMENT WITH FAIR SHARE HOUSING CENTER |
| 3 | RCA MONETARY TRANSFERS |
| 4 | MEDFORD WALK PLANNING BOARD APPROVALS |
| 5 | STOKES SQUARE SITE |
| 6 | ARC WHEELER SITE |
| 7 | FLYING W SITE |
| 8 | TOFAMO SITE |
| 9 | HARTFORD SQUARE/VOA SITE |
| 10 | AFFORDABLE HOUSING ORDINANCE |
| 11 | DEVELOPMENT FEE ORDINANCE |

Medford Township, New Jersey Housing Element

Content

New Jersey's Fair Housing Act of 1985 and the Municipal Land Use Law (MLUL) require municipalities to adopt a housing element addressing the municipal present and prospective housing need, with particular attention to low- and moderate-income housing. A housing element shall contain at least the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate-income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate-income housing.

1. Housing Inventory

According to the US Census Bureau's 2015 American Community Survey, the Township of Medford has 8,697 housing units, which is a 6.3 percent increase over the number of units existing in 2010. This increase is lower than Burlington County's for the same time period (8.9 percent) and the State of New Jersey's, where there was a 7.5 percent increase in housing units by 2015.

Table 1. Housing Units, 2015

Source: US Census 2000, ACS 2015,2010

| | New Jersey | Burlington County | Medford Township |
|-----------------------|-------------------|--------------------------|-------------------------|
| 2015 | 3,577,942 | 177,058 | 8,697 |
| 2010 | 3,529,033 | 174,382 | 8,343 |
| 2000 | 3,310,275 | 161,311 | 8,147 |
| Numeric change | 267,667 | 15,747 | 550 |
| Percent change | 7.48% | 8.89% | 6.32% |

In Medford Township, more than 96 percent of the total housing units are occupied. By comparison, in Burlington County, 93.0 percent of all housing units are occupied; whereas for the State of New Jersey, 89.1 percent are occupied.

Table 2. Occupancy, 2015

Source: US Census, 2011-2015 ACS

| | New Jersey | Burlington County | Medford Twp. |
|-----------------|-------------------|--------------------------|---------------------|
| Total | 3,577,942 | 177,058 | 8,697 |
| Occupied | 89.1% | 93.0% | 96.2% |
| Vacant | 10.9% | 7.0% | 3.8% |

Of Medford's 8,697 occupied housing units, 83.9 percent are owner-occupied and 16.1 percent are renter-occupied. This level of owner-occupancy is 7.4 percentage points higher than Burlington County's and almost 20 percentage points higher than the State of New Jersey's. Proportionally, Medford has less than half the percentage of renter-occupied units as the State of New Jersey.

Table 3. Tenure of Occupied Units

Source: US Census, 2011-2015 ACS

| | New Jersey | Burlington County | Medford Twp. |
|---------------------------------|-----------------------|------------------------------|-------------------------|
| Total Occupied Units | 3,189,486 | 164,659 | 8,364 |
| Owner occupied | 64.5% | 76.5% | 83.9% |
| Renter occupied | 35.5% | 23.5% | 16.1% |

The predominant type of residential structure in Medford is a single-family (SF) detached unit (76.2 percent); and single-family (SF) attached units comprise the second largest type of unit (10.7 percent). Compared to Burlington County and the State of New Jersey, Medford has a higher percentage of SF detached dwellings. Burlington County's housing stock is 65.1 percent SF detached and 14.9 percent SF attached. The State of New Jersey's housing stock is 53.6 percent SF detached and only 9.3 percent SF attached.

Medford's third most frequent type of housing unit is 5 to 9-unit structures (5.2 percent), which is only slightly higher than the percentage found in the County and the State. Multifamily units of 20 or more are 10.3 percent of the State's housing stock, but only 2.2 percent in Medford, which is also lower than the County's figure of 4.4 percent.

Table 4: Units in Structure

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford township |
|----------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 3,577,942 | 177,058 | 8,697 |
| 1, detached | 53.6% | 65.1% | 76.2% |
| 1, attached | 9.3% | 14.9% | 10.7% |
| 2 | 9.5% | 2.2% | 0.6% |
| 3 or 4 | 6.5% | 3.3% | 1.4% |
| 5 to 9 | 4.8% | 4.4% | 5.2% |
| 10 to 19 | 5.0% | 4.4% | 3.7% |
| 20 to 49 | 3.9% | 2.2% | 1.6% |
| 50 or more | 6.4% | 2.2% | 0.6% |
| Mobile home | 1.0% | 1.3% | 0.0% |
| Boat, RV, van, etc. | 0.0% | 0.0% | 0.0% |

The median value of owner-occupied housing in Medford is \$361,500, which is 12.6 percent higher than the median value for New Jersey (\$315,900) but it is more than \$100,000 higher than the median value for Burlington County.

The lower quartile value of owner-occupied housing in Medford is \$281,100 and the upper quartile value is \$461,600. Both Burlington County’s lower and upper quartiles are again about \$100,000 lower than Medford’s, but the State of New Jersey’s at \$211,700 is about \$70,000 lower at the lower quintile and very close (\$459,400) at the upper quintile.

Table 5: Median Value of Owner Occupied Housing Units
 Source: US Census, ACS 2011-2015 B25076-78

| | New Jersey | Burlington County | Medford township |
|---------------------------------------|------------|-------------------|------------------|
| Lower value quartile (dollars) | \$ 211,700 | \$ 172,200 | \$ 281,100 |
| Median value (dollars) | \$ 315,900 | \$ 245,000 | \$ 361,500 |
| Upper value quartile (dollars) | \$ 459,400 | \$ 348,500 | \$ 461,600 |

The most frequent range of housing values in Medford is \$300,000 to \$399,999, as expected with its median value of \$361,600. Less than 30 percent of the owner-occupied units in Medford are valued lower than \$300,000, and only 8.5 percent are valued less than \$200,000. In Burlington County and the State of New Jersey the most frequent value range is \$200,000 to \$299,999.

Table 6: Value for Specified Owner Occupied Housing Units

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford township |
|-----------------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 2,056,107 | 125,905 | 7,017 |
| Less than \$`125,000 | 8.9% | 10.9% | 2.9% |
| \$125,000 to \$199,999 | 13.4% | 24.1% | 5.6% |
| \$200,000 to \$249,999 | 11.7% | 16.6% | 8.8% |
| \$250,000 to \$299,999 | 12.7% | 14.6% | 12.4% |
| \$300,000 to \$399,999 | 21.0% | 18.0% | 33.0% |
| \$400,000 to \$499,999 | 12.3% | 7.8% | 19.9% |
| \$500,000 to \$749,999 | 12.8% | 5.6% | 14.2% |
| \$750,000 to \$999,999 | 4.1% | 1.4% | 1.5% |
| \$1,000,000 to \$1,499,999 | 1.8% | 0.5% | 0.9% |
| \$1,500,000 to \$1,999,999 | 0.5% | 0.2% | 0.4% |
| \$2,000,000 or more | 0.7% | 0.2% | 0.5% |

The median gross rent for occupied properties in Medford is \$130 higher than the median gross rent in Burlington County and \$145 higher than the State's median gross rent. More than 83 percent of the rents in Medford are \$1,000 or more per month, and more than 30 percent are over \$1,500 per month.

In Burlington County and the State of New Jersey, more than 66 and 65 percent of renters, respectively, pay at least \$1,000 per month, but more than 28 and 26 percent of Burlington County and State renters, respectively, pay \$1,500 or more per month.

**Table 7: Median Gross Rent,
2015**

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford township |
|----------------------------|-----------------------|------------------------------|-----------------------------|
| Median gross rent | \$ 1,192 | \$ 1,207 | \$1,337 |
| Total rental units: | 1,133,379 | 38,754 | 1,347 |
| With cash rent of: | 96.6% | 95.4% | 97.5% |
| Less than \$250 | 3.2% | 0.9% | 0.0% |
| \$250-\$499 | 4.8% | 2.4% | 0.0% |
| \$500-\$749 | 6.3% | 6.8% | 4.5% |
| \$750-\$999 | 16.7% | 18.8% | 10.0% |
| \$1000-\$1499 | 39.5% | 38.3% | 52.3% |
| \$1,500 to \$1,999 | 16.4% | 18.7% | 14.8% |
| \$2,000 to \$2,499 | 5.9% | 7.7% | 7.8% |
| \$2,500 to \$2,999 | 2.1% | 1.1% | 0.5% |
| \$3,000 to \$3,499 | 0.9% | 0.5% | 1.3% |
| \$3,500 or more | 0.7% | 0.3% | 6.3% |
| No cash rent | 3.4% | 4.6% | 2.5% |

Units Affordable to Low- and Moderate-Income Households

Housing affordability is a function of family or household income and the sales price of owner-occupied units or gross rents on renter-occupied units. Low-income households are defined as those households earning less than or equal to 50 percent of a regional median income. Moderate-income households earn more than 50 percent but less than 80 percent of the regional median income.

The New Jersey Council on Affordable Housing (COAH) has developed a sliding scale defining the eligible incomes for low- and moderate- income (LMI) households of different sizes.¹ For example, the median income of a household of one (1) is less than for a household of two (2) persons. COAH has determined separate median incomes for households of one (1) up to households of eight (8).

Housing units, whether for sale or for rent, must be priced to be affordable to households who could reasonably be expected to live within them. For example, COAH's rules require that an efficiency unit be affordable to a household of one. The average one-bedroom unit must be affordable to a hypothetical 1.5-person household. Similarly, the average two- and three-bedroom units must be affordable to households of 3.0 and 4.5 persons, respectively. The following table displays COAH's 2014 income limits by household size. The income of a 1.5-person and 4.5-person household must be determined by interpolation using the table below:

¹ 2014 incomes are lower than the 2013 estimates, so, according to COAH rules, the higher incomes prevail. Therefore, the 2014 incomes are the same as those used in 2013.

**NEW JERSEY COUNCIL ON AFFORDABLE HOUSING
2014 AFFORDABLE HOUSING REGIONAL INCOME LIMITS**

| Region | Income Category | 1 Person | *1.5 Person | 2 Person | *3 Person | 4 Person | *4.5 Person | 5 Person | 6 Person | 7 Person | 8 Person | Max. Increase** Rents | Max. Increase** Sales | Regional Asset Limit*** |
|--|-----------------|----------|-------------|----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|--------------------------|--------------------------|----------------------------|
| | | | | | | | | | | | | | | |
| Region 1 Bergen, Hudson, Passaic and Sussex | Median | \$59,095 | \$63,317 | \$67,538 | \$75,980 | \$84,422 | \$87,799 | \$91,176 | \$97,930 | \$104,683 | \$111,437 | | | |
| | Moderate | \$47,276 | \$50,653 | \$54,030 | \$60,784 | \$67,538 | \$70,239 | \$72,941 | \$78,344 | \$83,747 | \$89,150 | | | \$163,245 |
| | Low | \$29,548 | \$31,658 | \$33,769 | \$37,990 | \$42,211 | \$43,899 | \$45,588 | \$48,965 | \$52,342 | \$55,719 | | 1.8% | 0.00% |
| Region 2 | Very Low | \$17,729 | \$18,995 | \$20,261 | \$22,794 | \$25,327 | \$26,940 | \$27,353 | \$29,379 | \$31,405 | \$33,431 | | | |
| | Median | \$63,430 | \$67,961 | \$72,492 | \$81,553 | \$90,614 | \$94,239 | \$97,864 | \$105,113 | \$112,362 | \$119,611 | | | |
| | Moderate | \$50,744 | \$54,369 | \$57,993 | \$65,242 | \$72,492 | \$75,391 | \$78,291 | \$84,090 | \$89,890 | \$95,689 | | | \$173,844 |
| Essex, Morris, Union and Warren | Low | \$31,715 | \$33,980 | \$36,246 | \$40,777 | \$45,307 | \$47,120 | \$48,932 | \$52,556 | \$56,181 | \$59,806 | | 1.8% | 0.00% |
| | Very Low | \$19,029 | \$20,388 | \$21,747 | \$24,466 | \$27,184 | \$28,272 | \$29,359 | \$31,534 | \$33,709 | \$35,883 | | | |
| | Median | \$73,500 | \$78,750 | \$84,000 | \$94,500 | \$105,000 | \$109,200 | \$113,400 | \$121,800 | \$130,200 | \$138,600 | | | \$199,936 |
| Region 3 Hunterdon, Middlesex and Somerset | Moderate | \$58,800 | \$63,000 | \$67,200 | \$75,600 | \$84,000 | \$87,360 | \$90,720 | \$97,440 | \$104,160 | \$110,880 | | | |
| | Low | \$36,750 | \$39,375 | \$42,000 | \$47,250 | \$52,500 | \$54,600 | \$56,700 | \$60,900 | \$65,100 | \$69,300 | | 1.8% | 0.00% |
| | Very Low | \$22,050 | \$23,625 | \$25,200 | \$28,350 | \$31,500 | \$32,760 | \$34,020 | \$36,540 | \$39,060 | \$41,580 | | | |
| Region 4 Mercer, Monmouth and Ocean | Median | \$64,830 | \$69,461 | \$74,091 | \$83,353 | \$92,614 | \$96,319 | \$100,023 | \$107,432 | \$114,841 | \$122,250 | | | |
| | Moderate | \$51,864 | \$55,568 | \$59,273 | \$66,682 | \$74,091 | \$77,055 | \$80,018 | \$85,946 | \$91,873 | \$97,800 | | | \$174,209 |
| | Low | \$32,415 | \$34,730 | \$37,046 | \$41,676 | \$46,307 | \$48,159 | \$50,012 | \$53,716 | \$57,421 | \$61,125 | | 1.8% | 0.00% |
| Region 5 Burlington, Camden and Gloucester | Very Low | \$19,449 | \$20,838 | \$22,227 | \$25,006 | \$27,784 | \$28,896 | \$30,007 | \$32,230 | \$34,452 | \$36,675 | | | |
| | Median | \$57,050 | \$61,125 | \$65,200 | \$73,350 | \$81,500 | \$84,760 | \$88,020 | \$94,540 | \$101,060 | \$107,580 | | | \$151,043 |
| | Moderate | \$45,640 | \$48,900 | \$52,160 | \$58,680 | \$65,200 | \$67,808 | \$70,416 | \$75,632 | \$80,848 | \$86,064 | | | |
| Region 6 Atlantic, Cape May, Cumberland and Salem | Low | \$28,525 | \$30,563 | \$32,600 | \$36,675 | \$40,750 | \$42,380 | \$44,010 | \$47,270 | \$50,530 | \$53,790 | | 1.8% | 0.00% |
| | Very Low | \$17,115 | \$18,338 | \$19,560 | \$22,005 | \$24,450 | \$25,428 | \$26,406 | \$28,362 | \$30,318 | \$32,274 | | | |
| | Median | \$51,065 | \$54,734 | \$58,403 | \$65,681 | \$72,979 | \$75,898 | \$78,817 | \$84,656 | \$90,494 | \$96,332 | | | \$136,680 |
| May, Cumberland and Salem | Moderate | \$40,868 | \$43,787 | \$46,707 | \$52,545 | \$58,383 | \$60,719 | \$63,054 | \$67,725 | \$72,395 | \$77,066 | | | |
| | Low | \$25,543 | \$27,367 | \$29,192 | \$32,841 | \$36,490 | \$37,949 | \$39,409 | \$42,328 | \$45,247 | \$48,166 | | 1.8% | 0.00% |
| | Very Low | \$15,328 | \$16,420 | \$17,515 | \$19,704 | \$21,894 | \$22,769 | \$23,645 | \$25,397 | \$27,148 | \$28,900 | | | |

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

- * These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).
- ** This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:97-9.3. However, low income tax credit developments may increase based on the low income tax credit regulations. Landlords who did not increase rent in 2012 may increase rent by the combined 2012 and 2013 increase, or 3 percent.
- *** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.1(k)(3).

Since the COAH Regional Income Limits for 2013 were higher than 2014 figures, the 2013 income limits, shown above, will remain in force for 2014 and until Regional Income Limits surpass the 2013 Regional Income Limits.

The chart above indicates that 80 percent of median income in Burlington County for a family of 4.5 persons is \$65,200 and 50 percent of median is \$40,750.

To meet the definition of “affordable” housing, COAH regulations require that a home owner pay no more than 28 percent of the household’s gross income on principal, interest, taxes, insurance (PITI), and condominium/homeowner fees, subsequent to a 5 percent down payment.

A rental unit is considered affordable by COAH’s rules, if the household pays no more than 30 percent of its income on rent and utilities.

Calculating which for-sale units are affordable to LMI households and families requires information on both the prospective buyers and the housing unit including details on taxes, insurance, and condominium or HOA fees.

About one-quarter of owner-occupied housing units in Medford have three-bedroom units (25.7 percent) and these units would be large enough for a family of 4.5 persons.

Table 8: Bedrooms 2015

Source: US Census, ACS 2011-2015, B25041

| | New Jersey | Burlington County | Medford township |
|---------------------------|-------------------|--------------------------|-------------------------|
| Total: | 3,577,942 | 177,058 | 8,697 |
| No bedroom | 2.7% | 0.8% | 1.1% |
| 1 bedroom | 14.1% | 9.7% | 7.3% |
| 2 bedrooms | 26.1% | 21.7% | 12.7% |
| 3 bedrooms | 32.6% | 36.1% | 25.7% |
| 4 bedrooms | 19.0% | 26.7% | 46.4% |
| 5 or more bedrooms | 5.5% | 5.0% | 6.8% |

While the value of owner-occupied housing units by the number of bedrooms is not known, the ACS does indicate ranges of value and median values. Using a ratio of three times annual income, a moderate-income family or household purchasing a home with an income of \$65,200 could afford a property of \$195,600 and a low-income family with an income of \$40,750 could afford a property valued at \$122,250.

The ACS indicates that 595 (8.5 percent) of the owner-occupied units in Medford are valued below \$199,999. Thus, a relatively small percentage of the owner-occupied housing in Medford may be affordable to moderate income households. Low-income homebuyers would have fewer affordable choices in Medford because less than 3 percent (205 units) of the housing stock is valued under \$125,000.

Table 9: Value for Specified Owner-Occupied Housing Units

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford Twp |
|-----------------------------------|-----------------------|------------------------------|------------------------|
| Total: | 2,056,107 | 125,905 | 7,017 |
| Less than \$`125,000 | 183,194 | 13,766 | 205 |
| \$125,000 to \$199,999 | 274,772 | 30,375 | 390 |
| \$200,000 to \$249,999 | 240,518 | 20,915 | 618 |
| \$250,000 to \$299,999 | 260,829 | 18,402 | 870 |
| \$300,000 to \$399,999 | 432,361 | 22,626 | 2,319 |
| \$400,000 to \$499,999 | 253,369 | 9,846 | 1,397 |
| \$500,000 to \$749,999 | 264,017 | 7,064 | 994 |
| \$750,000 to \$999,999 | 84,369 | 1,756 | 106 |
| \$1,000,000 to \$1,499,999 | 36,914 | 644 | 60 |
| \$1,500,000 to \$1,999,999 | 11,305 | 202 | 26 |
| \$2,000,000 or more | 14,459 | 309 | 32 |

In terms of rental units, it is assumed that an efficiency unit should be affordable to a one- person household. A one-bedroom unit should be affordable to a 1.5-person household. A two-bedroom unit should be affordable to a three-person household; and a three- bedroom unit should be affordable to a 4.5-person household. Given these standards, for moderate-income households, rent plus utilities on efficiencies, one, two and three bedroom units could not exceed \$1,141, \$1,223, \$1,467, and \$1,695, respectively, based on 2014 income guidelines.

A low-income renter household would need a rent and utility figure not to exceed: \$713 for an efficiency, \$764 for a 1-bedroom unit, \$917 for a 2-bedroom unit, and \$1,060 for a 3-bedroom unit.

For purposes of calculating rental affordability, Medford assumes that utilities (heat, hot water, cooking, electricity, water and sewer, and with a refrigerator) in 2014 dollars are: \$160 per month for an efficiency; \$190 for a one (1) bedroom unit; \$233 for a two (2) bedroom unit; and \$273 for a three (3) bedroom unit.² Thus, an affordable rent for a moderate-income household, by COAH standards, may be estimated to be: \$981 for an efficiency unit; \$1,033 for a one (1) bedroom unit; \$1,235 for a two (2) bedroom unit; and \$1,422 for a three (3) bedroom unit. For low-income families, an affordable rent would be: \$553, \$574, \$685, and \$787, respectively. By applying these standards to the array of rents displayed below, it appears that a relatively small percentage of existing rentals are affordable to low and moderate-income households based on COAH's criteria.

² Estimate is based on 2014 HUD Utility Allowances (Form HUD-52667)

Table 10: Bedrooms by Gross Rent

Source: US Census ACS 2011-2015 B25068

| | New Jersey | Burlington County | Medford township |
|----------------------------|-------------------|------------------------------|-----------------------------|
| Total: | 1,133,379 | 38,754 | 1,347 |
| No bedroom: | 6.1% | 2.4% | 7.2% |
| With cash rent: | 98.1% | 92.7% | 100.0% |
| Less than \$300 | 11.4% | 2.7% | 0.0% |
| \$300 to \$499 | 6.8% | 3.4% | 0.0% |
| \$500 to \$749 | 18.2% | 20.9% | 0.0% |
| \$750 to \$999 | 26.5% | 21.6% | 16.5% |
| \$1,000 to \$1,499 | 25.8% | 32.3% | 9.3% |
| \$1,500 or more | 9.3% | 11.8% | 74.2% |
| No cash rent | 1.9% | 7.3% | 0.0% |
| 1 bedroom: | 33.5% | 33.7% | 35.3% |
| With cash rent: | 98.6% | 98.2% | 97.9% |
| Less than \$300 | 7.8% | 3.6% | 0.0% |
| \$300 to \$499 | 5.8% | 2.5% | 0.0% |
| \$500 to \$749 | 8.2% | 12.9% | 6.1% |
| \$750 to \$999 | 26.5% | 37.6% | 11.3% |
| \$1,000 to \$1,499 | 39.5% | 37.0% | 51.1% |
| \$1,500 or more | 10.9% | 4.5% | 29.4% |
| No cash rent | 0.5% | 1.8% | 2.1% |
| 2 bedrooms: | 36.3% | 34.1% | 36.6% |
| With cash rent: | 97.0% | 96.4% | 100.0% |
| Less than \$300 | 2.0% | 0.4% | 0.0% |
| \$300 to \$499 | 2.3% | 1.2% | 0.0% |
| \$500 to \$749 | 4.5% | 3.6% | 0.0% |
| \$750 to \$999 | 13.0% | 11.7% | 13.2% |
| \$1,000 to \$1,499 | 47.2% | 54.8% | 72.4% |
| \$1,500 or more | 28.0% | 24.7% | 14.4% |
| No cash rent | 3.0% | 3.6% | 0.0% |
| 3 or more bedrooms: | 24.1% | 29.8% | 20.9% |
| With cash rent: | 92.6% | 91.3% | 91.5% |
| Less than \$300 | 1.3% | 0.7% | 0.0% |
| \$300 to \$499 | 1.9% | 1.0% | 0.0% |
| \$500 to \$749 | 3.2% | 2.3% | 11.0% |
| \$750 to \$999 | 6.2% | 5.3% | 0.0% |

2. Housing Character

In Medford, more than 78 percent of the housing stock has 3 or more bedrooms, and more than 53 percent are 4+ bedroom units. The Township's percentage of 3+ bedroom housing units is more than 20 percentage points greater than for the State as a whole, where 57 percent have 3 or more bedrooms. And it is more than 11 percent higher than in Burlington County where 67.8 percent of all units have 3+ bedrooms.

Table 11: Bedrooms 2015

Source: US Census, ACS 2011-2015,
B25041

| | New Jersey | Burlington County | Medford township |
|-------------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 3,577,942 | 177,058 | 8,697 |
| No bedroom | 2.70% | 0.80% | 1.10% |
| 1 bedroom | 14.10% | 9.70% | 7.30% |
| 2 bedrooms | 26.10% | 21.70% | 12.70% |
| 3 bedrooms | 32.60% | 36.10% | 25.70% |
| 4 bedrooms | 19.00% | 26.70% | 46.40% |
| 5 or more bedrooms | 5.50% | 5.00% | 6.80% |

Given that so many Township units have 3+ bedrooms, it is not surprising that it has far fewer 2-bedroom units (12.7 percent) than the than County and the State, whose housing stocks, respectively, include 21.7 percent and 26.1 percent 2-bedroom units.

The tenure of housing units makes a difference in the number of bedrooms available in occupied housing units. In Medford Township, more than 90 percent of owner-occupied units have 3 or more bedrooms, and 60 percent have 4 or more bedrooms. In New Jersey and Burlington County, more than 77 percent and 82 percent, respectively, of all owner-occupied units have 3 or more bedrooms. The percentage of larger units, meaning more bedrooms (4+) in the State and the County, is about half at 36.2 percent and 40.3 percent, respectively.

As to renter-occupied units in Medford, 36.6 percent are two-bedroom units and 35.3 percent are one-bedroom units. In Burlington County and the State, the percentage of 1- and 2-bedroom units in the housing stock is similar, within 2 to 2.5 percentage points. The difference lies in the percentage of rented units with 3 or more bedrooms. In the State and the County, the percentages are 24.1 and 29.8 percent, respectively. In Medford, only 20.9 percent of all rented units have 3 or more bedrooms.

Table 12: Bedrooms by Tenure, 2015Source: US Census ACS 2011-2015,
B25042

| | New Jersey | Burlington County | Medford township |
|-------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| Owner occupied: | 64.5% | 76.5% | 83.9% |
| No bedroom | 0.3% | 0.1% | 0.0% |
| 1 bedroom | 3.1% | 1.5% | 1.6% |
| 2 bedrooms | 19.5% | 17.2% | 8.3% |
| 3 bedrooms | 40.9% | 40.9% | 27.8% |
| 4 bedrooms | 28.3% | 34.1% | 54.4% |
| 5 or more bedrooms | 7.9% | 6.2% | 7.9% |
| Renter occupied: | 35.5% | 23.5% | 16.1% |
| No bedroom | 6.1% | 2.4% | 7.2% |
| 1 bedroom | 33.5% | 33.7% | 35.3% |
| 2 bedrooms | 36.3% | 34.1% | 36.6% |
| 3 bedrooms | 18.9% | 21.6% | 17.1% |
| 4 bedrooms | 4.0% | 6.9% | 2.7% |
| 5 or more bedrooms | 1.2% | 1.3% | 1.0% |

The age of housing is an important predictor of potential need for rehabilitation. The housing stock in Medford is much newer than that found in Burlington County and the State of New Jersey. Only 21.5 percent of the housing units in Medford were built before 1970. In Burlington County and the State, 41.6 percent and 55.4 percent of all housing units, respectively, were built before 1970.

Table 13: Year Structure Built, 2015

Source: US Census, ACS 2011-2015, B25034

| | New Jersey | Burlington County | Medford township |
|------------------------------|-------------------|--------------------------|-------------------------|
| Total: | 3,577,942 | 177,058 | 8,697 |
| Built 2014 or later | 0.1% | 0.1% | 0.3% |
| Built 2010 to 2013 | 0.9% | 0.9% | 1.9% |
| Built 2000 to 2009 | 9.7% | 11.3% | 9.6% |
| Built 1990 to 1999 | 9.2% | 13.8% | 14.8% |
| Built 1980 to 1989 | 11.8% | 14.9% | 19.8% |
| Built 1970 to 1979 | 12.9% | 17.3% | 32.0% |
| Built 1960 to 1969 | 13.7% | 14.7% | 9.8% |
| Built 1950 to 1959 | 15.6% | 12.7% | 6.6% |
| Built 1940 to 1949 | 8.0% | 3.2% | 1.5% |
| Built 1939 or earlier | 18.0% | 10.9% | 3.5% |

In Medford, as in Burlington County and the State, gas is the most frequent fuel source for heating. Electric heat is a distant second in the State and the County. In Medford Township, oil is a distant second.

Table 14: Type of Heating Fuel, 2015

Source: US Census, ACS 2011-2015, B25040

| | New Jersey | Burlington County | Medford Township |
|---------------------------------|-------------------|--------------------------|-------------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| Utility gas | 74.4% | 69.8% | 78.1% |
| Bottled, tank, or LP gas | 1.9% | 1.9% | 1.1% |
| Electricity | 11.9% | 15.9% | 8.7% |
| Fuel oil, kerosene, etc. | 10.5% | 10.9% | 10.6% |
| Coal or coke | 0.0% | 0.0% | 0.1% |
| Wood | 0.5% | 0.7% | 0.6% |
| Solar energy | 0.0% | 0.1% | 0.5% |
| Other fuel | 0.3% | 0.2% | 0.0% |
| No fuel used | 0.4% | 0.3% | 0.2% |

Only 1.1 percent of the occupied residential units in Medford are lacking complete plumbing (0.2 percent), or complete kitchen facilities (0.9 percent). In Burlington County, 0.7 percent of the

dwellings lack one or more of these features; and in the State, as a whole, the percent without complete kitchen or complete plumbing facilities is 1.2 percent.

Table 15: Plumbing, Kitchen Facilities All Occupied Housing Units, 2015

Source: US Census ACS 2011-2015, B25048, B25052

| | New Jersey | Burlington County | Medford township |
|---|-----------------------|------------------------------|-----------------------------|
| Total Occupied Units: | 3,189,486 | 164,659 | 8,364 |
| Lacking complete plumbing facilities | 0.4% | 0.2% | 0.2% |
| Lacking complete kitchen facilities | 0.8% | 0.5% | 0.9% |

Overcrowding is defined as occupied units with more than one person per room. In Medford's owner-occupied units, none have more than 1 person per room. In renter-occupied units, 19 units have more than 1 person per room, meaning 0.2 percent of all units are overcrowded by this definition.

Table 16: Occupants Per Room by Tenure (% of Units), 2015

Source: US Census, ACS 2011-2015, B25014

| | New Jersey | Burlington County | Medford township |
|------------------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| Owner occupied: | 64.5% | 76.5% | 83.9% |
| 0.50 or less occupants per room | 50.0% | 62.7% | 73.5% |
| 0.51 to 1.00 occupants per room | 13.8% | 13.3% | 10.4% |
| 1.01 to 1.50 occupants per room | 0.5% | 0.4% | 0.0% |
| 1.51 to 2.00 occupants per room | 0.1% | 0.1% | 0.0% |
| 2.01 or more occupants per room | 0.1% | 0.0% | 0.0% |
| Renter occupied: | 35.5% | 23.5% | 16.1% |
| 0.50 or less occupants per room | 19.0% | 15.5% | 9.2% |
| 0.51 to 1.00 occupants per room | 14.0% | 7.2% | 6.6% |
| 1.01 to 1.50 occupants per room | 1.5% | 0.6% | 0.2% |
| 1.51 to 2.00 occupants per room | 0.7% | 0.2% | 0.0% |
| 2.01 or more occupants per room | 0.3% | 0.0% | 0.0% |

3. Demographic Information

Medford Township has a population of 23,274 people, an increase of 1,021 (4.6 percent) since the 2000 Census. This rate of growth is less than in Burlington County, which experienced a 6.3 percent increase, and lower than the State of New Jersey's growth, which was 5.0 percent for the same time period.

Table 17: Population Change 2000 to 2015

Source: 2000 & 2010 Decennial Census,
ACS 2011-2015

| | New Jersey | Burlington County | Medford township |
|-----------------------------|-----------------------|------------------------------|-----------------------------|
| 2000 | 8,414,350 | 423,394 | 22,253 |
| 2010 | 8,791,894 | 448,734 | 23,033 |
| 2015 | 8,904,413 | 450,556 | 23,274 |
| Numerical Change | 490,063 | 27,162 | 1,021 |
| Percent Change | 5.8% | 6.4% | 4.6% |

Although the population has grown in all three geographies, average household sizes have remained fairly stable. In Medford, the average household size has decreased. In Burlington County and in New Jersey as a whole, the average household sizes have increased.

Table 18: Average Household Sizes

Source: 2000 Decennial Census (H012),
ACS 2006-2010 and 2011-2015

| | New Jersey | Burlington County | Medford township |
|-----------------------|-----------------------|------------------------------|-----------------------------|
| Occupied Units | | | |
| 2015 | 2.73 | 2.66 | 2.75 |
| 2010 | 2.69 | 2.63 | 2.95 |
| 2000 | 2.68 | 2.65 | 2.77 |

The average household size in Medford, Burlington County, and the State varies with tenure. In all three geographies, owner-occupied units have higher average household sizes than found in renter-occupied units; but the differences are larger in Medford compared to the County or the State averages.

Table 19: Average Household Sizes by Tenure, 2015

Source: US Census, ACS 2011-2015, B25010

| | New Jersey | Burlington County | Medford township |
|-----------------------|------------|-------------------|------------------|
| Occupied Units | 2.73 | 2.66 | 2.75 |
| Owner | 2.84 | 2.76 | 2.84 |
| Renter | 2.54 | 2.34 | 2.28 |

In Medford, 51.6 percent of the owner-occupied units are 1 or 2-person households, and for renter-occupied units, 66.7 percent of them are only 1 or 2-persons. For both the County and the State, 1 and 2-person households are a slightly larger percentage of the owner-occupied units and a slightly smaller percentage of the renter occupied units.

Table 20: Range of Persons Per Household by Tenure, 2015

Source: US Census, ACS 2011-2015, B25009

| | New Jersey | Burlington County | Medford Township |
|----------------------------|--------------|-------------------|------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| Owner occupied: | 64.5% | 76.5% | 83.9% |
| 1-person household | 20.5% | 21.7% | 13.5% |
| 2-person household | 32.9% | 33.3% | 38.1% |
| 3-person household | 18.0% | 17.9% | 17.1% |
| 4-person household | 17.5% | 16.1% | 20.5% |
| 5-person household | 7.3% | 7.8% | 8.9% |
| 6-person household | 2.4% | 2.1% | 1.6% |
| 7-or-more person household | 1.3% | 1.1% | 0.3% |
| Renter occupied: | 35.5% | 23.5% | 16.1% |
| 1-person household | 35.2% | 37.5% | 36.6% |
| 2-person household | 26.3% | 28.4% | 30.1% |
| 3-person household | 16.9% | 15.5% | 16.0% |
| 4-person household | 12.5% | 11.4% | 10.1% |
| 5-person household | 5.5% | 5.0% | 4.2% |
| 6-person household | 2.0% | 1.4% | 3.0% |
| 7-or-more person household | 1.6% | 0.8% | 0.0% |

Medford's total percentage of one and two person households, regardless of tenure is, at 54 percent, 2 to 3 points lower than the percentage of one- and two-person households within Burlington

County and the State. Medford has a higher percentage of 4 or more person households, regardless of tenure, than the County and the State.

Table 21: Persons Per Household Regardless of Tenure, 2015

Source: US Census, ACS 2011-2015, B25009

| | New Jersey | Burlington County | Medford Township |
|----------------------------|-------------------|--------------------------|-------------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| 1-person household | 25.70% | 25.40% | 17.20% |
| 2-person household | 30.50% | 32.10% | 36.80% |
| 3-person household | 17.60% | 17.30% | 16.90% |
| 4-person household | 15.70% | 15.00% | 18.80% |
| 5-person household | 6.70% | 7.20% | 8.20% |
| 6-person household | 2.30% | 1.90% | 1.80% |
| 7-or-more person household | 1.40% | 1.00% | 0.30% |

Medford Township’s population that is 65 or more years old is proportionally 9 to 21 percent higher than found in the County or the State depending on the sex of the older person. Therefore, it is no surprise that the median age in Medford is higher (44.4 years) than in Burlington County (41.0 years) and in New Jersey (39.4 years).

Table 22: Medford Township Population by Age 2015

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford township |
|---------------------------------------|------------|----------------------|---------------------|
| Total: | 8,904,413 | 450,556 | 23,274 |
| Males < 20 Years Old | 12.9% | 12.5% | 13.8% |
| Males 20 to 64 Years Old | 29.8% | 30.3% | 28.2% |
| Males 65 Years or Older | 6.1% | 6.4% | 7.4% |
| Subtotal | 48.8% | 49.2% | 49.4% |
| Females < 20 Years Old | 12.3% | 11.9% | 12.3% |
| Females 20 to 64 Years Old | 30.6% | 30.2% | 28.9% |
| Females 65 Years and Older | 8.3% | 8.6% | 9.4% |
| Subtotal | 51.2% | 50.8% | 50.6% |

Medford's population is well educated. More than 95 percent have at least a high school diploma and more than half (56.3 percent) of the population older than 25 has a bachelor's, graduate or professional degree. Comparative percentages for Burlington County are 94.5 and 38.4 percent respectively, and for New Jersey, 90.7 and 39.6 percent, respectively.

Table 23: Educational Attainment Age 25 and Older, 2015

Source: US Census, ACS 2011-2015, S1501

| | New Jersey | Burlington County | Medford township |
|---|------------|----------------------|---------------------|
| Population 25 and over | 4,812,272 | 243,715 | 12,266 |
| Less than high school graduate: | 9.3% | 5.4% | 1.8% |
| High school graduate (includes equivalency): | 26.5% | 27.0% | 17.3% |
| Some college or associate's degree: | 24.6% | 29.1% | 24.6% |
| Bachelor's degree or higher: | 39.6% | 38.4% | 56.3% |

A higher percentage of Medford households (65.7 percent) have incomes of \$75,000 or greater compared to the populations in Burlington County (52.3 percent) and the State of New Jersey (48.4 percent).

The median income in Medford is \$109,015, more than 38 percent higher than the median income in Burlington County (\$78,621) and more than 50 percent higher than the median for all of New Jersey households (\$72,093).

Table 24: Household Income by Ranges

Source: US Census, ACS 2011-2015, B23006

| | New Jersey | Burlington County | Medford township |
|-----------------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 3,189,486 | 164,659 | 8,364 |
| Less than \$35,000 | 25.2% | 19.8% | 10.7% |
| \$35,000 to < \$75,000 | 26.4% | 27.9% | 23.6% |
| \$75,000 to < \$150,000 | 29.7% | 34.1% | 35.1% |
| \$150,000 or More | 18.7% | 18.2% | 30.6% |
| Median Income | \$ 72,093 | \$ 78,621 | \$109,015 |

More than 66 percent of Medford’s population 16 years and older is in the labor force. This is approximately 1 percentage point lower than in Burlington County and about the same as for the State of New Jersey. And the percent of Medford’s civilian labor force that is unemployed is 1.3 to 1.4 percentage points lower than found in the County or the State.

Table 25: Employment Status -16 Years and Older, 2015

Source: US Census, ACS 2011-2015

| | New Jersey | Burlington County | Medford Township |
|------------------------------|-----------------------|------------------------------|-----------------------------|
| Total Population 16 + | 7,120,154 | 363,543 | 18,260 |
| In labor force: | 66.0% | 67.7% | 66.8% |
| Civilian labor force: | 65.9% | 66.7% | 66.5% |
| Employed | 60.1% | 61.0% | 62.1% |
| Unemployed | 5.8% | 5.7% | 4.4% |
| Armed Forces | 0.1% | 1.1% | 0.2% |
| Not in labor force | 34.0% | 32.3% | 33.2% |

The travel time to work for a large percentage of Medford’s employed population (50.7 percent) is less than 30 minutes. Another 35.8 percent have a commute of 30 to 59 minutes, and 13.5 percent travel 60 minutes or more. The data show that the commuting times of Medford workers is similar to other workers in Burlington County but less than experienced by workers that live in other areas of New Jersey.

Table 26: Travel Time to Work

Source: US Census 2011-2015 ACS, B08303

| | New Jersey | Burlington County | Medford township |
|---------------------------------|-----------------------|------------------------------|-----------------------------|
| Total: | 4,021,444 | 212,382 | 10,230 |
| Less than 30 Minutes | 54.2% | 57.9% | 50.7% |
| Less than 60 Minutes | 30.8% | 30.9% | 35.8% |
| More than 60 Minutes | 15.0% | 11.1% | 13.5% |

The two most frequent industry categories employing Medford residents are: educational services, health care, and social assistance, 24.6 percent; and professional, scientific, and management, and administrative and waste management services, 17.4 percent. These categories are also the first and second most frequent industry categories for the County's and the State of New Jersey's employed. Retail trade is the third most frequent industry for all three geographies.

As to occupations within these industries, the most frequent are management positions in business, science, or the arts, followed by sales or office positions. This is true of Medford, the County, and the State labor forces.

Table 27: Industries and Types of Positions of the Employed Civilian Population, 2015

Source: US Census 2011-2015 ACS, Table C24050

| | New Jersey | Burlington County | Medford township |
|---|-------------------|------------------------------|-----------------------------|
| Employed Civilian Labor Force: | 4,281,760 | 221,766 | 11,341 |
| INDUSTRIES | | | |
| Agriculture, forestry, fishing and hunting, and mining | 0.3% | 0.6% | 0.1% |
| Construction | 5.6% | 5.0% | 6.1% |
| Manufacturing | 8.4% | 7.6% | 6.1% |
| Wholesale trade | 3.4% | 3.7% | 4.0% |
| Retail trade | 11.3% | 11.4% | 10.5% |
| Transportation and warehousing, and utilities | 5.7% | 5.1% | 2.9% |
| Information | 2.8% | 2.3% | 1.9% |
| Finance and insurance, and real estate and rental and leasing | 8.5% | 8.2% | 12.3% |
| Professional, scientific, and management, and administrative and waste management services | 13.0% | 11.8% | 17.4% |
| Educational services, and health care and social assistance | 23.7% | 25.7% | 24.6% |
| Arts, entertainment, and recreation, and accommodation and food services | 8.4% | 7.1% | 7.2% |
| Other services, except public administration | 4.5% | 4.1% | 3.0% |
| Public administration | 4.2% | 7.4% | 3.8% |
| | 100.0% | 100.0% | 100.0% |
| TYPES OF POSITIONS | | | |
| Management, business, science, and arts occupations: | 40.9% | 42.7% | 54.4% |
| Service occupations: | 16.7% | 15.3% | 9.6% |
| Sales and office occupations: | 24.7% | 25.8% | 26.8% |
| Natural resources, construction, and maintenance occupations: | 7.2% | 6.9% | 4.5% |
| Production, transportation, and material moving occupations: | 10.4% | 9.3% | 4.6% |

4. Projections for Population and Employment

2040 Population Forecasts

The Delaware Valley Regional Planning Commission, the Philadelphia region's federally recognized metropolitan planning organization (MPO), provides forecasts of both population and employment for the counties and municipalities within the nine-county, two-state region. The current forecasts are for 2015 to 2040 in five-year intervals. The forecasts are at the county level and for each municipality. DVRPC's board adopted the population forecasts in July 2016.

Highlights of the projections³ are as follows:

- The DVRPC region is forecast to gain over 658,000 residents between 2015 and 2045 (an 11.5 percent increase), with much of this growth concentrated in the suburbs.
- As it has since the mid-2000s, the population of the City of Philadelphia increased between 2010 and 2015, with the City adding more than 41,000 residents. This trend is forecast to continue, with the City's population expected to increase by over 8 percent by 2045. The share of the region's population living in the City, however, is expected to increase slightly by 2045 from 26 percent in 2015 to 27 percent.
- The population of the region's five southeastern Pennsylvania counties is forecast to increase by 11.8 percent between 2015 and 2045, while the population of the four New Jersey counties is expected to increase by 10.7 percent.
- The largest percentage increases in population are expected in municipalities in Gloucester County, New Jersey (where the population is forecast to increase by over 29 percent) and Chester County, Pennsylvania (where the population is forecast to increase by more than 28 percent).
- Burlington County is expected to grow 9.4 percent (42,483 people) by 2045. Medford Township's population is forecast to grow by 2,613 people (11.2 percent) to a total of 26,027 by 2045.

2045 Employment Forecasts

Following the adoption of the population forecasts, the DVRPC prepared comparable 2015 to 2045 employment forecasts, which were adopted by its Board in October 2016.

Employment forecast highlights⁴ include:

- The DVRPC region is forecast to gain over 373,000 jobs between 2015 and 2045 (an increase of almost 12 percent), with much of this growth concentrated in the suburbs.
- The region's five southeastern Pennsylvania counties are forecast to experience an 12.6 percent increase in employment, while employment in the four New Jersey counties is expected to increase by 9.8 percent.

³ Delaware Valley Regional Planning Commission Analytical Data Report #022, published July 2016.

⁴ Delaware Valley Regional Planning Commission's Analytical Data Report #023, published October 2016.

- The largest percent increases are forecast in Gloucester County in New Jersey and Chester County in Pennsylvania, where employment is forecast to increase by 29 and 28 percent, respectively.
- Burlington County is expected to experience a 9.3 percent increase in employment by 2045. Medford is expected to have an employment increase of 9.3 percent by 2045.
- The largest absolute increase in employment is forecast for Chester County, expected to gain over 87,800 employees. Other counties forecast to see a significant number of additional employees include Montgomery County (expected to gain over 82,000 employees) and Philadelphia (with a forecasted increase of almost 64,000 jobs).
- Both Philadelphia and Camden City, New Jersey are forecast to gain employment, with forecasted percentage increases of 8.3 percent and 10.1 percent, respectively. The region's other core cities are expected to see their employment stabilize and increase slightly, with a 2.8 percent increase in employment in Trenton, New Jersey, and a 2.6 increase in Chester City, Pennsylvania.
- Burlington County is expected to have an absolute employment increase of 22,324 by 2045, leading to a total of 263,622 jobs. Medford's increase is projected to be 1,093 for a total of 13,429 jobs by 2045.

5. Determination of Housing Obligation

The Supreme Court's decisions are clear that each municipality must address its present and prospective need and has directed the lower courts to determine each using the methodology COAH utilized in its first and second round rule making. Present need is an estimate of substandard housing occupied by low and moderate-income households. Substandard housing is estimated using census data. During COAH's first round rule making, COAH was available to use six (6) surrogates of housing conditions that were available in the Census. However, the Census now publishes less information about housing conditions.

In its 2014 rule making, COAH utilized (a) overcrowding in housing built before 1960, (b) housing lacking complete plumbing facilities, and (c) housing lacking complete kitchen facilities. An overcrowded unit is a unit with more than one (1) person per room. A housing unit is considered substandard if any one of these conditions is present within the housing unit. COAH eliminated the possibility that any unit would be counted more than once based on the presence of more than one substandard condition in any one housing unit. It then multiplied the percentage of housing units occupied by low and moderate-income households by County to estimate the number of substandard units occupied by low and moderate-income households.

Dr. David Kinsey and Fair Share Housing Center have estimated low and moderate income households living in substandard housing using surrogates related to low and moderate income households living in units lacking complete plumbing, units lacking complete kitchen facilities, and in overcrowded conditions. For purposes of settlement, the Township accepts the Kinsey/FSHC estimate of 25 low and moderate income households living in substandard conditions.

The Supreme Court has also made it clear that each municipality is responsible for its 1987-1999 or "second round" housing obligation. COAH has established Medford's second round prospective need at 418 low and moderate-income units.

The Supreme Court has ordered the lower courts to establish "third round" housing obligations using the prior round methodology. FSHC has developed a methodology that closely mirrors COAH's second round methodology. FSHC has calculated a 1999-2025 prospective need of 805 low and moderate-income units for Medford. However, no court has determined the Township's third round fair share. Given the uncertainty associated with the third round fair share, the Township and FSHC have agreed to a 1999 – 2025 housing obligation of 483 low and moderate income housing units.

The agreement with FSHC provides for a reduction of the fair share should a court or the Legislature takes an action that lowers Medford's 1999 – 2025 housing obligation by more than 20 percent. Notwithstanding any possible reduction in the fair share, the Township will continue to implement this housing element and any extra credits shall be credited to a post 2025 (fourth round) housing obligation.

In summary, this housing element addresses the following:

- A present need of 25 units.

- A prior round housing obligation of 418 units.
- A 1999-2025 housing obligation of 483 units.

6. Consideration of sites appropriate for affordable housing

Important to the Township's plan is the consideration of the lands that are most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The owner of Block 401, Lot 13.01 and Block 403, Lots 2 and 7, referred to as the Tofamo site has offered to assist the Township to address its affordable housing obligation. The site has been incorporated into the Township's plan and will be rezoned to permit 174 market rate units and 48 low and moderate-income housing units.

Land As A Scarce Resource

New Jersey's need for affordable housing is great. The amount of land available to address it is finite. Thus, when the Legislature adopted the Fair Housing Act of 1985, it directed COAH to adjust municipal obligations based on the lack of vacant land. COAH responded by adopting a process for calculating the municipal capacity to absorb affordable housing at N.J.A.C. 5:93-4.2.

Thus, COAH has developed a process that recognizes the limits of available land in the community. The process also recognizes that redevelopment takes place and, as redevelopment occurs, municipalities are expected to develop plans to capture a contribution toward addressing the remaining housing obligation.

However, Medford has demonstrated that it can address its entire housing obligation with vacant land and/or land that is devoted to lower density uses. Thus, the COAH regulations related to land as a scarce resource are not relevant to Medford's plan for its third-round housing obligation.

Public Water and Sewer as a Scarce Resource

Public sewer is a scarce resource in Medford. When public water and/or sewer are a scarce resource, N.J.A.C. 5:93-4.3 requires a municipality to cooperate with efforts to bring sewer to proposed inclusionary sites. Such cooperation requires a municipality to support the extension of the scarce resource to inclusionary sites through its public endorsement of the effort. The rule does not require the municipality to spend municipal dollars in this effort.

Compliance Options

The Supreme Court has ordered the lower courts to compute municipal housing obligations. The Court's decisions require each community to address substandard units occupied by low and moderate-income households. This component of need has been termed the rehab component or rehabilitation share in previous rule adoptions. This housing element will refer to substandard units occupied by low and moderate-income units as present need. The Supreme Court has also ruled that each municipality must address its prior round or 1987-1999 prospective need; and it has ordered the lower courts to compute a third-round housing obligation (1999 to 2025) based on COAH's first and second round methodologies.

a. Present Need

A municipality may address its present need by devising a rehabilitation program. The focus of any rehabilitation effort must be to repair or replace existing housing systems (i.e. roof, plumbing, electricity, heat, and/or a load bearing system) and bring the housing unit up to code. The program must be administered by an entity experienced in the rehabilitation of affordable housing and the program must be outlined in a manual that the Court approves.

The minimum average hard costs (not including administrative costs) required of a rehabilitation program is \$10,000. In reality, the cost of a rehabilitation program is a function of the repairs required to bring an affordable housing unit up to code. COAH requires 10-year controls on affordability after the rehabilitation activity is complete. With regard to sales units, the control may be in the form of a forgivable loan.

A municipality may also address its rehab share through the creation of Elder Cottage Housing Opportunities (ECHO Housing). The municipality may purchase up to 10 ECHO units.

Medford can also address its rehab share by creating new affordable units through any of the techniques discussed below for creating new affordable housing within the Township.

b. The Regulatory Framework for New Construction

COAH has various rules that provide a framework for addressing the municipal housing obligation. With the possible exception of units created through tax credits, at least half of all affordable units must be affordable to low income households.⁵ All affordable housing must be affirmatively marketed and be priced in accordance with COAH's rules.

In general, no more than 25 percent of the affordable housing units may be age restricted.

The Township must create a realistic opportunity for at least 25 percent of the affordable housing to be constructed as rental housing. With regards to the 1987-1999 rules, a municipality may receive a rental bonus for addressing its rental obligation.

⁵ COAH, HMFA and the Department of Community Affairs are working on a joint response to the low and moderate income split associated with tax credit projects.

The bottom floor of townhouse and multi-family housing units must be accessible in accordance with the accessibility requirements set forth at N.J.A.C. 5:23-7.5(b) and (c) in the Barrier Free Subcode, N.J.A.C. 5:23-7. Townhouse units in communities that have received development approvals prior to June 20, 2005, are exempt from this requirement.

Pursuant to P.L. 2008, Chapter 46, at least 13 percent of the housing units responding to the Township's post 1999 housing obligation must be affordable to very low income households. Very low income households are defined as earning no more than 30 percent of the region's median income.

c. Zoning and Fees

Medford has various options in addressing its inclusionary component. The Township can rely on zoning to address its housing obligation. The advantage to *inclusionary* zoning is that it is one of the few approaches recognized by COAH that limits the municipality's fiscal responsibility to produce affordable housing. Once a property is zoned, the Township's only other responsibility is to: fast-track *inclusionary* developments and eliminate unnecessary cost generating standards. COAH sets forth these responsibilities in N.J.A.C. 5:93-10.

COAH has recognized that affordable rental housing requires a greater subsidy than affordable for sale housing. Thus, N.J.A.C. 5:93-5.15 requires an incentive to produce rentals in the form of a higher density and lower set-aside if a developer elects to build housing. The maximum set-aside for rental housing is 15 percent.

A municipality that zones a residential site for affordable housing may permit a developer (at the developer's option) to pay a fee rather than build affordable housing. However, once a municipality accepts a fee, which should be established by ordinance, the municipality is responsible for building the housing. Thus, a municipality should be cautious about accepting a fee, in lieu of a developer producing affordable housing.

A municipality may collect a development fee on residential sites that are not zoned to produce affordable housing. A development fee is an exaction to be used for affordable housing. COAH permits a municipality to collect a development fee equal to 1.5 percent on all residential development. Where a developer receives a density bonus, a municipality may collect a six (6) percent development fee on the additional units achieved. A municipality may also collect a 2.5 percent development fee on non-residential development.

There are restrictions on the use of development fees. Up to 20 percent of development fees may be used for administrative purposes. At least 30 percent of development fees must be used to render affordable housing more affordable to low and moderate-income people. These limitations do not apply to "in lieu fees." With this in mind, the Township must utilize strict accounting practices in order to use development fees and in lieu fees properly.

d. Redevelopment

A municipality may pursue the construction of affordable housing through redevelopment pursuant to the Local Redevelopment and Housing Law. All sites proposed for redevelopment shall conform to COAH's criteria for a suitable site. The municipality must designate the site as an area in need of redevelopment and adopt a redevelopment plan. It must also designate a redeveloper and prepare an estimated timeline for the redevelopment of the site. Without an active developer, COAH has historically favored vacant over developed sites. When land is a scarce resource, COAH and the courts have accepted overlay zones that create an option/financial incentive to build affordable housing.

e. Municipal Construction

Some municipalities choose to address the housing obligation by sponsoring the construction of low and moderate-income housing. It is not unusual for a municipality to donate municipal land to a non-profit or for profit developer interested in constructing a development that will be devoted entirely to low and moderate-income households.

It is not easy for municipalities to "get into the housing business." Most developers interested in building low and moderate-income housing without any market units to help subsidize the affordable housing require other forms of subsidy. Such subsidies often include: land, some form of municipal subsidy and other subsidies from a variety of state and federal sources (i.e., federal low income housing tax credits, State funding programs, Federal Home Loan Bank).

COAH's rules regarding municipal construction require the following minimum documentation:

1. The municipality must demonstrate that it has control of the site. Control may be in the form of an option.
2. The municipality must submit a plan regarding the administration of the development indicating who will income qualify applicants and administer the units once they are occupied.
3. The municipality must estimate what the proposed development will cost and the revenues that it projects the development to generate. The municipality must demonstrate a *stable* source of funding. As outside funding sources become available, a municipality may reduce its reliance on municipal resources. and
4. The municipality must develop a construction timetable that provides for the construction of low and moderate-income housing units.

f. Alternative Living Arrangements

Pursuant to N.J.A.C. 5:93-1 et seq., an alternative living arrangement means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes, but is not limited to: transitional facilities for the homeless, Class A,B,C,D, and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey

Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

In later rule-making, COAH decided not to provide credit for transitional facilities for the homeless and boarding homes.

The following criteria apply to alternative living arrangements:

1. Alternative living arrangements may be used to address a municipal housing obligation by entering into an agreement for the location of such a facility with the provider of the facility or by granting preliminary approval to a developer of an alternative living arrangement.
2. The unit of credit for an alternative living arrangement shall be the bedroom.
3. Alternative living arrangements that are age restricted shall be included with the 25 percent that may be age restricted pursuant to N.J.A.C. 5:93-5.14.
4. Controls on affordability on alternative living arrangements shall remain in effect for at least 10 years. To be eligible for a rental bonus (pursuant to N.J.A.C. 5:93-5.15), controls on affordability shall remain in effect for at least 30 years.
5. Transitional facilities for the homeless shall not be dormitories and shall have separate bedrooms; those that do not shall have one year to complete the necessary rehabilitation to create separate bedrooms.

Alternative living arrangements may provide an opportunity for a municipality that is willing to convey land to an organization that is interested in providing an alternative living arrangement. There may be capital and operating subsidies available that could minimize the municipal subsidy required to construct a group home or other facility.

g. Accessory Apartments

N.J.A.C. 5:93-1 et seq. allows Medford to address up to ten (10) low and moderate-income units by creating a program for accessory apartments. A municipality interested in such a program must demonstrate that it has a housing stock that lends itself to accessory apartments. COAH believes that a large, older housing stock lends itself to accessory apartments. COAH's rule requires water and sewer to serve any proposed accessory apartment.

If the Township is interested in accessory apartments, it must revise its zoning ordinance to permit accessory apartments. It must also commit to funding the program. N.J.A.C. 5:93-1 required a subsidy of \$10,000. Later rule making, that was overturned, increased the subsidy to \$20,000 for a moderate-income unit and \$25,000 for a low-income unit.

The Township must also create an administrative mechanism with procedures for dealing with cost estimates, accepting bids, awarding contracts, inspecting work, income qualification of applicants, establishing rents and ensuring rents remain affordable over time.

N.J.A.C. 5:93-5.9 requires affordability controls of 10 years on accessory apartments. Accessory apartments may be used to address the Township's rental obligation. However, in order to receive a rental bonus, an accessory apartment must be governed by a 30-year control.

h. Market to Affordable Program (Write-Down/Buy Down Program)

COAH has adopted rules that allow a municipality to purchase housing units that are already part of the housing stock and make these units available, at affordable rents or sales prices, to low and moderate-income households. This program was originally called the "Write-Down Buy-Down Program" within N.J.A.C. 5:93-1 and was later expanded to rentals pursuant to the "Market to Affordable Program."

N.J.A.C. 5:93-1 et seq. limits this program to 10 units or not more than 25 percent of the municipal fair share. The rule requires a minimum subsidy of \$20,000. Later iterations of COAH's rule making (that were overturned) required a minimum subsidy of \$25,000 for a moderate-income unit and \$30,000 for a low income units. *In reality, the subsidy is based on what is necessary to make the housing affordable to low and moderate-income households. Therefore, the actual subsidy is a function of local market conditions rather than COAH's minimum standards.* A municipality interested in such a program should demonstrate that there are sufficient units in the municipality for a viable program to operate through the multiple listing service.

i. Assisted Living Units

Bedrooms in assisted living residences may address a municipal housing obligation. Affordable units within an assisted living facility may be affordable to households earning up to 60 percent of median income. Up to 80 percent of a low and moderate-income household's gross income may be used for rent, food and services. Units within an assisted living facility shall be viewed as age-restricted units, subject to the cap on creditable age-restricted cap established by COAH's rules and court decisions (25 percent).

j. Extension of Expiring Controls

Although most of COAH's post 1999 rule-making has been overturned by the Appellate Division and the Supreme Court, the Supreme Court has specifically allowed a municipality to receive credit toward its third round housing obligation by extending controls on affordable sales units. A municipality may receive a credit by extending controls on affordability that are scheduled to expire during the period of repose. The extended controls must be consistent with the State regulations as articulated pursuant to N.J.A.C. 5:80-26. To obtain this credit, the municipality must obtain a certified statement from its building inspector stating that the affordable unit complies with all code standards. A municipality may use development fees and in lieu fees to purchase units and complete any necessary repairs.

Medford's Response To The Housing Obligation

Medford received substantive certification for its second-round obligation of 418 units on February 9, 1999. With a 418-unit housing obligation, the Township has a rental obligation of 105 low and moderate-income units. COAH's rules provide a rental bonus, or extra unit of credit, for every non-age restricted rental unit that has actually been constructed in response to the rental obligation. In the case of Medford, the rental obligation is addressed by 105 rentals that have been constructed by Ingerman, Medford Crossing South and Medford Leas. (See Map of all of Medford's affordable housing sites at Exhibit 1) The Medford-FSHC settlement agreement (Exhibit 2) envisions that the second-round obligation has been and continues to be addressed as follows:

Prior Round Compliance Plan

Table 28: Medford's Prior Round Compliance Plan

| Development | Units | Bonus | Credits |
|---|--------------|--------------|----------------|
| Alternative Living Arrangements | 21 | 13 | 34 |
| Non-age restricted bedrooms | 16 | 13 | 29 |
| Age-restricted bedrooms | 5 | 0 | 5 |
| Affordable Rental Units | 110 | 92 | 202 |
| Medford Crossing South (Ingerman) | 60 | 60 | 120 |
| Medford Crossings South (Freeco) | 18 of 24 | 0 | 18 |
| Ingerman Medford Leas (Creekside) | 32 | 32 | 64 |
| Approved Affordable Senior Sale Units | 65 | 0 | 65 |
| Wildflowers | 10 | 0 | 10 |
| Wyngate | 30 | 0 | 30 |
| Heritage | 25 | 0 | 25 |
| Regional Contribution Agreement – Borough of Glassboro | 117 | 0 | 117 |
| Total | 313 | 105 | 418 |

Alternative Living Arrangements

The Township is seeking credit for 16 bedrooms in non-age restricted group homes. The Township is seeking a rental bonus for 13 of these bedrooms. The group homes are:

- Employ-Ability Unlimited, located at Block 2201, Lot 10 (1 Utah Trail). The facility was constructed in 1973 and includes four (4) bedrooms. The provider has a 2016 capital agreement that acts as a deed restriction on the property. 8 credits.
- Bancroft NeuroHealth operates a facility at Block 2701.01, Lot 32 (124 Himmelein Road). The building was constructed in 1965 and includes four (4) bedrooms. This facility is also governed by a 2002 capital agreement with the Division of Human Services, serving as a deed restriction on the property. 8 credits.
- Nora G, Inc. of New Jersey operates a facility at Block 3202.17, Lot 9 (96 Tallowood Drive). The building was constructed in 1977 and contains five (5) bedrooms. The property is governed by a deed restriction that extends to May 27, 2048. 10 credits.
- Archway Programs, Incorporated operates a facility at Block 3604, Lot 2.02 at E. Lake Boulevard. The building was constructed in 1962 and contains three (3) bedrooms. There is a 2011 capital agreement that governs the property through 2031. 3 credits.

In addition, Medford is seeking credit for an age restricted group home located at Block 1901, Lot 2.03 (25 Coates Street). The building includes five (5) bedrooms. The facility is operated by the Affordable Housing Group. The Township has provided a March 2020 group home survey for this facility. It has established that the facility is licensed as a Class A Rooming House. The facility was also encumbered by a 15 year deed restriction through a County HOME Program Mortgage. 5 credits

100 Percent Affordable Communities

Ingerman's Medford Crossing South community includes 60 low and moderate income family rental housing units. Of the 60 total housing units, there are 42 two-bedroom and 18 three-bedroom units. It is a three (3) story community, located to the south of the Earystown Road/Route 70 intersection. It is now known as The Willows at Medford with an address of 311 Stephens Rise, Medford, New Jersey. Ingerman constructed the community in 2008.

Medford Leas at Creekside is another Ingerman development. It was constructed by Ingerman in 2007. The property includes 32 low and moderate income units, located at 237 Route 70 in Medford Township. The bedroom mix within Medford Leas is as follows: 7 one bedroom, 17 two bedroom and 9 three bedroom. The Administrative Agent is Ingerman. There was a 30 year deed restriction placed on the property in 2007 by the Home Program.

Inclusionary Developments

Freeco is a mixed use inclusionary development that has never been constructed. The property has received municipal approvals. Sewer is a scarce resource in the Township. The developer has purchased virtually all of the remaining sewer capacity to construct this inclusionary development. The Township, by ordinance has the right to buy back the sewer capacity unless it is used for inclusionary development.⁶

Wildflowers is a 96 unit age-restricted community, of which 10 units are set-aside for low and moderate income households. The community is located to the south east of the Jennings Road/Hartford Road intersection. The community was constructed between 2013 and 2016⁷ and the affordable housing units are encumbered by a 2012 deed restriction. Triad is the administrative agent.

Wyngate at Medford is another age-restricted community. It is located southeast of the Hartford Road/Church Road intersection and includes 30 low and moderate income units. This inclusionary community was constructed between 2011 and 2018 and the affordable units are encumbered by a deed restriction. Triad is the administrative agent.

The Heritage at Medford is an age-restricted community of which 25 are set-aside for low and moderate income households. The community is located on Jennings Road, just east of the Wildflowers community. Construction began on the community in 2013 and, upon completion, it will include 228 single-family homes. The affordable units are governed by a deed restriction. Triad is the administrative agent.

Regional Contribution Agreement

Medford addressed 117 units of its second round housing obligation with a regional contribution agreement with Glassboro Borough. The Borough has attached copies of Medford's monetary transfers to the Borough as Exhibit 3.

a. Present Need

- The Township's settlement agreement with FSHC recognizes a present need of 25 substandard units occupied by low and moderate income households. Medford has participated in the Burlington County rehabilitation program since 2010. The Township plans to continue its participation in the County program to address its present need. The County will utilize its own rehabilitation procedures to administer the program. (For details, click [Home Improvement Loan Program \(PDF\)](#) or view them at the municipal building.)

⁶ Ordinance 1992-24 authorizes the repurchase of sewer capacity if not used for the construction of a development that allows for or aids the Township in satisfying its obligation for housing to households of low and moderate income.

⁷ Weichert Realty website.

The 2017 Housing Element incorrectly characterized the Township’s rehabilitation program as administered by the Township. As a result, the Court Master’s May 7, 2019 Report required the Township to determine whether its program would also rehabilitate substandard rental units occupied by low and moderate income households. In the alternative, the Report asks if the community will agree for the Court Master to determine if a rental rehabilitation program is necessary.

With regard to the rental rehabilitation program, the Township has a present need of 25 units. This means that the census data indicated that there are 25 low and moderate income households living in substandard housing. The 2015 ACS data indicate that only 16.1 percent of all households in Medford are renters. If one assumes that 16.1 percent of the present need is occupied by low and moderate income renters, then only four of the substandard units would be rentals. The Township has agreed to address a four unit rental rehabilitation component by participating in the County-Wide rental rehabilitation program pursuant to the rental rehabilitation manual funded by the County Bridge Commission. A hardcopy of the manual is on file at the municipal building.

Medford’s Plan For The 1999 to 2025 Housing Obligation

Medford and Fair Share Housing Center have agreed to the following plan to address the 1999 – 2025 housing obligation of 483 low and moderate-income housing units. With 488 credits, the Township has a five (5) unit surplus to carry over to the 2025 – 2035 housing obligation.

| Development | Units | Bonus | Credits |
|--|--------------|--------------|----------------|
| Medford Crossing South (Freeco) | 6 | 0 | 6 |
| Family Services Supportive Housing | 12 | 8 | 24 |
| Allies, Inc. I and II Group Homes | 8 | 4 | 13 |
| Medford Walk Settlement Sales | 5 | 0 | 5 |
| Habitat for Humanity, Whitesell Houses Sales | 2 | 0 | 2 |
| Medford Senior Housing/Mend, Age Restricted Rental | 31 | 0 | 31 |
| Medford Senior Housing/Mend, Handicapped, Rentals | 5 | 0 | 5 |
| Ragan Hartford Square 100% Affordable Age Restricted Rentals | 70 | 0 | 70 |
| Tofamo | 48 | 48 | 96 |
| Arc Wheeler (Family Rental) | 90 | 61 | 146 |
| Flying W | 90 | 0 | 90 |
| Total | 367 | 121 | 488 |

Guiding Principles Of FSHC Settlement

The Township shall meet its Third Round Prospective Need in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:

1. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
2. At least 50 percent of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
3. At least twenty-five percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.
4. At least half of the units addressing the Third Round Prospective Need in total must be available to families.
5. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

DESCRIPTION OF PROPOSED PROJECTS TO FULFILL 1999 TO 2025 OBLIGATION

SPECIAL NEEDS HOUSING

Family Services of Burlington County has created four group homes, with a total of 12 bedrooms, in Medford and has submitted signed survey forms for each:⁸

1. Block 404, Lot 15.02 at 10 Eaves Mill Road. This is a two bedroom facility with a 2009 certificate of occupancy. It was financed by the New Jersey EDA. The facility has controls on affordability of at least 15 years.
2. Block 404, Lot 15.02 at 67 Eaves Mill Road. This is another two bedroom facility with a 2009 certificate of occupancy. It was financed by the New Jersey EDA. The facility has controls on affordability of at least 15 years.
3. Block 501, Lot 1 at 85 Union Street. This is a three bedroom facility that provides housing for emergency transitional housing. The survey form indicates that the facility has 20 year affordability controls.

⁸ Survey forms developed by the New Jersey Council on Affordable Housing for the purpose of evaluating the credit-worthiness of supportive housing.

4. Block 2708, Lot 1 at 19 Evergreen Trail. This is a five bedroom facility that was funded via a Capital Agreement with the New Jersey Department of Human Services. The facility has 20 year controls on affordability.

In addition, Allies Homes has created the following two group homes, with eight bedrooms, in Medford:

1. Block 906.02, Lot 1 at 101 Hickory Lane. This is a four bedroom licensed group home. The facility received a 2007 certificate of occupancy. It received funding through a Capital Agreement with the Department of Human Services. The facility has 40 year controls.
2. Block 3304, Lot 10 at 231 Pine Boulevard. This is another four bedroom licensed group home. It received a certificate of occupancy in 2007. The facility has 40 year controls.

NON-PROFIT HOUSING

HABITAT FOR HUMANITY

Habitat for Humanity has constructed two (2) units for low and moderate-income households, located at 133 and 135 Old Marlton Pike. Each received its certificate of occupancy in 2010. The States computer records (CTM) indicate that there are controls on affordability on each unit. Habitat for Humanity is the Administrative Agent for these units.

MEDFORD SENIOR HOUSING

MEND, a non-profit, has constructed 36 low and moderate-income housing units adjacent to the Township's police station. The housing is accessed from Jones Road. The housing is age-restricted with five (5) units reserved for the handicapped. This is a 100 percent affordable community. MEND received its certificate of occupancy for this housing in 2009. MEND is the administrative agent for this community.

PRIVATE SECTOR DEVELOPMENTS

MEDFORD WALK

Medford Walk is a vacant, 29.36-acre property located at Himmelein and Medford-Oliphant's Mill Road. It is Block 909, Lot 1.01. Medford has provided the necessary sewer permits for the development of the property pursuant to a consent order and the applicant has access to both public water and sewer.

In 2013, the Medford Planning Board granted preliminary and major site plan approval to the site. Subject to the approval, the property will yield 29 three (3) bedroom townhouse units, including

five (5) that are affordable to low and moderate-income households. Of the 5 affordable units, 3 will be affordable to low income households and the remaining 2 will be affordable to moderate income households.⁹

In 2016, the applicant requested an extension of its approval, citing the recession and the need to find a development partner for the site. The applicant requested and received an extension on its approval through June 30, 2019. A copy of the 2013 and 2016 approvals are provided at Exhibit 4.

Medford is proposing to rezone five (5) sites to address the remainder of its 483 unit 1999-2025 housing obligation. It is envisioned that each site will be designated as an area in need of redevelopment.

STOKES SQUARE

The site is proposed for 120 independent living units with no on-site development of affordable housing. However, the Property will contribute \$900,000 dollars (18 units x \$50,000) to the ARC Wheeler parcel as additional subsidy for 30% set aside. Medford has adopted a redevelopment plan for this property and the developer has received preliminary approval.

This site is identified on Medford Township tax maps as Lot 9.01, 9.02, 9.03 and part of 10.01 in Block 2701.20, located in the central portion of the township. The site is located along the west side of Stokes Road (County Route 541), between Himmelein Road and Schoolhouse Drive. The site is approximately 65 acres in area, and is largely undeveloped, with the exception of one single family residential dwelling, located on the southern portion of the tract. The site has approximately 1,500 feet of frontage along Stokes Road. An aerial map of the site, including mapped wetlands on-site and immediately surrounding area, is provided in Exhibit 5.

The site is irregularly shaped, with agricultural (modified) wetlands exhibited in the central portion of the tract, and wooded deciduous wetlands (within existing wooded areas) on the central and southern portions of the site. Topography of the site is moderately sloping, exhibiting little or no slope. Surrounding land use is rural in character, including isolated single family residential subdivisions, large-lot single family residential use, agricultural use, commercial uses, and various public and semi-public uses. Based upon available environmental data, and the isolated location of environmentally sensitive features, the upland portions of the site are well suited for inclusionary residential development.

Adequate access is available to the site along Himmelein and Stokes Roads, existing two-lane roadways. Public water and sanitary sewer service is available to the site, which could be extended and/or upgraded to meet the utility needs for residential development of the tract.

⁹ Footnote. Source for the bedroom distribution and split of affordable units: April 15, 2013 letter from the Taylor Design Group.

A review of the New Jersey State Development and Redevelopment Plan indicates that the tract is located within a PA-2, Suburban Planning Area, consistent with COAH guidelines for the preferred location of affordable housing.

Based upon the size, configuration, access and location of these tracts of land, the site is suitable for affordable housing development.

THE ARC WHEELER SITE

This tract is identified on Township tax maps as Lot 9.02 of Block 401, located in the northwest portion of the Township. The total area of the site is approximately 56 acres, and is utilized for agricultural purposes. The site is wooded on the northerly and central-western portions of the tract. A tributary to Sharp's Run is located in the northerly, wooded portion of the site.

The site has approximately 850 feet of frontage along the northerly side of Evesboro-Medford Road (County Route 618), and is approximately 1,800 feet west of NJ Route 70/Evesboro-Medford Road intersection. Sharp Road (located in Evesham Township) is located approximately 640 feet west of the site along Evesboro – Medford Road. The westerly property boundary of the site is located adjacent to the municipal boundary with Evesham Township. An aerial map of the site, including mapped wetlands on-site and immediately surrounding area is provided in Exhibit 6.

The site is located within a largely rural area, with commercial land uses located adjacent to both sides of the site along Evesboro-Medford Road. Further to the west, single family residential developments are located in Evesham Township (west of Sharp Road). Topography of the site is moderately sloping. NJDEP mapped wetland areas are located on the central and northern portions of the tract, primarily consisting of deciduous wooded and agricultural wetland areas. The northerly portion of the site is located within the 100-year flood limit as identified on FEMA mapping (within wooded deciduous wetlands). Approximately 16 acres of upland area is exhibited on-site.

Access is provided along Evesboro-Medford Road. It is envisioned that public water and sewer will be provided to the site through an interlocal services agreement with Evesham Township and/or the Evesham MUA.

A review of the New Jersey State Development and Redevelopment Plan indicates that the tract is located within a PA-2, Suburban Planning Area, consistent with COAH guidelines for the preferred location of affordable housing. Based upon size, configuration, location, access, available utilities and upland area, the site is suitable for inclusionary development.

The proposed zoning for the site envisions 300 units, 90 of which will be affordable. The 90 affordable housing units represent 30 percent of all housing units constructed on the property. Normally, an inclusionary development includes a 20 percent set-aside of affordable housing. It is envisioned that the \$900,000 monetary contribution from the Stokes Square property will enable the developer of the Arc Wheeler site to construct the additional low and moderate-income housing units.

The Township has adopted a redevelopment plan for the ARC Wheeler property and the Planning Board has granted the developer preliminary approval.

THE FLYING W SITE

This site is identified on Medford Township tax maps as Lots 1, 3 and 4 in Block 303 and Lot 5.01 in Block 301, located in the northern portion of the township, adjacent to the municipal boundary with Lumberton Township. The site is located along the east side of Fostertown Road, approximately one-half mile north of Church Road (County Route 616). The site is approximately 107.3 acres in area.

Lot 1 is presently developed with a private airport facility which extends into Lumberton Township, to the north. The airport facility is developed in conjunction with a restaurant and motel use, each of which is located in Lumberton Township (off-site). Lots 3 and 4 are undeveloped, with the exception of an existing one-story agricultural building, located on Lot 3 along the property frontage with Fostertown Road. The easterly property boundary of the tract extends along the South Branch Rancocas Creek. An aerial map of the site, including mapped wetlands (Source: NJDEP) on-site and immediately surrounding area is provided in Exhibit 7.

The site is irregularly shaped, with mapped wetlands exhibited along the South Branch Rancocas Creek. These wetland features primarily include deciduous wooded wetlands located within the wooded area adjacent to the creek. The wetland areas along the creek, and adjoining woodlands, are located within the 100-year flood boundary (source: FEMA). Topography of the site is moderately sloping, with more steeply sloping terrain exhibited adjacent to the creek and adjoining tributaries. Surrounding land use is rural in character, including large-lot single family residential use, interspersed with agricultural uses and commercial/retail uses. Based upon available environmental data, and the isolated location of environmentally sensitive features along the South Branch Rancocas Creek, the upland portions of the site are well suited for inclusionary residential development.

Adequate access to the site is available along Fostertown Road, an existing local two-lane roadway. Public water and sanitary sewer service is available to the site, which could be extended and/or upgraded to meet the utility needs for residential development of the tract. Negotiations are underway with the Mt. Holly Sewerage Authority to provide sanitary sewer service to the property for residential development.

A review of the New Jersey State Development and Redevelopment Plan indicates that the tract is located within a Rural Planning Area. Based upon the site's size, location, available utilities, access, configuration, and developable upland area, the property is suitable for affordable housing development.

As has been discussed above, the site lies in both Lumberton and Medford Townships. The entire Flying W property is under common ownership.

Medford, with the cooperation of Lumberton, proposes to distribute the market rate units, associated with this inclusionary development to both municipalities. The dispersal of the market rate units will allow all the market-rate units in Medford to be age restricted. The 90 units of

affordable housing will all be family rental apartment units and all the affordable housing will be located in Medford. The landowner, Lumberton and Medford have entered into a September 17, 2019 Memorandum of Understanding (MOU) that addresses the dispersal of the market-rate units and the location of the affordable housing units. In addition, Medford, the developer, Lumberton and Fair Share Housing Center (FSHC) have executed a December 17, 2019 agreement that, in effect, implements the MOU.

The MOU also includes language in which Medford and Lumberton agreed to enter into a Municipal Joint Services Agreement to allow Medford to serve the market-rate units and recreation facilities in Lumberton with Medford public water and sewer. The Joint Services Agreement for sewer and water service, by the Medford Township sewer and water utility, has been finalized and has been executed by Medford Township.

Currently, the court's June 20, 2017 order reserves sewer and water for all of Medford's affordable housing communities. It is anticipated that the Municipal Joint Services Agreement will provide sewer and water to the Lumberton portion of the Flying W community. The Redevelopment Plan for the Medford portion will specifically reserve sewer and water for the entire Flying W project, including the Lumberton market-rate units.

In the MOU, Medford and Lumberton have agreed to study and investigate the Flying W property to determine if the site qualifies as an area in need of redevelopment (non-condemnation); and to work with the landowner to develop and adopt mutually satisfactory Redevelopment Plans for the Flying W property in both municipalities. After adoption of the respective Redevelopment Plans, the parties will negotiate the required redevelopment agreements.

THE TOFAMO SITE

The Tofamo site is identified on Township tax maps as Lot 13.01 of Block 401, and Lots 2 and 7 of Block 403. These tracts (bifurcated by Hartford Road) are located in the north-central portion of township, along the westbound side of NJ Route 70. Lot 13.01 of Block 401 is located on the west side of Hartford Road; while Lots 2 and 7 of Block 403 are located to the east of Hartford Road.

The total area of these tracts of land is approximately 71 acres. Lot 13.01 of Block 401 includes approximately 15 acres of land, and is irregularly shaped, consisting of small wooded areas and agriculturally utilized land. Lots 2 and 7 of Block 403 include approximately 56 acres of land, and include wooded and agricultural land. An aerial map of the site, including mapped wetlands on-site and immediately surrounding area is provided in Exhibit 8. As shown, wetland areas on both tracts include deciduous wooded wetlands and agricultural (modified) wetlands. The topography of each tract is moderately sloping, exhibiting little or no slope.

Each tract of land has direct frontage along westbound Route 70 and Hartford Road. Lot 13.01 of Block 401 has approximately 100 feet of frontage along Hartford Road and approximately 330 feet of frontage along Route 70. The portion of the tract including lots 2 and 7 of Block 403 has approximately 650 feet of frontage along Route 70 and approximately 2,700 feet of frontage along Hartford Road. Existing land uses in the vicinity of the site include a variety of residential,

commercial, and public uses, including single family detached and multi-family residential development; commercial and retail uses located along Route 70; and a public educational use (Kirby's Mill Elementary School), located adjacent to Lot 13.01 of Block 401. Remaining development in the area includes large-lot rural single family residential use and agricultural use.

Access to each tract is available along Route 70 and Hartford Road, respectively. Public water and sanitary sewer service is available to the site, which would be extended and/or upgraded to meet the utility needs for residential development of the tract.

A review of the New Jersey State Development and Redevelopment Plan indicates that the tract is located within a PA-2, Suburban Planning Area, consistent with COAH guidelines for the preferred location of affordable housing.

Based upon the size, configuration, access, available utilities and location, these tracts of land are suitable for affordable housing development.

The Township has adopted a redevelopment plan for this property and the Planning Board has granted the developer preliminary approval.

HARTFORD SQUARE/VOA

This tract is identified on Township tax maps as Lot 14.01 of Block 401, Lot 14.01 and is located in the north-central portion of township. The site is presently undeveloped, and has approximately 700 feet of frontage along the west side of Hartford Road. The total area of the irregularly shaped site is approximately 21 acres. An aerial map of the site, including mapped wetlands on-site and immediately surrounding area is provided at Exhibit 9. As shown, deciduous wooded wetlands are exhibited within the existing wooded portions of the tract. Managed (disturbed) wetlands are located on the eastern portion of the tract, along Hartford Road. The topography of site is moderately sloping, exhibiting little or no slope.

Existing land uses in the vicinity of the site include a variety of residential, commercial, and public uses, including single family detached and multi-family residential development; commercial/retail uses located along Route 70; and, a public educational use (Kirby's Mill elementary school), located north of the site (adjacent to lot 13.01 of Block 401). Remaining development in the area includes large-lot rural single family residential use and agricultural use.

Access to the site is available along Hartford Road. Public water and sanitary sewer service is available to the site, which would be extended to the site. A review of the New Jersey State Development and Redevelopment Plan indicates that the tract is located within a PA-2, Suburban Planning Area, consistent with COAH guidelines for the preferred location of affordable housing.

Based upon the size, configuration, access, available utilities and location, the site is suitable for affordable housing development, consistent with the Residential Site Improvement Standards (RSIS) for residential development.

The Township will permit the Route 70 frontage to be developed with additional commercial development. In exchange, the property owner will subdivide and dedicate land with frontage on Hartford Road to the Volunteers of America.

In developing the settlement with FSHC, the Township envisioned Volunteers of America (VOA) developing the property with 70 age-restricted affordable units. It envisioned that government funding would be involved in the VOA effort and Medford committed to assist VOA complete the construction of the required affordable housing.

The Medford/FSHC settlement agreement required the Township to dedicate affordable housing trust funds to assist in the development of the affordable housing on this site. The Township was also required to provide a pro forma of total development costs and sources of funding. The settlement required the Township to provide a stable source of funding, such as municipal bonds, in the event that outside funding is not approved. The Court Master's May 7, 2019 letter to the court recommended additional requirements, consistent with State regulations to promote the development of the VOA property.

On January 14, 2020, VOA of America, sent a letter to the Township Attorney, informing the Township that the New Jersey Housing Mortgage and Finance Agency has awarded the Medford age-restricted proposal tax credits to build 71 age-restricted affordable rental housing units. The 71 units shall include:

- 5 one bedroom units affordable to households earning 20% of median income.
- 4 one bedroom units affordable to households earning 30% of median income.
- 26 one bedroom units affordable to households earning 50 percent of median income.
- 35 one bedroom units affordable to households earning 60 percent of median income.
- 1 two bedroom unit affordable to a household earning 60 percent of median income.

The 5 one bedroom units affordable to households earning 20 percent of median income shall be reserved for homeless individuals with a preference for veterans.

VERY LOW INCOME HOUSING OBLIGATION

The New Jersey Fair Housing Act was amended in 2008 to include a requirement to provide very low income housing units, defined as housing affordable to households earning up to 30 percent of median income for the housing region. The exact Fair Housing Act language is presented below:

The council shall coordinate and review the housing elements as filed pursuant to section 11 of P.L. 1985, c.222 (C.52:27D-320) at least once every three years , to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households; as that term is defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D -304). *Nothing in this section shall require that a specific percentage of the units in any specific project be reserved as very low income housing* (emphasis provided); provided, however, that a municipality shall not receive bonus credits for the provision of housing units reserved for occupancy by

very low income households unless the 13 percent target has been exceeded within that municipality. The council shall coordinate all efforts to meet the goal of this section in a manner that will result in a balanced number of housing units reserved for very low income households throughout all housing regions. The purpose of this section 20 of P.L. 1985, c.222 (C.52:27D-320) shall include any project based assistance provided from the “New Jersey Affordable Housing Trust Fund” pursuant to P.L. 2004, c140 (C.52:27D-287.1 et al.) regardless of whether the housing activity is counted toward the municipal obligation under the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.).

In addition, Paragraph 9, of the settlement agreement with FSHC, requires that half of the very low income units to be available to families.

The Court Master has determined that the Township has approved, granted certificates of occupancy or will approve 343 low and moderate income units since July of 2008. Based on the information presented below, the Court Master has determined that Medford has an obligation to provide 45 very low income units, of which at least 23 must be affordable to very low income families. The Court Masters calculations are presented below

VERY LOW INCOME HOUSING OBLIGATION

| Development | Total Affordable Units | Explanation |
|-------------------------------|------------------------|---------------------------------|
| 10 Eaves Mill Group Home | 2 | Received C.O. in 2009 |
| 67 Eaves Mill Group Home | 2 | Received C.O. in 2009 |
| MEND | 36 | |
| Medford Walk | 5 | Received approvals in 2013-2016 |
| Hartford Square/VOA | 70 | |
| Tofamo | 48 | |
| Arc Wheeler | 90 | |
| Flying W | 90 | |
| Total Affordable Units | 343 | |

- The Very Low Income Requirement equals 343 affordable units X 13% = 45 (after rounding up)
- The Very Low Income Family Requirement equals 45 very low income units X .5 = 23 (after rounding up)

The Court Master has also prepared the following chart that summarizes the Township’s compliance with the very low income and very low income family requirement. The Court Master concludes that the Township has complied with its 45 unit very low income requirement by providing for 63 very low income units in its compliance plan. Medford has far exceeded its 23 unit very low income family housing obligation by providing for 39 very low income units.

VERY LOW INCOME COMPLIANCE

| <u>Development</u> | <u>VLI Units</u> | <u>Type</u> |
|--------------------------|------------------|---------------|
| 10 Eaves Mill Group Home | 2 | Special Needs |
| 67 Eaves Mill Group Home | 2 | Special Needs |
| MEND | 4 | Senior |
| Hartford Square/VOA | 9 | Family |
| Tofamo | 6 | Family |
| Arc Wheeler | 12 | Family |
| Flying W | 12 | Family |
| 85 Union Group Home | 3 | Special Needs |
| 19 Evergreen Group Home | 5 | Special Needs |
| 101 Hickory Group Home | 4 | Special Needs |
| 231 Pine Group Home | 4 | Special Needs |
| Total VLI | 63 | |
| Total Family VLI | 39 | |

EXHIBIT 1
MAP OF AFFORDABLE HOUSING SITES

EXHIBIT 2
SETTLEMENT AGREEMENT WITH FAIR SHARE
HOUSING CENTER



Peter J. O'Connor, Esq.
Kevin D. Walsh, Esq.
Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
David T. Rammler, Esq.
Joshua D. Bauers, Esq.

May 10, 2017

Timothy M. Prime
Prime Law
14,000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054

**Re: In the Matter of the Medford Township, County of Burlington, Docket
No. BUR-L-2596-15**

Dear Mr. Prime:

This letter memorializes the terms of an agreement reached between the Township of Medford (the Township), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (Mount Laurel IV) and, through this settlement, a defendant in this proceeding. With the consent of the Township and FSHC, this agreement, which is dated May 2, 2017 replaces in its entirety the earlier agreement dated November 11, 2016. The agreement is identical to the earlier agreement except for the date and changes to the allocation of credits between the Prior Round and Third Round in paragraphs 5 and 6.

Background

Medford Township filed the above-captioned matter on July 8, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 53:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, supra. FSHC and the Township participated in a series of conferences before the Hon. Ronald E. Bookbinder, A.J.S.C. and mediation of this matter. Through that process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

Settlement terms

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the crediting shown in this Agreement, which will be incorporated into a revised Housing Element and Fair Share Plan and the implementation of the Plan and this agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round present and prospective need instead of doing so through plenary adjudication of the present and prospective need.

3. FSHC and Medford Township hereby agree that Medford's affordable housing obligations are as follows:

| | |
|---|-----|
| Rehabilitation Share (per Kinsey Report ¹) | 25 |
| Prior Round Obligation (pursuant to N.J.A.C. 5:93) | 418 |
| Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through this settlement agreement) | 483 |

4. The Township's efforts to meet its present need include the rehabilitation of 15 units through the Medford Rehabilitation Program since April 1, 2010. The Township will continue to operate this program in order to address the remaining 10 units of present need. This is sufficient to satisfy the Township's present need obligation of 25 units.
5. As noted above, the Township has a Prior Round prospective need of 418 units, which is met through the following compliance mechanisms:

| Development | Units | Bonus | Credits |
|---|------------|------------|------------|
| Alternative Living Arrangements | 18 | 13 | 31 |
| Non-age restricted bedrooms | 14 | 13 | 27 |
| Age-restricted bedrooms | 4 | 0 | 4 |
| Affordable Rental Units | 116 | 92 | 208 |
| Ingerman (Medford Crossing South) | 60 | 60 | 120 |
| Medford Crossings South (Freeco) | 24 | 0 | 24 |
| Medford Leas (Creekside) | 32 | 32 | 64 |
| Approved Affordable Senior Sale Units | 65 | 0 | 65 |
| Wildflowers | 10 | 0 | 10 |
| Wyngate | 30 | 0 | 30 |
| Heritage | 25 | 0 | 25 |
| Regional Contribution Agreement – Borough of Glassboro | 117 | 0 | 117 |
| Total | 316 | 105 | 421 |

Surplus of 3 from Prior Round

6. The Township has implemented or will implement the following mechanisms to address its Third Round prospective need of 483 units:

| Development | Units | Bonus | Credits |
|-------------|-------|-------|---------|
|-------------|-------|-------|---------|

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July 2015.

| | | | |
|--|------------|------------|------------|
| Prior Round Surplus – 3 age restricted bedrooms in group homes | 3 | 0 | 3 |
| Quality Management Associates Realty, LLC | 4 | 0 | 4 |
| Archway Programs | 3 | 3 | 6 |
| Family Services, Supportive Housing | 16 | 12 | 38 |
| Allies, Inc. I and II, Group Homes | 8 | 2 | 10 |
| Medford Walk Settlement, Sales | 5 | 0 | 5 |
| Habitat for Humanity, Whitesell Houses, Sales | 2 | 0 | 2 |
| Medford Senior Housing/Mend, Age Restricted Rental | 31 | 0 | 31 |
| Medford Senior Housing/Mend, Handicapped, Rentals | 5 | 0 | 5 |
| Ragan Hartford Square 100% Affordable Age Restricted Rentals | 70 | 0 | 70 |
| Tofamo | 48 | 48 | 96 |
| Arc Wheeler (Family Rental) | 90 | 56 | 146 |
| Flying W | 90* | 5* | 100* |
| Total | 362 | 121 | 483 |

* Of 90 units and 10 bonus credits from Flying W development, 13 units and 10 bonus credits will be carried over and counted toward the next round.

7. The Township intends to provide a realistic opportunity for the development of affordable housing through the adoption of inclusionary zoning on the following sites: Medford Crossings South (existing approval), Medford Walk (existing approval), Tofamo (174 market units, 48 affordable units: 222 total), Arc Wheeler, (210 market units, 90 affordable units: 300 total) and Flying W (360 market units, 90 affordable units: 450 total).

7.(a) Note: the total number of market units at the Flying W site, the housing type of the market units, and other details of the site, have not been finalized as of the date of this agreement. In the event same are not finalized within 6 months of the date of court approval of this agreement, the Township reserves the right to substitute another site to replace the Flying W site subject to the approval of FSHC and the Special Master, provided that said substitute site shall provide a realistic opportunity for 90 units of family affordable housing and comply with all other terms of this agreement.

7.(b) Note: the Arc Wheeler site is to be served by public water and sewer provided in accordance with an inter-local services agreement to be entered into by the Township and Evesham Township and/or the Evesham MUA. In the event that the inter-local services agreement is not executed within 6 months of the date of court approval of this agreement, the Township reserves the right to substitute another site to replace the Arc Wheeler site subject to the approval of FSHC and the Special Master, provided that said substitute site shall provide a realistic opportunity for 90 units of family affordable housing and comply with all other terms of this agreement, or if there is not sufficient public water and sewer to provide a substitute site, to seek court approval for a durational adjustment in accordance with N.J.A.C. 5:93-4.3, subject to the review and comment of FSHC and the Special Master.

8. The Township will provide a realistic opportunity for the development of additional affordable housing that will be developed or created through means other than inclusionary zoning in the following ways: Ragan Hartford Square, a 70 unit 100% senior affordable housing site on Harford Road and Route 70.

In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for any non-inclusionary affordable housing developments. The Township warrants that it currently has \$433,364.98 in its affordable housing trust fund and will encumber and reserve said amount for the Township's required funding of the Ragan Hartford Square inclusionary site. The municipality is required to provide a pro forma of both total development costs and sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application for outside funding is still pending, the municipality shall provide a stable alternative source, such as municipal bonding, in the event that the funding request is not approved. The Township will meet this obligation through providing this information and passing a resolution of intent to bond within one hundred and twenty (120) days of Court's approval of this Settlement Agreement.

In accordance with N.J.A.C. 5:93-5.5, for non-inclusionary developments, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. The schedule shall provide for construction to begin within two years of court approval of this settlement. The Township shall have the right to extend this period of time for good cause by Motion to the Court, on notice to all interested parties. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity by an exhibit to be attached to the Housing Element and Fair Share Plan as part of its adoption pursuant to paragraph 14 following court approval of this agreement.

8.A: As part of the Township's previous farmland preservation and open space programs, the Township is party to an agreement with the owner of the Stokes Square site (Block 2701.20, Lot 11) permitting the development of 60,000 square feet of office development on this site. In lieu of the office development, the owner has proposed a 120 unit independent living senior housing residential development on the site, subject to a required contribution to the Township's affordable housing trust fund in lieu of construction of 18 affordable units (15%) on the site. This site is included in the Township's affordable housing fair share plan to partially subsidize the development of the affordable housing proposed on the Arc Wheeler tract, and the total density to be proposed for both the Stokes Square site and the Arc Wheeler site, and the affordable housing set aside on the Arc Wheeler tract, reflects this required contribution.

9. The Township agrees to require 13% of all affordable units referenced in this plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval, to be very low income units, with half of the very low income units being available to families. The municipality will comply with those requirements through 4 very low income units already constructed at Medford Senior Housing and by requiring

each of the inclusionary and non-inclusionary affordable housing sites set forth in sections 7 and 8 above to provide the required 13% very low units.as follows;

| Site | Total Affordable Units | Very Low | Low | Moderate |
|--------------------------|------------------------|----------|-----|----------|
| Tofamo | 48 | 6 | 18 | 24 |
| Arc Wheeler | 90 | 12 | 33 | 45 |
| Flying W | 90 | 12 | 33 | 45 |
| Regan Hartford Square 70 | | 9 | 29 | 35 |

10. The Township shall meet its Third Round Prospective Need in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:
 - a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
 - b. At least 50 percent of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - c. At least twenty-five percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.
 - d. At least half of the units addressing the Third Round Prospective Need in total must be available to families.
 - e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.
11. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Southern Burlington County, Willingboro, Camden County, and Camden County East Branches of the NAACP, and the Latino Action Network, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.
12. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. The Township as part of its HEFSP shall adopt and/or update appropriate implementing

ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied.

13. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.
14. As an essential term of this settlement, within ninety (90) days of Court's approval of this Settlement Agreement, the Township shall introduce a revised Housing Element and Fair Share Plan in accordance with this agreement and an ordinance providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this settlement agreement and the zoning contemplated herein, and within one hundred and twenty (120) days adopt that ordinance or ordinances and Plan.
15. The parties agree that if a decision of a court of competent jurisdiction in Burlington County, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than twenty (20%) percent than the total prospective Third Round need obligation established in this agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to implement the fair share plan attached hereto, including by leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this settlement agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms to address unmet need; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below that established in this agreement does not provide a basis for seeking leave to amend this agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for the Third Round, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.
- 15A. For purposes of this Agreement, the Third Round Prospective Need shall be deemed to include the gap period present need, which is a measure of households formed from 1999-2015 that need affordable housing, as recognized by the Supreme Court in its January 18, 2017 decision in In re Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508 (Jan 18, 2017).
16. Within 120 days of the date of court approval of this agreement, the Township will amend its spending plan to comply with the terms and conditions of this agreement, subject to the review and approval of the Special Master and FSHC. Upon approval of this plan by the parties to this agreement and approval of same by the Court, the expenditures of funds contemplated under the agreement will constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of trust fund activity to the

New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

17. On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
18. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this agreement. The Township agrees to comply with those provisions as follows:
 - a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
 - b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.
19. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.
20. This settlement agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees not to challenge the

attached Plan (Exh. A) at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025. If the settlement agreement is rejected by the Court at a fairness hearing it shall be null and void.

21. If an appeal is filed of the Court's approval or rejection of the Settlement Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful at which point, the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.
22. This settlement agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Burlington County. A prevailing movant or plaintiff in such a motion or separate action shall be entitled to reasonable attorney's fees.
23. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.
24. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
25. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
26. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
27. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
28. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.
29. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or

in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.

30. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
31. No member, official or employee of the Township shall have any direct or indirect interest in this Settlement Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
32. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
33. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC:

Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

TO THE TOWNSHIP:

Timothy M. Prime
Prime Law
14,000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054

Telecopier: (856)273-8383
Email: timprime@lawyerprime.com

**WITH A COPY TO THE
MUNICIPAL CLERK:**

Katherine Burger
Township of Medford
17 North Main Street
Medford, NJ 08055

Telecopier: (609)714-1790
Email: kburger@medfordtownship.com

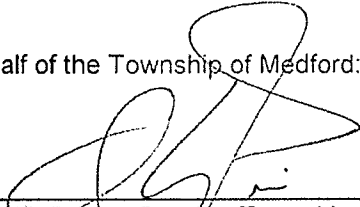
Please sign below if these terms are acceptable.

Sincerely,



Kevin D. Walsh, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

On behalf of the Township of Medford:



Timothy M. Prime, Esquire, Township Attorney

Dated: 5.10.17

EXHIBIT 3
RCA MONETARY TRANSFERS

TOWNSHIP OF MEDFORD

RESOLUTION 62-2005

AUTHORIZING THE EXECUTION OF
A REGIONAL CONTRIBUTION
AGREEMENT BETWEEN THE TOWNSHIP
AND THE BOROUGH OF GLASSBORO

WHEREAS, the Township of Medford ("Township" and/or "Medford") has a fair share obligation to provide housing opportunities to households of low and moderate income as established by the New Jersey Supreme Court and by the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the Fair Housing Act provides that municipalities within the same housing region, as defined by the Council on Affordable Housing (COAH), may meet up to 50 percent of that obligation through a regional contribution agreement (RCA), under which the sending municipality makes a cash payment to another municipality, known as the receiving municipality, which undertakes to provide low and moderate income housing which is credited toward the sending municipality's fair share obligation; and

WHEREAS, the Township proposes to transfer one hundred seventeen (117) units of its fair share obligation at a cost of twenty five thousand dollars (\$25,000) per unit for Two Million Nine Hundred Twenty-Five Thousand Dollars (\$2,925,000.00), in the form of an RCA with the Borough of Glassboro ("Glassboro"); and

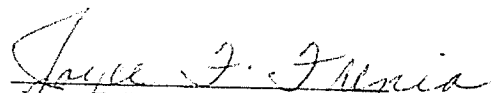
WHEREAS, the Township and Glassboro are in the same housing region as defined by COAH; and

WHEREAS, Glassboro desires to provide affordable housing for its low and moderate income residents, which action will be furthered by funds made available through the RCA; and

WHEREAS, the RCA is in the best interests of Medford and Glassboro.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Medford that the Mayor and Township Clerk are hereby authorized to execute such documents and exhibits as may be necessary to effectuate the RCA.

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 22nd day of February, 2005.


Joyce F. Frenia, Township Clerk

September 9, 2019
11:30 AM

TOWNSHIP OF MEDFORD
Purchase Order Inquiry

Purchase No: 05-02405
 Status: Clsd
 Order Date: 12/29/05
 Due Date:
 Description: REG CONTRIBUTION AGREEMENT
 P.O. Total: 625,000.00
 Void Total: 0.00

Vendor: 80261
 BOROUGH OF GLASSBORO
 1 SOUTH MAIN STREET
 GLASSBORO NJ 08028

| Seq | Catalog Num | Qty | Unit | Price | Item Total | Stat/Chk | Enc Date | Rcvd Date | Chk/Void Date | Invoice |
|------|----------------------------|--------|------|--------------|-------------------|---------------------|----------|-----------|---------------|-------------------------------|
| Line | Item | | | | | Charge | Acct | | | Description |
| | | | | | | | | | | |
| 1 | REG CONTRIBUTION AGREEMENT | 1.0000 | | 625,000.0000 | 625,000.00 | P 88706 | 12/29/05 | 12/29/05 | 12/30/05 | 1ST PAYMENT |
| | | | | | | T-23-55-951-000-012 | | | | Housing "COAH" Trust Payables |
| | | | | | <u>625,000.00</u> | | | | | |

September 9, 2019
11:32 AM

TOWNSHIP OF MEDFORD
Purchase Order Inquiry

Page No: 1

Purchase No: 06-02143
Status: Clsd
Order Date: 11/02/06
Due Date:
Description: REGIONAL CONTRIBUTION AGREEMENT
P.O. Total: 625,000.00
Void Total: 0.00
Vendor: 80261
BOROUGH OF GLASSBORO
1 SOUTH MAIN STREET
GLASSBORO NJ 08028

| Seq | Catalog Num | Qty | Unit | Price | Item Total | Stat/chk | Enc Date | Rcvd date | Chk/Void date | Invoice |
|-----|---|--------|------|--------------|-------------------|----------|----------|-----------|---------------|--|
| 1 | (RCA) REGIONAL CONTRIBUTION AGREEMENT. SECOND INSTALLMENT PAYMENT | 1.0000 | | 625,000.0000 | 625,000.00 | P 91361 | 11/02/06 | 11/17/06 | 12/01/06 | SECOND INSTALL Contracts (Imp 0609-5) |
| | | | | | <u>625,000.00</u> | | | | | |

September 9, 2019
11:31 AM

TOWNSHIP OF MEDFORD
Purchase Order Inquiry

Purchase No: 07-02074
 Status: Clsd
 Order Date: 11/01/07
 Due Date:
 Description: (RCA) REGIONAL CONTRIBUTION
 P.O. Total: 625,000.00
 Void Total: 0.00

Vendor: B0261
 BOROUGH OF GLASSBORO
 1 SOUTH MAIN STREET
 GLASSBORO NJ 08028

| Seq | Catalog Num | Qty | Unit | Price | Item Total | Stat/Chk | Enc date | Rcvd date | Chk/Void date | Invoice |
|------|--|--------|------|--------------|-------------------|-------------|----------|-----------|---------------|---|
| Line | Item | | | | | Charge Acct | | | Charge Acct | Description |
| 1 | (RCA) REGIONAL CONTRIBUTION AGREEMENT. THIRD INSTALLMENT PAYMENT. | 1.0000 | | 625,000.0000 | 625,000.00 | P 93964 | 11/01/07 | 11/29/07 | 12/07/07 | 3RD INSTALLMENT Contracts (Imp 0609-5) |
| | | | | | <u>625,000.00</u> | | | | | |

September 9, 2019
11:31 AM

TOWNSHIP OF MEDFORD
Purchase Order Inquiry

Page No: 1

Purchase No: 08-01896
 Status: Clsd
 Order Date: 09/30/08
 Due Date:
 Description: (RCA)REGIONAL CONTRIBUTION
 P.O. Total: 625,000.00
 Void Total: 0.00

Vendor: 80261
 BOROUGH OF GLASSBORO
 1 SOUTH MAIN STREET
 GLASSBORO NJ 08028

| Seq Catalog Num | Qty | Unit | Price | Item Total | Stat/chk | Enc date | Rcvd date | Chk/Void date | Invoice |
|-----------------|--------|------|--------------|------------|------------------------|----------|-----------|---------------|-----------------|
| Line Item | | | | | Charge Acct | | | Charge Acct | Description |
| 1 | 1.0000 | | 625,000.0000 | 625,000.00 | P 96280 | 09/30/08 | 10/21/08 | 11/07/08 | 4TH INSTALLMENT |
| | | | | | C-04-06-009-005-001 | | | | |
| | | | | | Contracts (Imp 0609-5) | | | | |
| | | | | | FOURTH INSTALLMENT | | | | |
| | | | | | PAYMENT. | | | | |
| | | | | 625,000.00 | | | | | |

September 9, 2019
11:31 AM

TOWNSHIP OF MEDFORD
Purchase Order Inquiry

Purchase No: 13-00377
Status: Clsd
Order Date: 02/27/13
Due Date:
Description: RCA REGIONAL CONTRIBUTION
P.O. Total: 425,000.00
Void Total: 0.00
Vendor: 80261
BOROUGH OF GLASSBORO
1 SOUTH MAIN STREET
GLASSBORO NJ 08028

| Seq | Catalog Num | Qty | Unit | Price | Item Total | Stat/Chk | Enc date | rcvd date | Chk/Void Date | Invoice |
|-----|---------------------------|--------|------|--------------|-------------------|---------------------|----------|-----------|---------------|------------------------|
| 1 | RCA REGIONAL CONTRIBUTION | 1.0000 | | 425,000.0000 | 425,000.00 | P 106965 | 02/27/13 | 03/13/13 | 03/13/13 | 5TH INSTALLMENT |
| | 5TH INSTALLMENT | | | | | C-04-06-009-005-001 | | | | Contracts (Imp 0609-5) |
| | | | | | <u>425,000.00</u> | | | | | |

Account No: C-04-06-009-005-001
 Description: Contracts (Imp 0609-5) Type: Line Control Account
 Starting Date: 01/01/06 Ending Date: 06/06/19 Po Transactions: Summarized
 * Transaction is included in Previous and/or Opening Balance ** Transaction is not included in Balance
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

| Date | Description | Trans Amount | Balance |
|----------|--|--------------|--------------|
| | OPENING BALANCE | | 2,300,000.00 |
| 12/01/06 | PO 06-02143 1 Paid Ck 91361 (RCA) REGIONAL CONTRIBUTION Vn B0261 BOROUGH OF GLASSBORO En 11/02/06 | 625,000.00- | 1,675,000.00 |
| 12/07/07 | PO 07-02074 1 Paid Ck 93964 (RCA) REGIONAL CONTRIBUTION Vn B0261 BOROUGH OF GLASSBORO En 11/01/07 | 625,000.00- | 1,050,000.00 |
| 11/07/08 | PO 08-01896 1 Paid Ck 96280 (RCA) REGIONAL CONTRIBUTION Vn B0261 BOROUGH OF GLASSBORO En 09/30/08 | 625,000.00- | 425,000.00 |
| 03/13/13 | PO 13-00377 1 Paid Ck106965 RCA REGIONAL CONTRIBUTION Vn B0261 BOROUGH OF GLASSBORO En 02/27/13 | 425,000.00- | 0.00 |

EXHIBIT 4
MEDFORD WALK PLANNING BOARD APPROVALS

MEDFORD TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B. 13 -2016

Application No. SPR-5677&F

A Resolution of the Planning Board of the Township of Medford memorializing the action of the Planning Board on the application of **MEDFORD WALK, INC.** for three (3) one-year extensions of the effective date of the preliminary and final major site plan approval for a townhouse development located at the northeast corner of Medford Oliphant's Mill Road and Himmelein Road and within the Growth Management South (GMS) Zoning District.

WHEREAS, the Planning Board has received an application from **MEDFORD WALK, INC.** for three (3) one-year extensions of the effective date of the preliminary and final major site plan approval for their townhouse development, which approvals were issued by the Board pursuant to Resolution No. P.B. 12-2013 that was adopted on August 28, 2013, the terms of which are incorporated into this Resolution by reference.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Medford, assembled in public session on July 27, 2016, that the following Findings of Fact, Conclusions and Determinations are hereby confirmed and memorialized:

Findings of Fact

1. The Planning Board has the jurisdiction to act upon the application, with a majority vote required for approval of the requested subdivision and bulk variance approvals.
2. The application was considered at a public meeting of the Planning Board held on June 22, 2016.

3. The applicant was represented by Michael J. McCalley, Esq.. Jerry Katzoff, the owner's principal, testified in support of the application. Mr. Katzoff was duly sworn and the Board adopted his testimony.
4. By way of background, the Board's 2013 site plan approval for this project was preceded by litigation involving the applicant and the Township dating back to 2004, and this development was the subject of a litigation Consent Order in 2012, whereby the Township agreed to provide sewer permits for 29 dwelling units.

Public Hearing

5. During the public hearing, Mr. Katzoff testified that he had long planned to develop the property, but that because of the recession, construction demand had fallen significantly. In order to complete construction of the project, Mr. Katzoff testified that he needed a development partner, and in recent years he had two builders under contract, but both had cancelled, largely because the project is relatively small in size, or because the prospective development partners wanted to change the project in a manner that was not suitable. Mr. Katzoff testified that he now has interest from another developer, and that in the process of entering into a contract with that developer, he noticed that the existing municipal approvals for the project were scheduled to expire soon. In order to allow sufficient time to enter into that contract and to build the project, the applicant requested an extension of the effective date of the Board's approval. In that regard, rather than request only a one-year extension of that approval, given the history of the development, from a practical standpoint the applicant requested the maximum available time extension, in order to allow flexibility in the expected construction process.
6. There was public commentary on the application. Paul Stang, 62 Mill Street, addressed the Board with questions regarding the requested time extensions and the developer's activity during the existing approval period.

Aaron Jackett, 76 Mill Street, testified that he purchased his nearby home in 2014, and that prior to the developer's request for an extension of the time for the development approvals, he was unaware of the approved development. He addressed the Board with his concerns regarding additional traffic near his home. The Board Chairman advised that traffic issues were discussed at great length during prior public hearings before the Planning Board over the project.

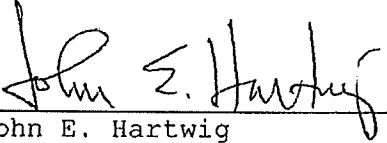
Board Professionals' Review Letters

7. Christopher Noll, P.E., the Planning Board Engineer, submitted a review letter on June 10, 2016, where he recommended approval of the requested time extension, particularly where the zoning of the property has not changed, and the development is included in the Township's affordable housing plan.


Conclusions of Law and Decision

8. The Board accepts the applicant's representations concerning the additional time required in order to move the project forward consistent with the existing approvals. The application is therefore **APPROVED**, and the effective date of the subject approvals is hereby extended until June 30, 2019.

The foregoing resolution was duly adopted by the Planning Board of the Township of Medford at a public meeting held on July 27, 2016



John E. Hartwig
Chairman



Brittany Lucas
Secretary



Michelle M. Taylor, AICP, PP, CNU A
Scott D. Taylor, AICP, PP, LLA, LEED AP

Cheryl Bergallo, AICP, PP, LEED Green Assoc.
Amy Cieslewicz, LLA
Steven Lennon, LLA

Planning
Landscape Architecture
Municipal Consulting
Streetscape Design
Economic Development
Parks and Recreation

April 15, 2013

Planning Board
Township of Medford
17 North Main Street
Medford, NJ 08055

**Re: Second Planning Review for Medford Walk, Inc.
Major Preliminary and Final Site Plan
Block 909, Lot 1.01; Himmelein Road/Oliphants-Mill Road (Mill Street)
Township of Medford, Burlington County, New Jersey
TDG Project No. 2012-105.08P**

Dear Mr. Chairman and Board Members:

Our office has reviewed the following revised submission items:

- **Site Plans**, prepared by Marathon Engineering, consisting of 17 sheets, **last revised April 12, 2013.**

At this time we offer the following comments:

I. PROPOSAL

The subject property is 29.39 acres in size and is located in the Growth Management Area South Zone on the northeast corner of Mill Street and Himmelein Road. The site is currently vacant and unimproved.

Surrounding uses include single family residential uses across both Mill Street and Himmelein Road; the Medford Village Country Club maintenance yard on Lot 7 fronting on Himmelein Road; and the Medford Memorial school site and running track adjacent to the north.

The applicant proposes to construct 29 three-bedroom townhouse units on a private road which will have two access points on Mill Street. Open space area and stormwater management will be provided. A majority of the site will remain undeveloped, forested wetlands.

II. VARIANCES & DESIGN WAIVERS

- A. Townhouses with public sewer and water are a permitted use in the GMS district. The applicant should confirm that public water and sewer will be provided.

WBE•SBE
Woman Business
Enterprise
•
Small Business
Enterprise

Taylor Design Group, Inc.
100 Technology Way
Suite 125
Mount Laurel, NJ 08054

T. 856.914.1666
F. 856.914.0606

tdgplanning.com

B. Compliance with the bulk standards of the zone is as follows:

| GMS Bulk Standards | Required | Proposed |
|--|-----------------|-----------------|
| Min. tract size (acres) | 10 | 29.39 |
| Max. residential density (du/ac.) | 1.75 | 0.99 |
| Max. non-wetland & floodplain density (du/ac.) | 5 | 2.30 |
| Min. lot frontage (feet) | 200 | >200 |
| Min. lot width (feet) | 200 | >200 |
| Min. front yard setback (feet) | 50 | 69 |
| Min. side yard setback (each) (feet) | 30 | >30 |
| Min. rear yard setback (feet) | 50 | >50 |
| Min. distance between buildings (feet) | 30 | 30 |
| Min. accessory structure setback (feet) | 15 | >15 |
| Max. building coverage | 10% | 3.18% |
| Max. lot coverage | 15% | 8.66% |
| Max. building height (stories/feet) | 2.5/35 | To comply |

C. We defer to the Board Engineer regarding the identification of any additional engineering design waivers.

III. COAH COMPLIANCE

A. At 29 residential units, 5 affordable units are required per the Amended Consent Order.

B. Testimony and stipulations should be provided regarding:

1. The location of the units in the project;
2. Whether the heating source for the units will be the same as the market rate units;
3. The low- and moderate-income split. Because there is an odd number of units, 3 should be affordable to low-income households and 2 to moderate-income households;
4. Whether the units will be rental or for-sale;
5. The proposed bedroom mix, i.e., the number of bedrooms per unit, this must be compliant with UHAC;
6. Compliance with accessible townhouses requirement;
7. A commitment to use the Township’s Administrative Agent (Triad) as the entity who will prepare the affirmative marketing manual for the project, approve the form of deed restriction and administer the deed restrictions, sales and re-sales of the units to qualified households.

IV. SITE PLAN COMMENTS

A. It appears the buildings along Mill Street may exceed the permitted building height. This should be clarified to demonstrate compliance, measured as stipulated by the ordinance.

B. The applicant should provide testimony regarding the finished attic space. This space is shown with a full habitable height of 8'-0" as well as a full stair with a privacy door at the top of the stair. We are concerned that this space, if utilized as a bedroom, could negatively impact the parking for the site.

- C. Testimony should be provided regarding proposed architecture and building materials, colors and compliance with §504, "Apartments and Townhouses." The optional dormers should be discussed. We offer significant concern for the aesthetics of the reverse frontage units on the Mill Street corridor. Reverse frontage units will be an anomaly in the area.

The applicant has made limited efforts to effectively screen the backs of the units from the roadway. We suggest the following:

1. Ensure that all buildings are set back as far back from Mill Street as possible.
2. Enlarge the berms and plant with masses of large scale evergreen trees and shrub masses, as well as inclusions of deciduous material, to maximize the year round buffering. Fencing may also be appropriate in this location.

- D. We have concerns regarding the 12 space parking lot in such close proximity to the highly visible intersection at Mill St. & Himmelein Rd. The applicant should indicate whether they have considered widening the road to permit on-street parking, to avoid the need for concentrated parking. This would also permit the overflow spaces in closer proximity to the residential units at the other end of the site.

An increase of 3' to the road width would allow one-side, on-street parking, provide better guest parking distribution, and would eliminate unnecessary impervious area.

- E. Testimony should be provided regarding the following:

1. How outdoor storage of barbeque grills, play equipment, etc. and requests for expanded decks and patios will be handled.
2. The future residents' ability to erect additional fencing should be discussed. If permissible, we suggest that a single, standardized detail be employed for the entire development to avoid the visual clutter of varying heights, materials and colors of fences along the road. The Board should also discuss permissible fence height and patio size.
3. How the required 2.4 parking spaces per townhouse unit will be provided in a realistic manner. If there is no restriction on homeowners to use their garages and driveways for parking first and the parking lots second, the parking lots will fill with vehicles from units that use their garages as storage units which may result in a shortage of parking unforeseen by RSIS.
4. Boat or RV parking.
5. Property maintenance.
6. U.S. Postal Service deliveries. If gang postal boxes are anticipated, an appropriate location should be shown on the plans upon consultation with the Post Master.
7. Recycling facilities. If recycling is to be through the County, the applicant should confirm that the County will collect from the proposed location in the trash enclosure.

- F. The trash enclosure detail should specify the gate panel material. The proposed block should be further detailed as decorative or split-face concrete block.

- G. Ordinance section §415.G.3-5 requires that 20% of the tract be provided as open space, and that half of that requirement be suitable for active recreation uses. Twenty percent (20%) of the tract is 5.878 acres, and half of that is 2.939 acres. We note that more than 20% of the site will be preserved because it is State-regulated wetlands. Sheet C0100 indicates that 3.19 acres is available for "active recreation," including a 100'x100' open field that will be created. We note that most of the 3.19 acres is to remain forested.
- H. Ordinance section §609-B.1.b requires that the active recreation, required above, for this site include the following:
1. 1 Tennis Court
 2. 1 Basketball Court
 3. 1 Tot Lot
 4. 1 Ballfield of 2 acres, and
 5. Improved turf area 100'x100'.

The Board should determine if the plans should be revised to provide the required recreation facilities, or if a contribution should be made in lieu thereof in accordance with the ordinance. For 2013, the fee is \$1,299.87 per unit, or \$37,696.23 for the project in total.

It is our understanding that the applicant intends to provide a payment-in-lieu of providing on-site active recreation in accordance with the ordinance. Planning Board approval of the payment-in-lieu is required.

- I. Existing vegetation is indicated to remain in a majority of the designated 250' active recreation area. The Board and applicant should discuss whether all or a portion of this area should be cleared and planted with turf so that it is suitable for active recreation. (§415-G.)

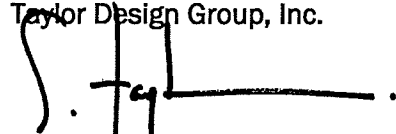
LIGHTING & LANDSCAPING COMMENTS

- A. Sight triangles should be indicated on the landscape plan.
- B. Stormwater headwalls and outlet structures should be planted with shrub masses to stabilize the slopes and soften the appearance of the structures.
- C. Testimony should be provided regarding necessary tree removal.
- D. Several additional street trees should be provided along Mill St. with the buffer plantings in order to better comply with §516.B.
- E. The location of the required tree protection fence has been shown for individual existing trees. It should also be provided along the limit of clearing of woodlands that are to remain on the site, grading and landscape plans.
- F. Several additional bed lines for planting areas should be delineated. Large areas of mulch should be more eliminated or planted with a low maintenance ground cover to reduce long term maintenance.
- G. We offer concern with certain plant species and locations proposed. We recommend more sun tolerant shrub species be substituted for the mountain laurel and Leucothoe around the basins. The headwalls at the large basin should also be screened with shrubs. We recommend against sweet gum near sidewalks or drives because of maintenance concerns from seeds. Shrubs such as inkberry should be spaced at no more than 2.5 ' on center in order to create effective massing. Holly trees are proposed directly adjacent to walks in several locations, this should be corrected.

- H. The applicant is not proposing any site irrigation. Temporary irrigation should be considered to ensure establishment and health of the plantings.
- I. The applicant proposes both cobra head and traditional light fixtures. The plans and details should be clarified. The need for the extent of proposed lighting and responsibility for utility payments should be discussed.
- J. Light fixtures are noted to be full cut-off, however, the photometrics have not been revised to show same.

We reserve the opportunity to make additional comments based upon the submission of additional documents or testimony presented to the Board. If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

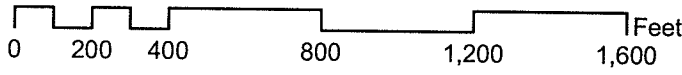
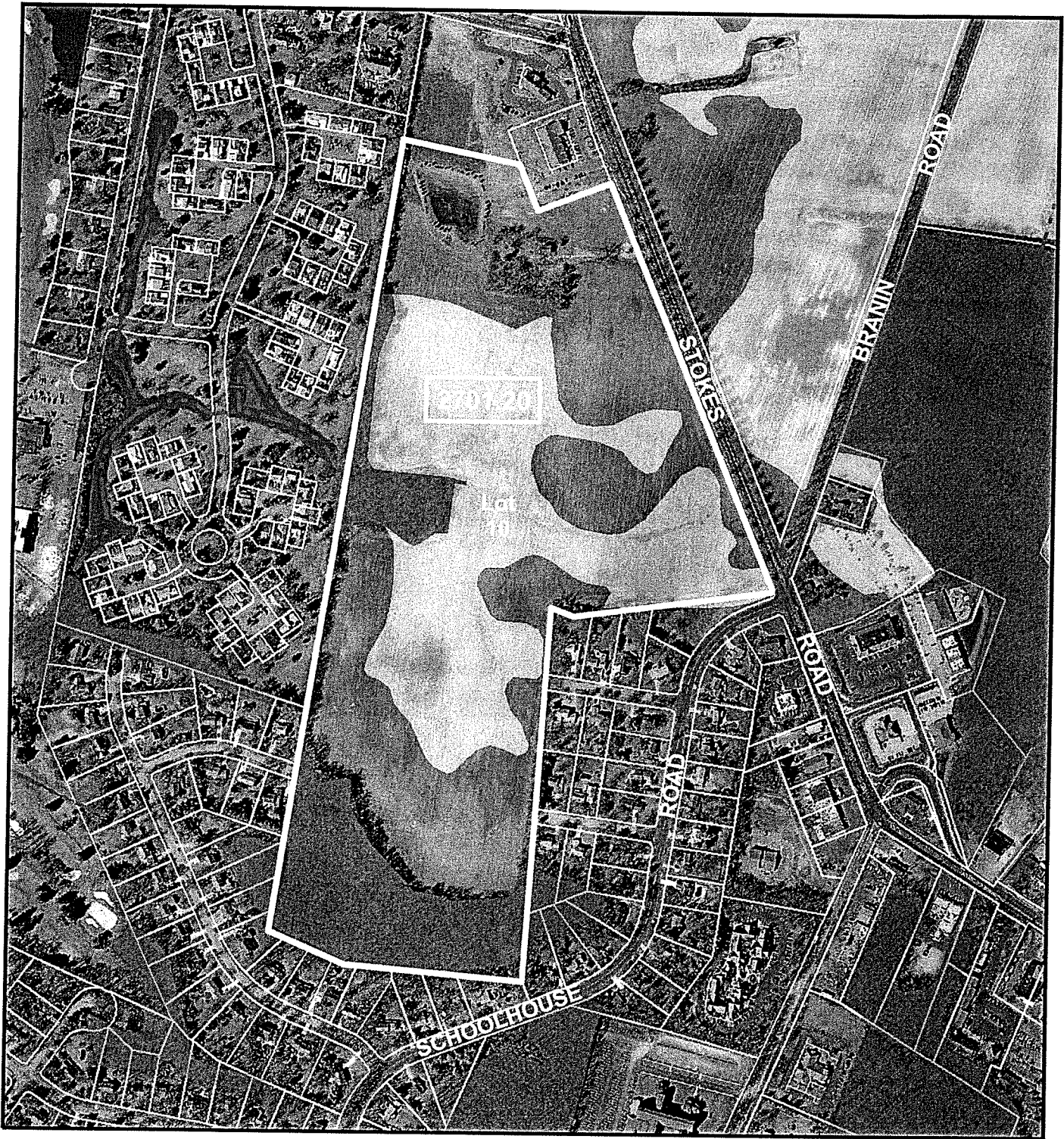
Respectfully submitted,
Taylor Design Group, Inc.



Scott D. Taylor, LLA, AICP, PP, LEED AP
Vice-President

Ec: (Only) Judy Hess, Board Secretary
David Frank, Esq.
Christopher J. Noll, PE, CME, PP
Medford Walk, Inc.
George Kroclic, Esq.
Jason Sciuillo, P.E.





EXHIBIT 5
STOKES SQUARE SITE



Source: NJDEP



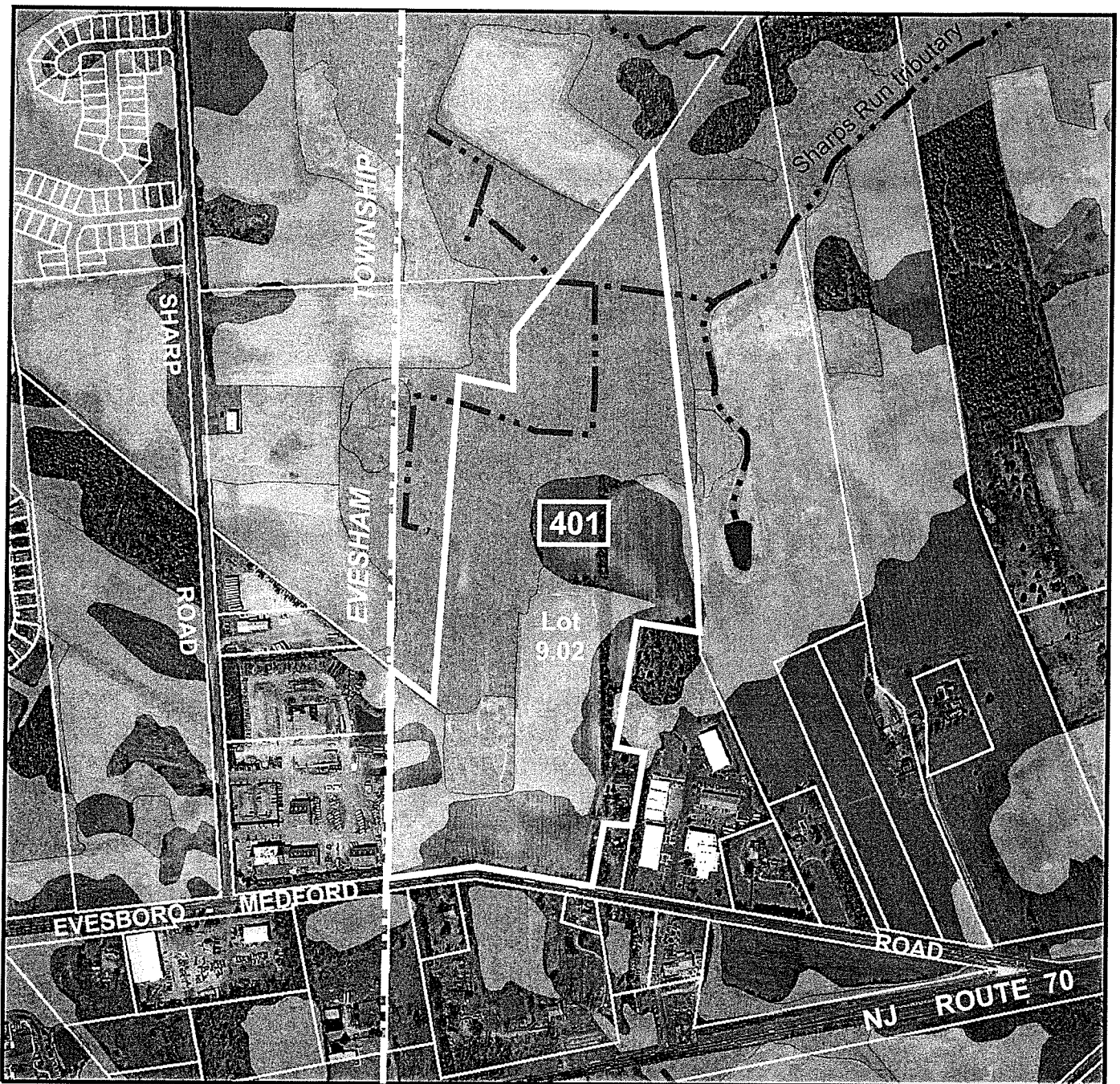
Legend

-  Stream
-  Waterbody
-  Agricultural Wetlands (MOD)
-  Deciduous Wooded Wetlands










Block 2701.20, Lot 10

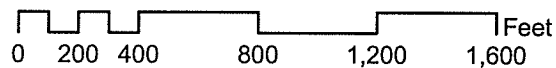
Prepared By:
Art Bernard & Associates, LLC

EXHIBIT 6
ARC WHEELER SITE



Legend

-  Stream
-  Waterbody
-  Deciduous Wooded Wetlands
-  Agricultural Wetlands (MOD)
-  Mixed Scrub/Shrub Wetlands (Deciduous Dom.)
-  Mixed Wooded Wetlands (Deciduous Dom.)
-  Deciduous Scrub/Shrub Wetlands
-  Herbaceous Wetlands
-  Managed Wetlands (Maintained)



Source: NJDEP



Block 401, Lot 9.02

Prepared By:

Art Bernard & Associates, LLC

PLANNING BOARD

TOWNSHIP OF MEDFORD

Resolution No. 16-2018

Application No. PBC-1355PF

A Resolution of the Planning Board of the Township of Medford memorializing the action of the Planning Board on the application of Evesboro Place, LLC for Preliminary/Final Major Subdivision and Site Plan to build residential townhouses and apartments on land which is identified as Block 401, Lot 9.02, on the Tax Map of the Township of Medford and located in the AWRA ARC Wheeler Redevelopment Area.

WHEREAS, the Planning Board has received an application from Evesboro Place, LLC and Medford Evesboro, LLC for Preliminary/Final Major Subdivision and Site Plan to divide a lot into 48 lots and build residential townhouses and apartments on land which is identified as Block 401, Lot 9.02, (22 Evesboro Medford Road), and located in the AWRA ARC Wheeler Redevelopment Area.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Township of Medford, assembled in public session on August 22, 2018, that the following Findings of Fact, Conclusions and Determinations are hereby confirmed and memorialized:

1. The Planning Board has the jurisdiction to act upon the application, with a majority vote required for approval of all variances.
2. The application was considered at a public hearing that took place on June 27, 2018 at which time the application was declared to be complete and duly noticed, and a

public hearing was held at which testimony was received on behalf of the applicant and there was an opportunity for the public to be heard on the application.

Items Submitted (Items marked as A- were marked as exhibits at the public hearing)

- A-1 One (1) Land Development Application, dated March 20, 2018;
- A-2 One (1) Review letter from Environmental Resolutions, dated June 21, 2018;
- A-3 One (1) Review letter from Scott Taylor of Taylor Design Group, dated June 20, 2018;
- A-4 One (1) Preliminary/Final Major Site Plan & Subdivision, dated September 29, 2017, revised March 28, 2018, pages 18-22 & 38 revised May 9, 2018;
- A-5 One (1) Preliminary/Final Major Site Plan & Subdivision, dated September 29, 2017, revised March 28, 2018, pages 5, 11 & 17 revised June 12, 2018;
- A-6 One (1) Sanitary Sewer Engineer's Report, dated May 9, 2018;
- A-7 One (1) Projection Description prepared by MidAtlantic Engineering, dated March 28, 2018;
- A-8 One (1) Municipal Services & Utilities Impact Statement prepared by MidAtlantic Engineering, dated March 28, 2018;
- A-9 One (1) Boundary and Topographic Survey prepared by MidAtlantic Engineering, dated August 15, 2017, with revisions dated December 12, 2017;
- A-10 One (1) Preliminary/Final Plat prepared by MidAtlantic Engineering, dated January 31, 2018;
- A-11 One (1) NJDEP Permitting Plan prepared by MidAtlantic Engineering, dated September 29, 2017, with revisions dated February 28, 2018;
- A-12 One (1) Architectural Plans & Elevations for the Townhouses prepared by VLBJR+;
- A-13 One (1) Architectural Plans & Elevations for the Apartments prepared by VLBJR+;

- A-14 One (1) Stormwater Management Report prepared by MidAtlantic Engineering, dated September 29, 2017, with revisions dated January 31, 2018;
- A-15 One (1) Geotechnical Investigation prepared by Underwood Engineering Co dated October 12, 2017, with revisions dated January 16, 2018;
- A-16 One (1) Operation and Maintenance Manual for Stormwater Management Facilities prepared by MidAtlantic Engineering, dated January 31, 2018;
- A-17 One (1) Traffic Engineering Assessment prepared by Shropshire Associates, dated March 16, 2018.
- A-18 One (1) County Route 618 Improvement Plans, dated March 28, 2018;
- A-19 One (1) Affidavit of Proof of Service, dated June 13, 2018;
- A-20 One (1) Affidavit of Proof of Publication, dated June 7, 2018;
- A-21 One (1) traffic Response Letter prepared by Shropshire Associated, dated June 14, 2018;
- A-22 One (1) NJ DEP Flood Hazard and Freshwater Wetlands Permit, dated March 6, 2018;
- One (1) Checklist for Preliminary Major Subdivision/Site Plan, dated March 28, 2018;
- One (1) Checklist for Final Major Subdivision/Site Plan, dated March 28, 2018;
- One (1) Authorization to Enter Grounds;
- One (1) Soil Boring Logs from Underwood Engineering Company, dated October 12, 2018;
- One (1) Utility approvals from PSE&G and Comcast for providing services;

Public Hearing

3. Patrick McAndrew, Esq. represented the applicant. Victor Barr, architect, William Parkhill, engineer, Art Corsini, development consultant, and Nathan Mosley, traffic engineer, were duly sworn and qualified to testify on behalf of the applicant, and the Board adopted their testimony.

Chairman Hartwig asked Mr. Taylor to provide the Board with a brief synopsis of the application, relative to the Township's obligation to provide low to moderate income housing. Mr. Taylor outlined that the Township Council entered into a Settlement Agreement with the Fair Share Housing Center in a litigation matter over the extent of the Township's obligation to provide opportunities for affordable housing. In that regard, in 2017, the subject property, also known as the "Arc Wheeler" parcel, was identified as a potential site for the development of new affordable housing units. The Township utilized the Redevelopment Process and designated the parcel as an Area in Need of Redevelopment, without Condemnation. A Redevelopment Plan was adopted by both the Planning Board and the Township Council, as were Resolutions that the Redevelopment of the area was consistent with the Township's Master Plan. An updated Housing Element of the Master Plan was also adopted by Council and by the Planning Board. The subject development application is therefore the final step in the process established by the Township.

Mr. Noll explained that the water and sewer utilities are being provided by the Township. The project's sewer needs will be met with an internal pump station, and with the installation of over 7,400 linear feet of gravity sewer main extension lines.

Mr. McAndrew advised that the application requires no submission waivers. Mr. Barr was the first of the applicant's witnesses to testify, and he explained that the development plan includes a total of 300 residential units, which includes 254 apartment units and 46 townhouse units. Each townhouse building will consist of between 4 and 8 units with 3 bedrooms and a one-car garage. End units will have a two-car garage. The townhouses will be in 8 buildings, each consisting of 3 floors, and the buildings will be constructed under the 45' height maximum permitted. Storage areas for each unit will be included behind the garage. All of the townhouses will be market rate.

Mr. McAndrew then explained that the apartments will be constructed in 10 buildings, two being four stories with the

remaining 8 being three stories. There will be affordable units in 8 of the buildings, totaling 90 affordable units and 164 market rate units. The units will range from 700-1400 square feet in size, with 100 cubic feet of storage in every unit. All upper floor units will have balconies, and the first floor units will have paved patios. Of the 90 affordable units, 18 units will be 1-bedroom, 54 will be 2-bedroom, and 18 will be 3-bedroom.

The Board then reviewed the applicant's displays of the architecture for the proposed buildings, and Mr. Barr pointed out that the colors and characteristics of the townhouses and apartment buildings are complimentary in architecture, scale, colors, and materials. There will be no roof-mounted mechanical equipment, nor any mechanical equipment located outside of the apartment buildings. The townhouses will have typical exterior ground mounted condenser units. The development proposal satisfies the design standards in the municipal Redevelopment Plan and the sustainability requirements in the Township's Land Development Ordinances. The only structures that will be visible from Medford-Evesboro Road will be the rear of the townhouses, but Mr. Barr pointed out that the architecture of the rear of those buildings is similar to the front, so that it will not be less appealing.

Mr. Parkhill was next to testify. He described the site as a 55.3 acre parcel that is located along Medford-Evesboro Road at the Evesham border. The parcel is currently farmed, and also contains forested uplands and wetlands. The proposed major subdivision will create 48 new residential lots. Forty-six lots will be fee simple townhouse units, and lot forty-seven will be the townhouse common area consisting of streets, parking lots, open space, etc. and will be under control of the Townhouse Homeowners Association. Lot forty-eight will be the apartments, recreation facilities, and the access road off of Medford-Evesboro Road. Recreation facilities include a clubhouse, pool, passive recreation field with fire pit, picnic tables, grills, a dog park, bike racks, and a tot-lot playground. The townhouse owners and apartment tenants will both be able to utilize all of the recreational amenities, although townhouse owners will be assessed a fee to use them via a Homeowners Association covenant.

Mr. Parkhill continued by noting there is one stormwater basin located near the rear of the parcel, although the Redevelopment Plan had shown two basins there. All other plans for the site are consistent with the Redevelopment Plan, and the wetlands

plans have been approved by the NJDEP. Only 23 acres of the parcel will be disturbed. The parking areas are RSIS-compliant, and the apartment parking will not be assigned initially. If needed, the Landlord may elect to assign parking spaces. The townhouses will be serviced by private curbside trash collection, and each lease will require household trash containers to be stored inside each unit. The apartments will have an on-site trash compactor which will also be serviced privately. Recycling will be collected two times per week by a private company.

County approvals are in place for the one Boulevard entry/egress plan at Medford-Evesboro Road, which also meets RSIS standards. The roads will be privately-owned and maintained by the Landlord. There will be no on-street parking permitted. At Mr. Noll's suggestion, the applicants will contact NJDOT to inquire about adjusting the timing of the nearby traffic light at Route 70.

Mr. Parkhill also confirmed that the applicants agree to comply with all review items in Mr. Noll's letter of June 21, 2018, and in Mr. Taylor's letter of June 20, 2018.

Board Member Herman asked if some trees could be saved in order to screen one townhouse unit from the existing commercial space on the adjoining lot, and the applicants agreed to work with Mr. Taylor to establish a landscape buffer.

Mr. Corsini was next to testify. He confirmed that construction of the development will not be phased; the developer's intent is to construct all at the same time, including the recreational amenities. The clubhouse will be built first since it will serve as the rental office.

There was some Board discussion about the installation of fencing and the other accessory structures on the site, but Mr. Corsini confirmed they will all be uniform in design and will be controlled by the Landlord. The hours for use of the recreation areas will be in compliance with the Township's Noise Ordinance. Specifically, the clubhouse will be open from 5 a.m. to midnight, with the pool closing by 6:00 p.m., and with all outdoor activities closing at 10:00 p.m.

Mr. Taylor confirmed that consistent with the comments in his June 20, 2018 review letter, either the construction of two townhouse or apartment buildings will trigger the requirement

for the developer to construct the Clubhouse and other recreational features.

Mr. Noll also confirmed the roads will be privately owned. Potable water will be provided by the Township, but that is not a matter for this Board to review. The location and extent of the developer's use of force mains for the sewer service are also negotiated by Township officials, and not by this Board.

Chairman Hartwig advised that the applicant should provide additional testimony on three topics: site security/trespassing, site traffic, and the location of air conditioning units.

In response, Mr. Parkhill testified that the apartments will use inside air conditioning units on exterior walls, requiring no compressors. The townhouses will use a 'split' system, with a condenser located outside each unit, close to the rear wall.

Nathan Mosley, traffic engineer, testified to the applicant's traffic plan, which he stated has been approved by the County. In that regard, currently there is one lane of traffic in each direction along Medford-Evesboro Road. A couple of feet of the shoulder along the project's frontage will be utilized to widen the road and to create a dedicated left-turn lane, which will be 125' long to allow the stacking of at least 6 vehicles at the signal. The road widening will result in a 13-foot wide shoulder on the side of the road where the development is located, and there will be a minimum 8-foot wide shoulder along the entire frontage. An additional left turn lane will be installed at the intersection with Sharp Road in Evesham.

Mr. Mosley also testified that nearby intersection with Route 70 is unique because of the approach of traffic from Medford-Evesboro Road. The State has also required that traffic in this intersection be coordinated with traffic along Hartford Road, but the applicants will be asking NJDOT to consider adding longer green signal time, in order to improve the flow of traffic near the proposed development.

Mr. Meyer, the developer, also pledged that he is agreeable to preserve as much vegetation on the site as possible. Board Members Herman and Kornick asked if buffer landscaping could be added between the location of the last housing unit and the nearby industrial park, and the applicant agreed.

Mr. Meyer also stated he is agreeable to adding fence along the property line with the Harriett's facility, including adding

fencing to the pond on the subject property, by utilizing a 6-foot high, vinyl-coated, chain link behind the vegetation, so that the fence will "disappear" into the view of the landscaping.

4. The Board Engineer submitted a review letter on June 21, 2018 offering the following comments:

Preliminary & final major subdivision and site plan applications have been received for the above referenced property. The site is located North of Evesboro-Medford Road (County Route No. 618) and East of the boundary with the Township of Evesboro. The site is 55.79 acres and currently contains a farm with a one-story building, a garage, two (2) silos, four (4) fuel tanks, and several cultivated fields. The site is partially wooded and contains both uplands and wetland areas. A Letter of Interpretation (LOI) has been received for the wetland areas. Per the Arc Wheeler Redevelopment Area Plan, the applicant is proposing to construct 300 residential units consisting of 254 apartment units in ten (10) three and four story buildings (164 units at market rate and 90 units at affordable housing rates), and 46 townhouse units in eight (8) three story buildings (all market rate). The subdivision includes 46 fee simple lots (one for each townhouse), one fee simple lot for streets within the townhouse area, and one lot for the remaining apartment areas, totaling 48 proposed lots. The applicant also proposes a clubhouse building, internal roadways, associated parking, stormwater management measures, and utility infrastructure services.

The site will be served by public water and sewer from Medford Township. A sewer main extension is being constructed to serve this site as well as the Tofamo and Ragan sites. An on-site pump station is proposed.

The proposed Arc Wheeler Redevelopment Area Plan improvements will incorporate 18 affordable housing units required on-site for the Stokes Square 120-unit independent senior housing residential development. These 18 affordable housing units from Stokes Square will partially subsidize the 90 units of affordable housing proposed for the Arc Wheeler Redevelopment Area Plan. This site is part of Medford Township's Affordable Housing Plan.

The parcel is located in the Highway Management HM Zone.

Submitted Items

The following documents have been submitted in support of the application:

1. Land Development Application, dated 3/20/18.
2. Checklist for Preliminary Major Subdivision/Site Plan.
3. Checklist for Final Major Subdivision/Site Plan.
4. Authorization to Enter Grounds.
5. Project description prepared by MidAtlantic Engineering Partners, LLC.
6. NJDEP Flood Hazard Area Individual Permit dated March 6, 2018.
7. NJDEP Flood Hazard Area Verification dated March 6, 2018.
8. NJDEP Wetlands General Permit No. 6 dated March 6, 2018.
9. NJDEP Wetlands Transition Area Waiver dated March 6, 2018.
10. NJDEP Wetlands General Permit No. 11 dated March 6, 2018.
11. Utility approvals from PSE&G and Comcast for providing services.
12. Soil Boring Logs from Underwood Engineering Company dated October 12, 2017.
13. Preliminary/Final Major Site Plan & Subdivision, Autumn Park At Medford, Block 401 Lot 9.02, Sheets 1-39 and last revised May 9, 2018 as prepared by MidAtlantic Engineering Partners, LLC. Sheets 5, 11 & 17 of 39 last revised June 16, 2018.
14. County Route 618 Improvement Plans, Autumn Park At Medford, Block 401 Lot 9.02, Sheets 111 dated March 28, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
15. NJDEP Permitting Plan, Arc Wheeler, Block 401 Lot 9.02, Sheets 1-6 and last revised February 28, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
16. Boundary & Topographic Survey, Lot 9.02 Block 401, Sheet 1 of 1 and last revised December 12, 2017 as prepared by MidAtlantic Engineering Partners, LLC.
17. Boundary & Topographic Survey, Lot 9.02 Block 401, Sheet 1 of 1 and last revised December 12, 2017 as prepared by MidAtlantic Engineering Partners, LLC.
18. Preliminary/Final Plat, Arc Wheeler Redevelopment, Lot 9.02 Block 401, Sheet 1 of 1 dated January 31, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
19. Traffic Engineering Assessment, ARC Wheeler Residential Development, Block 401 Lot 9.02, dated March 16, 2018 as prepared by Shropshire Associates, LLC; last revised June 14, 2018.

20. Sanitary Sewer Engineer's Report, Autumn Park At Medford, Block 401 Lot 9.02, dated May 9, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
21. Stormwater Management Report For Arc Wheeler Redevelopment, Block 401 Lot 9.02, and last revised January 31, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
22. Operation & Maintenance Manual For Stormwater Management Facilities For Arc Wheeler Redevelopment, Block 401 Lot 9.02, dated January 31, 2018 as prepared by MidAtlantic Engineering Partners, LLC.
23. Front Elevation – Building Type "A", Medford-Evesboro Parcel, Arc Wheeler Property, Sheets 17 and last revised November 8, 2017 as prepared by VLBJR Architects, Inc.
24. Front Elevation – Townhouses, Medford-Evesboro Parcel, Arc Wheeler Property, Sheets 1-3 and last revised November 8, 2017 as prepared by VLBJR Architects, Inc.
25. Preliminary Assessment Report for 22 Evesboro Medford Road (Block 401, Lot 9.02) NJDEP PI# 712583 prepared by the ELM Group, Inc., dated January 29, 2016.
26. Site Investigation Report for 22 Evesboro Medford Road (Block 401, Lot 9.02) NJDEP PI# 712583 prepared by the ELM Group, Inc., dated January 29, 2016.
27. Unrestricted Use Response Action Outcome prepared by Mark D. Fisher, LSRP of the ELM Group, Inc. dated January 29, 2016 last revised June 17, 2018.

We have reviewed the referenced material for conformance to the Medford Township Land Development Ordinance, and the 2017 Redevelopment Plan Arc Wheeler and have the following comments:

Submission Waivers

No submission waivers are required, therefore the application is complete.

Site Plan Comments

1. All roads, stormwater management system, potable water and sanitary sewer are to be privately owned.
2. The plans shall indicate the height of all proposed buildings.
3. Plan Sheet 5 of 39 indicates 11 proposed single ADA parking spaces. The ADA parking detail on Plan Sheet 36 of 39 indicates double ADA parking spaces and Van Accessible signage. The applicant shall indicate the number and locations of all proposed van accessible parking spaces.

4. The applicant is proposing one (1) trash compactor and one (1) recycling enclosure for the entire site. Its location is distant from most buildings. The applicant shall provide testimony on its use and the scheduling regarding the disposal and pick-up of refuse and recyclables.

5. The applicant shall provide four copies of any protective covenants, homeowners association documents, easements and/or deed restrictions applicable to the site, whether recorded or unrecorded.

6. The proposed site triangles shall be approved by Burlington County.

7. The applicant is proposing a 15' wide storm sewer easement on Lot 18. Per the Ordinance and Residential Site Improvement Standards (RSIS) all single utility easements must be twenty (20) feet wide. The easement should be shown on the Site, Grading, Utility Plan, etc.

8. The plans shall show the existing wetlands and buffer averaging.

9. The plans shall show the flood hazard area and line.

Environmental

10. The Preliminary Assessment Report identified a total of nine (9) potential areas of concern

(AOCs) associated with former operations and use of the site. They are:

AOC A-1: Above Ground diesel Tanks.

AOC A-2: Above Ground Heating Oil Tanks.

AOC A-3: Portable Storage Tank.

AOC A-4: Portable Polypropylene Tanks.

AOC A-5: Silos.

AOC C-1: Floor Drains

AOC C-2: Surface Water Bodies.

AOC F-1: Hazardous Substance Storage Area.

AOC G-1: Agricultural Production Area.

Not included in the AOCs in the Preliminary Assessment Report, but included in the Site Investigation Report, was "Potential Off-Property Ground Water Contamination" (potential offsite impact).

Of the nine (9) AOCs, ELM recommended investigation of AOCs A-1, A-2, G-1 and the potential offsite impact.

ELM conducted soil and ground water investigation of the AOCs and potential offsite impact.

Investigations were conducted in concurrence with the New Jersey Department of

Environmental Protection (NJDEP') Technical Requirements for Site Remediation (Tech Rules) and Administrative Requirements for the Remediation of Contaminated Sites (ARRCS).

Unrestricted Use RAO

Mark D. Fisher, CHMM, LSRF of ELM Inc. for the site, issued an Unrestricted Use Response Action Outcome (RAO) for the entire site, based on the submission of a Preliminary Assessment and the results of the site investigation. The RAO is the mechanism by which the Licensed Site Remediation Professional retained by the remediating party, attests that all contamination has been remediated to NJDEP standards and that no additional actions are warranted.

Please note that ERI's review of these documents is limited to our position with Medford Township. The NJDEP has authority to review any documents submitted regarding this site, and can request additional information/action as they deem warranted and invalidate the RAO if they deem necessary. As such ERI makes no comment on the RAO or the language used therein.

Grading and Drainage

11. The proposed secondary local streets are to have a 4" to 6" parabolic roadway crown per Developmental Regulations Ordinance DR Attachment 5:4 detail.
12. The proposed cul-de-sac is to have a 3% cross slope profile grade per Developmental Regulations Ordinance DR Attachment 5:7 detail.
13. The proposed divided primary local street is to have a 3% cross slope profile grade per Developmental Regulations Ordinance DR Attachment 5:8 detail.
14. Plan Sheets 12-15 of 39 indicate Type 'Y' inlets. A detail shall be provided on the plans.
15. Inlet CB-18 'B' on Plan Sheet 13 of 39 has a grate elevation of 62.93 between contour lines 64 and 63. This elevation is either incorrect or the plan is missing a contour line.
16. Autumn Park Boulevard on Plan Sheet 13 of 39 indicates curbing being constructed in front of the Clubhouse at TC62.70 G62.20, TC62.70 G62.20, TC62.19 G61.69, and TC62.19 G61.69. No curb is shown. Plan Sheet 5 of 39 indicates this area is striped. The applicant shall clarify this issue.
17. The west side of Autumn Park Boulevard on Plan Sheet 13 of 39 between the Clubhouse and Building 5000 has three

- low spots behind a 61 contour line at TC61.37 G60.87, TC61.07 G60.57, and TC61.46 G60.96.
18. The 61 contour line on the east side of Autumn Park Boulevard on Plan Sheet 13 of 39 indicates a low spot in the center of the roadway between G61.33 and G61.19.
 19. Plan Sheet 13 of 39 indicates a low spot TC 61.44 G 60.94 behind a 61 contour line adjacent to the rear of proposed Building 5000.
 20. On the west side of Autumn Park Boulevard on Plan Sheet 14 of 39 between CB-27 GR60.93 and TC62.57 G62.07 there is a 61 contour line missing.
 21. On the east side of Autumn Park Boulevard on Plan Sheet 14 of 39 from CB-29 GR61.69 south it appears the roadway drains to a low spot in the center of the roadway shown as contour line 61 on Plan Sheet 13 of 39.
 22. On Plan Sheet 14 of 39 Buildings 3000 and 4000 show rear corner building elevations of 62.6. There are contour lines missing in these areas.
 23. On Plan Sheet 15 of 39 CB-38 GR59.56 is higher than the adjacent 59 contour line and nothing will drain to this '13' Inlet.
 24. On Plan Sheet 15 of 39 there is a low spot at TC59.51 G59.01 ten (10) feet from a 59 contour line at the crosswalk striping in front of Building 7000. Ponding will occur in this area.
 25. On Plan Sheet 15 of 39 the parking lot between Buildings 7000 and 8000 indicates it drains east to the Basin. No Basin exists to the east, this is adjacent lot 10.02. This shall be revised.
 26. On Plan Sheet 15 of 39 there are at least two (2) low spots adjacent to the crosswalk striping on Autumn Park Boulevard at TC59.61 G59.11 and TC59.73 G59.23. The nearest inlet is CB-39 G59.28. Thirty (30) feet away from this inlet is TC59.80 G59.30 another possible low spot.
 27. On Plan Sheet 15 of 39 on Autumn Park Boulevard the ADA ramp DEP59.67 is a low spot.
 28. On Plan Sheet 16 of 39 on Autumn Park Boulevard at the ADA ramp DEP59.64 and adjacent to this ramp TC60.01 G59.51 are low spots.
 29. On Plan Sheet 16 of 39 on Autumn Park Boulevard at the ADA ramps DEP59.09, and DEP59.23; and adjacent to these ramps TC59.56 G59.06, and TC59.71 G59.21 are low spots.
 30. On Plan Sheet 16 of 39, spot elevation at TC59.53 G59.03, thirty (30) feet from the 59 contour around CB-45 is a potential ponding area.
 31. On Plan Sheet 16 of 39, the emergency spillway is indicated at elevation 57.36. However, the southeast

corner of the proposed wet pond indicates elevations of less than 57.36 that would allow an emergency overflow out of the pond before the emergency spillway would be activated. The grading in this area should be revised so that the emergency spillway is activated and flow is conveyed out of the wet pond prior to activation of any other non-stabilized breaches from the basin.

32. On Plan Sheet 16 of 39, a 58 contour line is missing around CB-46 GR57.89.

33. On Plan Sheet 16 of 39, a 58 contour line is missing around CB-47 GR57.90.

34. Plan Sheets 13 -16 of 39 require additional ground elevations, directional flow arrows, and grade breaks (High Point and Low Point) to clearly indicate runoff flow directions on roadways and parking areas.

Stormwater Management

35. The site contains a total of 55.79 acres of which 22.52 acres will be disturbed due to this development. Since the project disturbs more than 1.0 acres of land and results in greater than 0.25 acres net increase in impervious coverage it is classified as a major project for the purposes of stormwater management and must comply with the requirements of NJAC 7:8. The project must meet the following requirements:

a. Address the rate and volume of runoff from the project site. This may be done in one of three methods as outlined in NJAC 7:8: 1.) Reduce the peak rate of runoff from the project area by 50%, 75% and 80% for the 2 year, 10 year and 100 year storms, respectively; or 2.) Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or 3.) Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.

1. The applicant proposes to attenuate the runoff such that the peak rates of runoff from the area of disturbance is reduced in accordance with the first method outlined above by proposing a wet pond basin designed to entirely store and reduce the developed runoff.

b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.

I. The applicant proposes to meet this requirement by proposing a wet pond basin designed to address water quality having a permanent storage volume greater than three times the water quality storm.

c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.

1. The proposed project is in an area of elevated seasonal high water table (SHWT) and low soil permeability rate which the applicant claims this requirement is not applicable. The applicant shall provide evidence this exception is consistent with that allowed by Medford Township per Ordinance 509E.8 Exceptions and Mitigation Requirements. The applicant shall state within the Groundwater Recharge discussion in the Stormwater Report that the submitted soil borings indicate HSL) D soils throughout the site and consequently demonstrate that no groundwater recharge has been occurring on-site. Therefore, per N.J.A.C. 5.4(a)21(I) the average annual recharge volume is be maintained on-site.

36. The Operations & Maintenance Manual For Stormwater Management Facilities for the Arc Wheeler Redevelopment indicates the responsible party will be the owner of Block 401, Lot 9.02. The applicant shall provide testimony as to who the permanent owner will be.

37. Per Ordinance 509G.2.b.(5) the applicant shall provide the name of the responsible individuals who will be inspecting, performing maintenance, and repair of the stormwater management system.

38. Per Ordinance 509G.2.e. the maintenance plan and any future revisions shall be recorded upon the deed of record for the property.

39. An As-built survey of the wet pond and associated structures should be completed and provided as an attachment to the Stormwater Operations and Maintenance Manual at the conclusion of construction. A note to this effect should be added to the plan.

40. Per Ordinance 509G.6. the deed restriction shall provide that in the event that the responsible party fails in its maintenance obligation, the Township has the right, but not the obligation, to enter upon the property to perform the necessary maintenance at the responsible party's expense.

41. The applicant should provide testimony if an aerator will be proposed within the wet pond.

42. The proposed wet pond does not appear to adhere to the recommended length to width ratio for the basin. Additionally, the outlet structure is proposed directly next to a discharge point of site runoff into the wet pond. The wet pond should be designed to simulate a plug-flow condition to affectively remove pollutants. Locating the flared end section which discharges runoff into the pond next to the outlet structure can result in short-circuiting of the system and inefficient treatment of pollutants.

43. A defined, stabilized access to the wet pond should be provided and indicated on the plan.

44. Per Ordinance 509G.2.d. the Operations & Maintenance Manual For Stormwater Management Facilities For Arc Wheeler Redevelopment shall be revised to indicate that records and inspection reports shall be retained for a minimum of five years.

45. Per Ordinance 509F.3e. The proposed wet pond shall contain safety ledges constructed on the slopes of all new structural stormwater management measures having a permanent pool of water deeper than 2 1/2 feet. It appears as though the safety ledges have been provided on the grading plan, however, safety ledges and the bank slopes were not specified on the cross sectional detail for the basin. The cross sectional detail should be revised accordingly.

46. The outlet structure detail should be revised to provide racks around all intakes to the outlet structure including all orifices in accordance with the NJ BMP Manual. This office recommends the use of a sloped hooded rack structure.

Utilities

47. The sanitary sewer pump station layout does not include a backup power generator. We recommend a backup power generator be installed in case of an electrical power outage.

48. The Sanitary Sewer Engineer's Report indicates a design slope of 0.0035 ft/ft. However, the slope between Sanitary Manhole (SMH) #17 and #18 indicates 0.01 ft/ft and between SMH #20 and #21 indicates 0.0055 ft/ft.

49. Per the RSIS N.J.A.C. 5:21-6.2(c)11v. The words "SANITARY SEWER" shall be cast integrally into the manhole cover. Manhole frames and covers shall be suitable for H-20 loading.

50. Per the RSIS N.J.A.C. 5:21-6.2(c)11vi. Manholes shall be supplied with flexible, watertight adapters, such as inserts or gaskets, conforming to ASTM C923.
51. Per the RSIS N.J.A.C. 5:21-6.2(c)12i. The house connection or lateral from the street main to the cleanout shall be considered an integral part of the sanitary sewer system. Plan sheet 22 of 39 shows a sanitary sewer cleanout lateral to be connected directly to SMH-13. This connection is not recommended. SMH-13 shall be moved south past the cleanout point, the sanitary sewer main extended south, and the sanitary sewer cleanout lateral connected directly to the sanitary sewer main.
52. The applicant is proposing the installation of an eight (8) inch diameter PVC water main. We recommend the water main be ductile iron.
53. Buildings 7000 and 8000 on Sheet 21 of 39 shall indicate the size of domestic water service to be supplied.
54. The applicant shall indicate their method of metering the usage of water for the entire site. An above ground hot box will need to be installed at the property line for the proposed eight (8) inch diameter water main. The hot box will be heated and contain a valve, a meter, a test port, a back flow preventer, and another valve on the eight (8) inch diameter water main; and a two (2) inch diameter bypass line off the eight (8) inch diameter water main containing a valve, a meter, a test port, and another valve. This is required to monitor any leakage from the Medford Township water system.
55. The applicant shall provide in line valves at all fire hydrants.

Lighting & Landscaping Comments

56. Plan Sheet 32 of 39 indicates up to 0.8 footcandles spillage onto Lot 10.02. Per Ordinance Section 517D.2. Light spillage of more than 0.2 footcandles onto adjacent properties shall be prohibited.
57. Per Ordinance Section 517H.6. Applicants are encouraged to use wooden or bronze-colored aluminum poles in keeping with the architecture of the building and surrounding areas. The applicant has chosen the color black.
58. Plan Sheets 30, 31, and 32 of 39 indicate Pole Mounted Light Fixture (Typ.) Mounting Height 20' and Lighting Notes: 1) The proposed pole mounted light fixtures shall be installed with a mounting height of 16 Ft. (Fixture to grade). The applicant shall clarify this

- discrepancy and correct any details on Plan Sheet 33 of 39 if required.
59. The applicant shall indicate if the isophotometric li/les indicated on Plan Sheets 30, 31, and 32 of 39 are for a 16' height or 20' height pole.
 60. The applicant shall indicate if the Hamilton Aluminum Pole or the Salem Aluminum Pole is to be used as shown on Plan Sheet 33 of 39. In addition, the applicant shall indicate the type of base and finial to be utilized.
 61. Included with photometric and luminaire data shall be data on:
 - a. Light source corrections
 - b. Lamp life lumen depreciation factor.
 - c. Coefficient of utilization.
 - d. Luminaires dirt depreciation factors.
 - e. Maintenance factor correction.
 62. Prior to issuance of any Certificate of Occupancy, a satisfactory Night Light Test is to be conducted by the Township Engineer. Any deficiencies are the responsibility of the applicant to correct.
 63. The landscaping plans shall show the site triangles.

Traffic Assessment

64. The applicant's Traffic Assessment Report indicates under future conditions the eastbound Evesboro-Medford Road approach to Sharp Road will be improved to include a dedicated left-turn lane. The traffic signal at the intersection of NJDOT Route 70 with Burlington County Evesboro-Medford Road Peak Hour Level of Service (LOS) will decrease on certain approaches under Build conditions. The AM/PM Pike Hour east bound left turn from NJDOT Route 70 on to Burlington County Evesboro-Medford Road will change from LOS B to C, the east bound Burlington County Evesboro-Medford Road AM/PM Fike Hour will change from LOS E to F, and the east bound PM Fike Hour east bound left turn from Burlington County Evesboro-Medford Road on to NJDOT Route 70 will change from LOS E to F. All other adjacent intersections LOS will remain unchanged. We defer to the NJDOT and County for approval. However, we recommend that the timing of this traffic signal be evaluated and updated as necessary to accommodate the additional traffic.

Details

65. The applicant shall add a Street Sign Detail to the plans per Developmental Regulations Ordinance DR Attachment 5:31.
66. The applicant shall add a Traffic Control Sign Detail to the plans per Developmental Regulations Ordinance DR Attachment 5:32.
67. The applicant shall add a proposed secondary local street cross slope profile grade detail to the plans per the Developmental Regulations Ordinance.
68. The applicant shall add a proposed cul-de-sac cross slope profile grade detail to the plans per the Developmental Regulations Ordinance.
69. The applicant shall add a proposed divided primary local street cross slope profile grade detail to the plans per the Developmental Regulations Ordinance.
70. The Stop Bar Detail shall indicate Thermoplastic White Striping not Epoxy Resin.
71. The crosswalk striping detail shall indicate Thermoplastic White Striping.
72. Per the RSIS N.J.A.C. 5:21-5.3(93. PVC water pipe installations shall be provided with a metallic locator tape. The PVC Water Details on Sheet 38 of 39 shall be restructured.
73. A PVC Sanitary Sewer Force Main Detail with a metallic locator tape shall be added to the plans.
74. Per the (RSIS) N.J.A.C. 5:21-6.2(c)6. Pipe materials used in construction of gravity sanitary sewer, where PVC pipe is installed. A metallic locator tape shall also be installed in the trench adjacent to the pipe. The PVC Bedding Detail on Sheet 37 of 39 shall be restructured.
75. The Water Service Connection detail on Plan Sheet 38 of 39 indicates only a 2" water service with Ford Corporation & Curb Stops. The plans indicate both 1" & 2" water service. The Developmental Regulations Ordinance DR Attachment 5:35 requires Mueller Corporation & Curb Stops. The detail shall be revised showing 1" to 2" water services with Mueller Corporation & Curb Stops.
76. The Fire Hydrant detail on Plan Sheet 38 of 39 shall be restructured per the Developmental Regulations Ordinance DR Attachment 5:36 detail.
77. The Standard Cleanout Detail W/Casting on Plan Sheet 38 of 39 shall be restructured per the Developmental Regulations Ordinance DR Attachment 5:41 detail.

78. The Sanitary Concrete Manhole details on Plan Sheet 38 of 39 shall be restructured per the Developmental Regulations Ordinance DR Attachment 5:42 detail.
79. The Drainage Manhole detail on Plan Sheet 37 of 39 shall be restructured per the Developmental Regulations Ordinance DR Attachment 5:43 detail.
80. The Connection To Existing Structure detail on Plan Sheet 38 of 39 shall be restructured in accordance with Developmental Regulations Ordinance DR Attachment 5:44 detail.
81. The Water Main-Sanitary Sewer Crossing Detail Plan Sheet 38 of 39 shall be restructured in accordance with Developmental Regulations Ordinance DR Attachment 5:50 and 5:51 detail.
82. The wet pond cross section detail shall be revised to include steps.

2012 Title Recordation Law (46:26A-1 et seq.)

83. The tax map number sheet must be included.
84. Certification of the Municipal Engineer must be verified and should read, "I have carefully examined this map and to the best of my knowledge and belief find it conforms to the provision of "the map filing law," resolution of approval and applicable municipal ordinances and requirements".
85. Certification complying with the NJSA 46:26B-5 is required and should read, "I certify that this map was duly approved by resolution of the Planning Board of the Township of Medford at a meeting held on and shall be filed on or before
86. The northwest corner of lot 1 has curve information but it is not defined in the plat.
87. The west boundary of lots 47 and 48 do not show their distance.
88. The map shall show as a chart on the plat with any other technical design controls required by local ordinances, including minimum street widths, minimum lot areas, minimum yard dimension and track zoning.

Administrative

89. It is recommended that Title 39 certification be provided for the site.
90. All new street names shall be approved by Medford Township.
91. The final plat will be reviewed per the Map Filing Law.

92. An estimate for all on/off site improvements should be prepared and submitted to the Department of Community Development upon final stamped approval of plans.
93. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.
94. The following permits and approvals are required:
 - a. Burlington County Planning Board
 - b. Burlington County Soil Conservation District
 - c. Medford Township Fire Marshal
 - d. NJDEP TWA approval for sanitary sewer main extension.
 - e. NJDEP BWSE approval for water main extension.
 - f. NJDEP Flood Hazard Area Individual Permit dated March 6, 2018.
 - g. NJDEP Flood Hazard Area Verification dated March 6, 2018.
 - h. NJDEF Wetlands General Permit No. 6 dated March 6, 2018.
 - i. NJDEP Wetlands Transition Area Waiver dated March 6, 2018.
 - j. NJDEF Wetlands General Permit No. 11 dated March 6, 2018.
 - k. NJDEF LOI dated March 1, 2017.
 1. NJDOT approval.
 - m. Approval by all other required agencies.

5. The Board Planner submitted a review letter on June 20, 2018 offering the following comments:

At this time, we offer the following comments:

A. Proposal

1. The subject property is the 56-acre ARC Wheeler Redevelopment Area (AWRA), located on the north side of Evesboro-Medford Road, near the intersection of Sharp Road and the Evesham Township border. The site contains approximately 900 feet of frontage on Evesboro-Medford Road and is located almost 1,500 feet west of the Route 70 intersection. The property is known as Block 401, Lot 9.02 on the Medford Township tax maps. The parcel contains agriculture and forested uplands and wetlands.
2. The parcel is located in the Highway Management HM Zone. The adjacent site to the west contains the Evesham Township Municipal Services Complex, at the intersection of Evesboro-Medford and Sharp Roads. North of the Municipal Services Complex and fronting on Sharp Road is Boyle Brothers, Inc., a trucking company's complex in Evesham. The adjacent site to

the east contains the Medford Industrial Park. Directly south of the site across Evesboro-Medford Road is one single-family dwelling in Medford Township and the former Evesham Township public works facility.

3. On January 17, 2017, the Medford Township Council authorized by Resolution #32-2017 the Medford Planning Board to undertake an investigation to determine whether the Area is in Need of Redevelopment, Without Condemnation pursuant to the LRHL. The determination was memorialized by the adoption by the Planning Board Resolution #152017, dated April 26, 2017.

4. On May 16, 2017 by Resolution #97-2017, the Township Council designated the tract as an Area in Need of Redevelopment, Without Condemnation. A Redevelopment Plan was prepared by the Township to develop standards to implement plans, both entitled "Concept Yield Plan ARC Wheeler Property, Medford-Evesboro Parcel", dated March 6, 2017 and March 7, 2017, respectively. A copy of these plans are included at the end of this report.

5. The Redevelopment Plan includes the following proposed development:

- a. 300 Residential units total
 - a. 254 Apartment units (within 10 buildings)
 - i. 164 Market-Rate apartments
 - ii. 90 Affordable apartments
 - b. 46 townhouse units (within 8 buildings) all market-rate
- b. Clubhouse and other residential amenities including a pool, passive recreation field, dog park, and "tot lot" playground.
- c. Major subdivision to create 48 new residential lots. Lots 1 through 46 are individual townhouse lots. Lot 47 is the townhouse common lot (streets, parking, open space, etc.). Lot 48 will contain the apartments, recreation facilities, and the access drive off of Evesboro Road.

6. The Applicant currently seeks Planning Board approval to effectuate the plan presented in the Redevelopment Plan.

7. The site can be seen in the image below. (Aerial Credit: NJ Image Warehouse)

B. General Comments:

1. The Applicant should provide testimony regarding any changes from the Redevelopment Plan concept plan to the proposed site and subdivision plans.

2. Testimony should be provided regarding the relationship between the townhouse units, apartment units, and any shared facilities, utilities, or maintenance responsibilities. Cross access easements should be provided, as necessary.

3. The Applicant should provide testimony regarding the existing and proposed wetlands and wetlands buffer areas.
4. Testimony should be provided regarding compliance with the sustainable Building Practices outlined by the Redevelopment Plan section K.
5. The Applicant should provide testimony regarding the proposed residential amenities and confirm how the recreation facilities and maintenance will be shared between townhouse and apartment residents. Hours of operation and access should be discussed.
6. Complete construction details should be provided for all recreation area facilities. This should include information on the playground and surfacing to demonstrate compliance with the New Jersey Public Playground Safety Subcode and the New Jersey Barrier Free Subcode. We suggest some minor shifting of the play area and pool deck areas to maximize the open lawn area, and establish interconnections between the play area and picnicking areas.
7. The applicant should indicate if the building behind the pool is for equipment only, or whether it could also be used or expanded for use as a shade pavilion.
8. Testimony should be provided regarding the parking and site traffic. The proposed parking counts comply with the RSIS standards. The Applicant should clarify whether parking spaces are assigned.
9. All bike racks should be on concrete pad and details should be provided.
10. Location of all ground and roof equipment should be shown on the plans, with screening and landscape buffering.
11. The Applicant or Board may wish to discuss greater variation of street names to avoid confusion.
12. Location of and details for benches, seating areas, trash receptacles, etc. should be provided. We recommend benches and shaded areas along long expanses of sidewalk to accommodate pedestrians of all ages.
13. A trash can should be provided adjacent to the dog waste station.
14. The vinyl fence detail should specify the color, to match the building colors. Testimony should be provided regarding fencing of the individual townhouse lots.
15. There are two 4' tall fence details. This should be clarified.

C. Architecture Comments

1. Architecture plans and details should be provided for the club house, pump house, and any other structures. Elevations should be provided for the sides and rear of all buildings.

2. The hatching on some floor plans should be removed so that doors and walls are legible.
3. The Applicant should clarify the use of the open space on floors 2 through 4 in the Type B buildings.
4. Testimony should be provided regarding the storage areas for personal belongings such as bikes and grills, as required by the Redevelopment Plan.
5. The location of mailboxes should be shown on the plans.
6. The Applicant should clarify whether decks/patios are provided at the ground-level apartment units. The locations and details should be provided.

D. Landscape and Lighting Comments

1. The location of tree protection fencing should be shown on demolition, grading, and landscape plans, etc. We recommend the location be staked in field and approved by our office prior to clearing, to prevent over-clearing within the perimeter buffer.
2. It appears that the current landscape plan does not comply with the planting and buffering standards of the Redevelopment Plan. The Applicant should provide a chart per each buffer and landscape requirement, including but not limited to the parking lots, building perimeters, nuisance buffer areas, and reverse frontage buffers, to demonstrate compliance with Redevelopment Plan and the Township Ordinance.
3. Attention should be given to the proposed buffer around the site perimeter, with particular attention to the apartment buildings in closest proximity to the property lines.
4. The visible side and rear yard of the townhouse units should be screened from the boulevard.
5. The buffer around pump house and trash enclosure should be increased to provide a complete visual screen, as required by ordinance.
6. The landscape plan should be revised to eliminate any invasive species. Any low-branched trees, such as the Pin Oak, should be shifted further away from sidewalks and other pedestrian traffic areas.
7. We have several concerns regarding species selections and locations that we would like to work out with the Applicant at their request.
8. Planting bed lines should be shown for all massed planting areas.
9. The treatment of the areas between the townhouse driveways should be clarified and details provided.
10. The base of the development sign should be landscaped.

11. The groundcover of the islands should be clarified, and any expansive areas of much should be planted.
12. The location of the proposed fence along the Medford-Evesboro frontage should be shown on the landscape plan to avoid conflicts with plantings.
13. Warm LED lights should be provided in lieu of the 100-watt high pressure sodium fixtures proposed.
14. All building mounted lights should be added to the plan, with details.
15. Additional lights should be provided at the trash enclosure area. This may be accomplished by shifting the location of nearby fixtures.
16. The light pole height label should be revised to state 16 feet.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

6. There was public commentary on the application.

Robert Harriett, 14 Medford Evesboro Road, acknowledged that Mr. Meyer has a stellar reputation as a developer, but he testified that this development's location along Medford-Evesboro Road is cause for concern, especially in regards to traffic, as it is already heavy in the summer months. He also expressed concern about security of the entire site, including a pond on the rear of the property. Since his property is located near the development, he also is worried that drainage issues may develop.

Jack Crosby, 6 Medford Evesboro Road, resides on the nearby corner. He also is concerned about traffic, as the intersection gets very busy, especially in the summer and on weekends when the Dutch Market is open. He also stated there is a lot of illegal ATV activity on the back of the lot near the pond. He asked if this area could be fenced. He would also request that all precautions be taken to protect the farmed areas and the onsite wildlife.

Steve Janssen, the owner of J & S Industrial Park at 16 Medford Evesboro Road, resides at 4 Corrigan Court, Marlton. His neighboring business complex consists of 5 buildings. He invested heavily at this location because it was an industrial-zoned area. The Township then changed the Zoning to Highway Management, and now residential uses are permitted, so that the reasonable use of his own property has become

difficult, in comparison to new adjacent land uses. He requested the installation of a fence along his property which borders the planned development, for security and to prevent access to his property. With Evesham Township planning to construct approximately 500 housing units on a site further down the road from the subject property, all new development adds at least another 1000 cars to the intersection, which currently takes drivers 3-4 lights to cross during morning and evening rush hours. He also questioned if there will there be a left turn lane constructed near the subject property, since none is shown on the plans.

Dave Janssen, 16 Church Road, Vincentown, served as a volunteer firefighter & EMS, and he testified that the area was already known for many traffic accidents. The increase in traffic from this development is only going to make the situation worse.

Bonnie Harriett-Crosby, 6 Medford Evesboro Road. She asked the Board to leave the tree line along the pond in place.

7. The Board finds that the requested approval of the Preliminary/Final Major Subdivision and Site Plan conforms with the municipal ordinances for the granting of subdivision and site plan approval, and the request is hereby granted. In addition, the board finds that the Application can be granted without substantial detriment to the public good, and without substantial detriment to the municipal zone plan and zoning ordinances.

The granting of the requested approval is subject to the following conditions:

a. The applicant shall comply with all conditions established by the Board in conjunction with this application as reflected in the official minutes of the Board meetings at which the application was considered and as set forth in this Resolution.

b. The applicant shall be responsible for, and shall pursue in good faith and with due diligence, the obtaining of any other approvals or permits as may be required by law and shall comply with any requirements or conditions of those approvals or permits, except that if those requirements or conditions require any modification of the

plan and/or the representations made to the Board in order to obtain this approval, the applicant shall be required to report those modifications to this Board and may be required to seek an amendment of the approval herein granted. The granting of the approval herein does not create any presumption that any other approvals that the applicant may require will be granted.

c. Any additional development on the subject property or any modification to any development pursuant to, or inconsistent with, this approval shall require the approval of this Board.

d. If another government agency grants a waiver or a variance of a regulation affecting this approval or the conditions attached, then this Board shall have the right to review that issue as it relates to this approval and these conditions, and to modify and/or amend the same.

e. Any permits, deeds, easements, vacations, dedications, revised drawings or other documents related to this proposed development shall be approved by the Board attorney and/or the Board engineer, and shall be filed with the appropriate authority. Proof of recording with the County Clerk shall be filed by the applicant with this Board.

f. The applicant shall post a performance guarantee prior to the commencement of site work in an amount accepted by the Township Council after recommendation by the Board engineer, and in a form approved by the Board engineer and the Township attorney and consistent with the Municipal Land Use Law. A developer's agreement, as appropriate, shall be executed to effectuate the foregoing.

g. Publication of a brief public notice of this decision shall be placed in the official newspaper of the Township of Medford within ten days of the date hereof.

h. The conditions of this approval shall run with the land, and shall be binding on all successors in interest, purchasers, and assignees of the subject property. In the event that the applicant does not perfect this approval within two years from the date hereof (or such other date as may be approved by law), this approval shall be void unless, for good cause shown, the applicant applies for and

obtains the approval of this Board for an extension of time for the expiration of this approval.

i. All taxes and escrow fees for professional review of this application shall be paid in full.

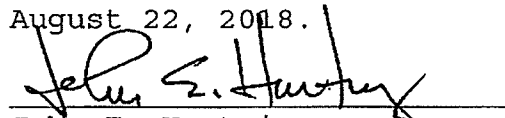
j. The applicant will install a 6-foot high, green vinyl-coated chain link fence along the property line with the adjacent Harriett's lot.

k. The applicant will install fencing along the property line with the industrial park.

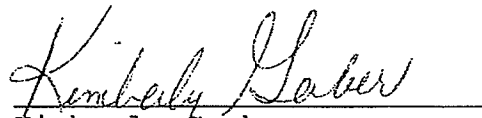
l. The applicant will install additional landscaping and buffering along neighboring properties.

m. The clubhouse shall obtain a Certificate of Occupancy no later than the date when the Certificate of Occupancy issued for the second building.

The foregoing resolution was duly adopted by the Planning Board of the Township of Medford at a public meeting held on August 22, 2018.

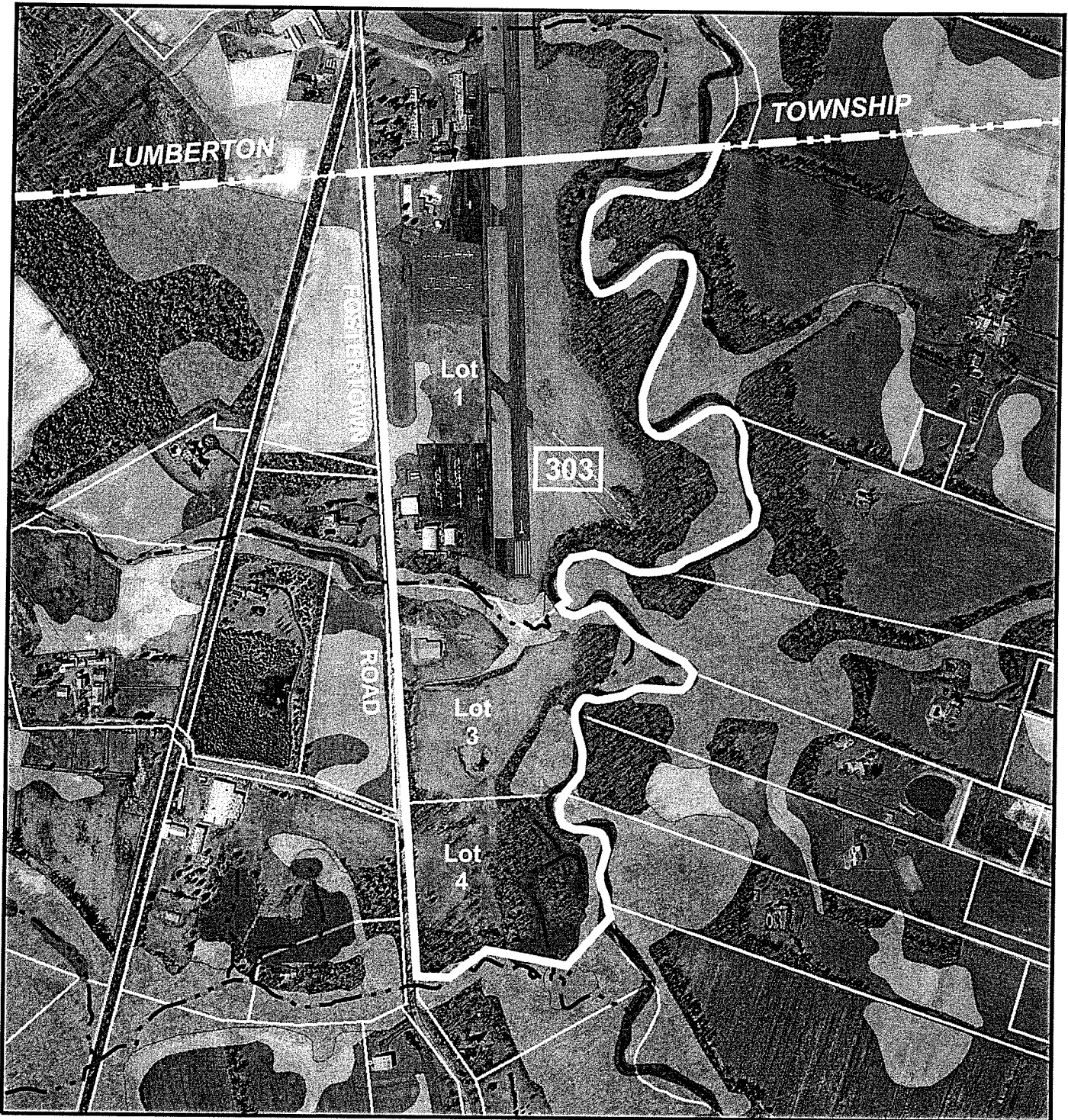


John E. Hartwig
Chairman

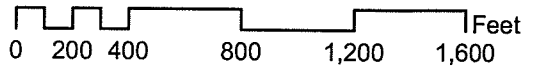


Kimberly Gerber
Secretary








EXHIBIT 7
FLYING W SITE



Source: NJDEP



Legend

-  Stream
-  Waterbody
-  Deciduous Wooded Wetlands
-  Agricultural Wetlands (MOD)
-  Herbaceous Wetlands
-  Deciduous Scrub/Shrub Wetlands
-  Managed Wetlands (Maintained)

Block 303, Lots 1, 3 & 4

Prepared By:

Art Bernard & Associates, LLC