

Preliminary Investigation

Non-Condemnation Area in Need of Redevelopment

Block 1705; Lots 6 & 7

Medford Township, New Jersey

Township of Medford

Burlington County, New Jersey

Report Date: July 1, 2024

Public Hearing: July 24, 2024



Prepared By: Taylor Design Group, Inc.

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

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

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I. Introduction and Basis for the Investigation

The Township of Medford seeks to determine whether the redevelopment process in accordance with the ***NJ Local Redevelopment and Housing Law*** (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of the parcel made up of two lots on the north side of the intersection of Allen Avenue and South Main Street, across from Tomlinson Park. The general purpose for designating a Redevelopment Area is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately, and requiring responsible public intervention.

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

The Medford Township Council authorized, by **Resolution 67A-2024, dated June 5, 2024**, attached hereto as Appendix A, the Medford Township Planning Board to undertake an investigation to determine whether **Block 1705, Lots 6 & 7** may be designated as a:

- ***Non- Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5.

This Investigation Report has been prepared pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq. A Map entitled ***“Library Redevelopment Area; Block 1705 Lots 6 & 7, Non-Condemnation Area in Need of Redevelopment Investigation”*** dated **July 1, 2024**, is included as Appendix B of this report, and depicts the boundaries of the proposed Study Area and the location of the parcel of property included therein. Appended to the map is a statement setting forth the basis for the investigation.

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

This report was provided to the Planning Board for review at a public hearing to be held on **July 24, 2024**; and may be revised, pursuant to the Planning Board’s recommendations subsequent to the public hearing.

Adoption Procedures and Next Steps

If the Township Council concurs with the Planning Board assessment that the Study Area meets the necessary statutory criteria, the area can then be formally designated as a **Non-Condemnation Area in Need of Redevelopment**, by adoption of the required Resolution by the Township Council, according to the criteria set forth in N.J.S.A. 40A:12A-5.

Designation as a ***Non-Condemnation Redevelopment Area*** does not entitle the municipal government to acquire property via eminent domain. In this case, the property is already

owned by the Township and no adjacent property is included in the proposed Redevelopment Area.

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

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

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

II. Statutory Requirements

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

Redevelopment Area Determination (Non-Condemnation)

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

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

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

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*

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

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

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

III. Description of the Study Area

Regional Setting

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

Medford Township is located at the edge of the Philadelphia Metropolitan Region to the west, and the New Jersey Pinelands National Reserve to the southeast. The northern portion of the community is considered an inner lowland of the Delaware River where forests and agriculture are the prevailing land uses. The majority of the Township is within the Atlantic Outer Coastal Plain, characterized by oak and pine forest, wooded wetlands, surface lakes and streams, and cedar bogs. The southern portion of the Township is located within the jurisdiction of the Pinelands, with Route 70 being the northern boundary.

The Study Area is situated at the southern gateway entering the historic downtown of the Township.

Study Area Description

The Study Area is comprised of 2 lots, consisting of approximately .41 acres. The Pinelands Library was located on **Lots 6 & 7** and bound on at the corner by North Main Street to the east, and Allen Avenue to the south, as shown on the Aerial Image Location Map, and Tax Map figures following pages.

Surrounding Area

The Study Area is bordered by residential uses to the west, which front on Haines Avenue. Directly north of the site is Chabad in Medford. To the east along the opposite side of Main Street are existing residences and the Eye Care Physicians & Surgeons of New Jersey. To the south is Tomlinson Park and the southwest Branch of the Rancocas Creek.

The site is located in the Park/Public/Education PPE Zone which continues south of the site, incorporating the public park. The Zoning District to the north is the Historic Village Commercial HVC Zone. To the west is the Growth Management Area South GMS Zone.

The surrounding areas can be seen in the Aerial Image Location Map below.

Aerial Image Location Map

Parcel data obtained through the Rowan NJ Parcel Explorer Map. The aerial imagery is courtesy of Google Earth, dated April, 2021.



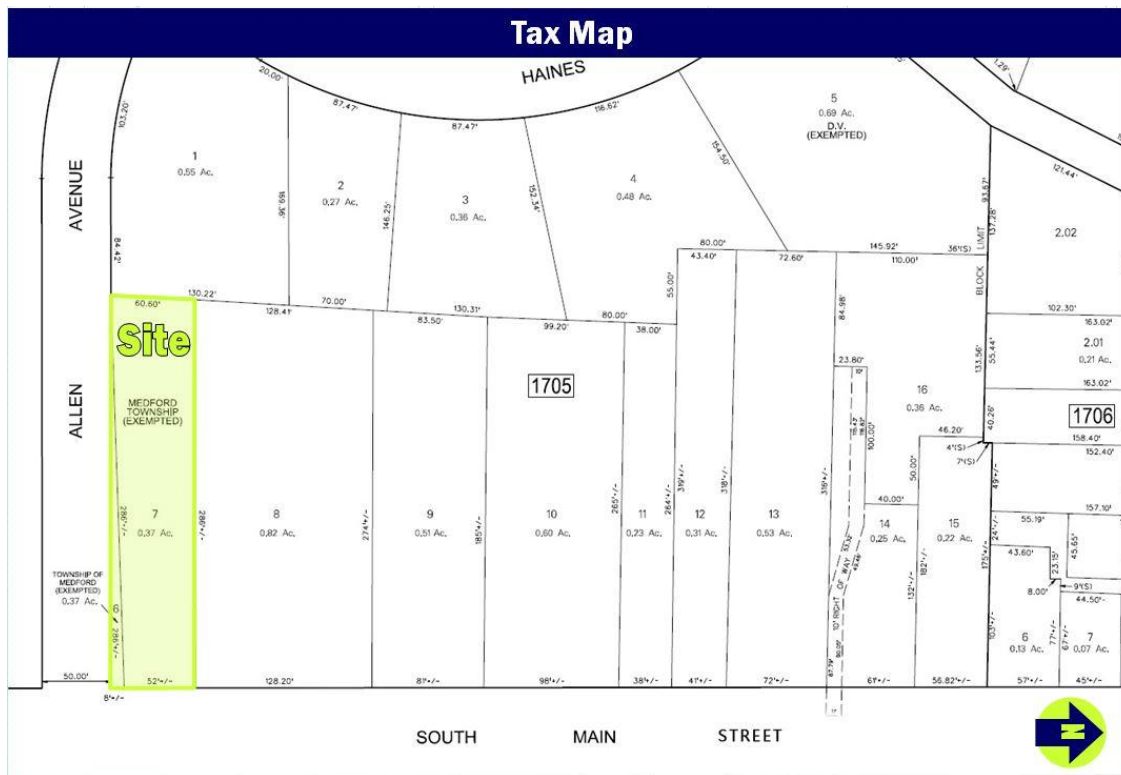
Parcel Data

Block 1705, Lots 6 & 7 are owned by the Township of Medford, located at 39 Allen Avenue. The parcel is approximately .41 acres, property class 15C (public property), in the PPE Zoning District.

The site was formerly utilized as the Pinelands Library, which has been relocated to the Town Hall complex at 49 Union Street.

Composite Tax Map

The Tax Map information provided by Medford Township.



Existing Zoning

The Study Area is within the Park/Public/Education (PPE) Zoning District. The PPE Zoning district permits a variety of civic and public uses, including educational and recreational activities, municipal buildings, churches, libraries, open space, and parks. Subsection §409.D1 of the Medford Ordinance states that no principal permitted use in this Zone is allowed within 50 feet of any lot line.

Subsection §409.D2 defines the maximum lot coverage as 60%. The full permitted uses and district regulations can be found in Subsection §409 of Medford Township's Ordinance. The site has several existing, nonconforming conditions as show in the Table below:

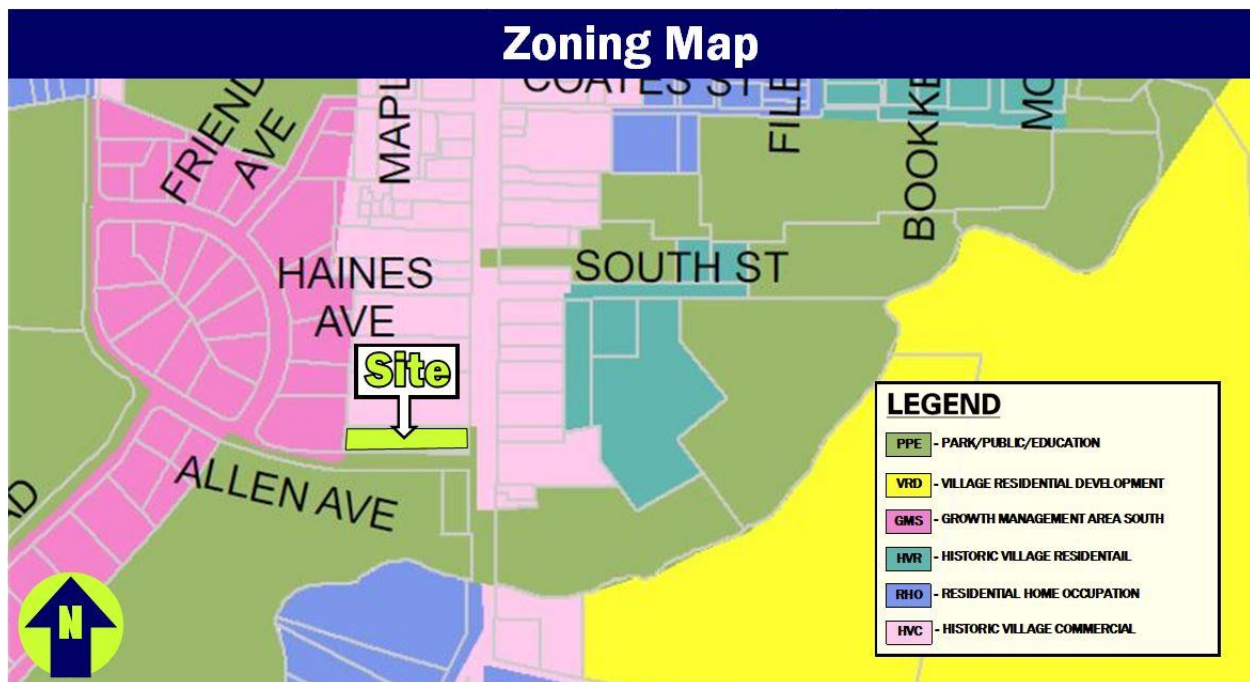
PPE Zone	Required	Existing	Conformance
Lot Area (Min.)	3 Acres	0.41 Acres	Does Not Comply
Lot Width (Min.)	200'	60'	Does Not Comply
Lot Frontage (Min.)	200'	286'	Complies
Lot Depth (Min.)	300'	286'	Complies
Front Yard Setback (Min.)	50'	<50'	Does Not Comply
Side Yard Setback (Min.)	30'	<30'	Does Not Comply
Rear Yard Setback (Min.)	50'	<50'	Does Not Comply

As a result, the lot and building is an existing, non-conforming structure.

The Study Area is located as a substantial piece of the southern gateway as north bound travelers enter the Main Street commercial corridor that is primarily zoned HVC. The HVC Zone permits a variety of commercial uses, such as offices, shops for retail sales, restaurants, limited breweries, and other related establishments. The full permitted and conditional uses can be found in Subsection §413 of Medford Township's Ordinance.

In 2012, an analysis was conducted for the Historic Village Commercial (HVC) Zoning District along Main Street which determined that the area met the statutory criteria to be designated as a **Rehabilitation Area** under the *NJ Local Redevelopment and Housing Law* (LRHL), N.J.S.A. 40A:12A et seq. As the parcel in question is located in the PPE Zone, it is not within the designated Rehabilitation Area designated by Township Council, but the entire HVC Zone to the north of this parcel is so designated.

Zoning Map



Existing Land Use

The existing land use of the Study Area is a civic use, as it was formerly home to the Medford Library. According to the Burlington County Department of Information Technology the property class is 15C for both lots, which is public property. The site is owned by Medford Township.

Environmental Constraints

After a review of publicly available NJDEP datasets, including NJEMS Sites, and the Known Contaminated Sites List, there appears to be no environmental constraints associated with the Study Area parcel.

Parcel Analysis

Block 1705; Lots 6 & 7

This .41-acre lot is located in the PPE Zoning District, with frontage on Main Street and Allen Avenue. The parcel is owned by the Township of Medford.

The lot contains the former Medford Library and associated parking lot. The parking lot includes approximately 4 angled parking spaces west of the existing building, as well as 2 non-angled parking spaces adjacent to the western property line. The parking lot is surrounded by wooden retaining walls and located on a slope above both the building and the street, resulting in a below grade stairwell access to the western portion of the structure. Accessible parking and loading areas are designated on-street, along Allen Avenue. It is unclear if the accessible ramp and entry conform to current barrier free/accessibility requirements.

Since the library relocated to the new Town Hall, the existing property is no longer needed for municipal purposes, and presents an opportunity for redevelopment for a use or uses to continue the revitalization of the downtown Medford Village area and a return of the property to the municipal tax rolls. Under current zoning, this is not possible.

As discussed above, the site has numerous nonconformities related to the lot and the structure.

The parcel is located in the Pinelands Regional Growth Area and is classified as a smart growth area. The lot width is approximately 60.6 feet and given the 50-foot setback requirement from all lot lines, any proposed new development or expansion would require significant bulk variance relief, as well as use variance relief for retail or other uses compatible with the downtown and the surrounding HVC Zone along the Main Street Corridor.





Based upon the above analysis, Block 1705, Lots 6 & 7 meets statutory criteria “c” to be considered a *Non- Condemnation Area in Need of Redevelopment* as follows:

- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

IV. Planning & Zoning Context

Pinelands Management Area

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

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

Township Master Plan

Every Medford Township Master Plan document notes the importance of strengthening the Township's ratable base through effective development within its commercial areas, while preserving the rural character and environmentally sensitive lands within the Town.

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

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

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

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

Given the location of the Study Area at the southern gateway of the Main Street commercial corridor, appropriate redevelopment of this site with a use that is complementary with the downtown is consistent with goals and objectives outlined in the Master Plan.

Historic District

The 1981 study entitled, "Built in a Compact Manner: Preserving the Village of Medford, New Jersey" (Historic Survey) characterizes the Historic District, noting that new buildings should be visually compatible with neighboring buildings in spacing, setback, massing, materials, roof shape, window divisions, and siding emphasis [orientation].

The building at 39 Allen Avenue is noted as the former Medford Township Library. It is located in Survey Area 1, which consists of Medford's "downtown". The area extends along North and South Main Street, one building to the east and west, and from Route 70 to the bridge over Rancocas Creek.

The survey describes the building as a, "large, one-story, brick building with low gable roof facing Allen Avenue. Center door, five-bay front with neoclassical entrance porch. Recent construction."

Directly north of the site is 74 South Main Street which is listed as contributing to the District as an example of a, *"one and one-half story, three bay, center all, Dutch Gambrel, frame cottage, circa 1910. Has three-part windows in front with 6/1, 9/1, and 6/1 arrangement. Entrance has low fanlight and sidelights, plus neoclassical entrance porch."*

Across Main Street are two duplex structures: 81-83 and 85-87 South Main Street. Both are listed as contributing to the Historic District.

81/83 South Main Street: *"Small two and one-half story, four-bay, twin, frame house with two-story rear shed. Flush raking and modest eaves. Full front veranda."*

85/87 South Main Street: *"Two and one-half story, four-bay, T-plan, gable roof, twin house with entrances on the rear wing. Full veranda wraps front and both sides. 1/1 windows."*

V. Summary & Conclusions

Based upon the above analyses, the Study Area qualifies to be considered "**Area in Need of Redevelopment**" pursuant to meeting the following criteria of N.J.S.A. 40A:12A-5., where:

- c. *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

Since the library relocated to the new Town Hall, and the building is currently vacant, the existing property is no longer needed for municipal purposes, and presents an opportunity for redevelopment for a use or uses to continue the revitalization of the downtown Medford Village area and a return of the property to the municipal tax rolls.

Therefore, **Block 1705, Lots 6 & 7** can be designated as a **Non-Condemnation Area in Need of Redevelopment**, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., to prevent further deterioration and to promote the overall development of the downtown historic village and the overall community.

Appendix A- Resolution

Medford Township Council Resolution 67A-2024, dated June 5, 2024

TOWNSHIP OF MEDFORD

June 5, 2024

RESOLUTION 67A-2024

AUTHORIZING AND DIRECTING THE MEDFORD TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF 39 ALLEN AVENUE, BLOCK 1705, LOTS 6 AND 7 (THE “MUNICIPAL PROPERTY – FORMER LIBRARY”) FOR THE POTENTIAL DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT

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

WHEREAS, N.J.S.A. 40A:12A-5 provides that the governing body, after investigation, notice and hearing as provided in N.J.S.A 40A:12A-6, can conclude that a designated area may be determined to be in need of redevelopment if any of the conditions in the statute are found to exist, including, as set forth in subsection (c), land that is owned by the municipality; and

WHEREAS, the Township Council of the Township of Medford has determined that it is in the best interest of the Township to encourage redevelopment of eligible lands within the Township, particularly in the downtown area of Medford Village, when such redevelopment may advance the specific goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, the property known and designated as 39 Allen Avenue, Block 1705, Lots 6 and 7 (the “Municipal Property – Former Library”) is owned by Medford Township and is the site of the former Township library branch of the Burlington County Library system; and

WHEREAS, the Township has purchased property now known as 49 Union Street and has constructed a new municipal building and library on said site; and

WHEREAS, the Township has relocated its branch of the Burlington County library to the new municipal building and library, and the Municipal Property Former Library property is vacant and available for redevelopment for a use or uses found to encourage the economic stability, continued viability and smart growth of the downtown Medford Village area; and

WHEREAS, the Township Council of the Township of Medford has determined that it is in the best interest of the Township and its residents to conduct an investigation of the Municipal Property – Former Library property, in accordance with the statutes aforesaid, to determine if the

Municipal Property – Former Library property is eligible for a designation as an “area in need of redevelopment”.

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

1. The Medford Township Planning Board is directed to conduct a preliminary investigation to determine if the property comprising the former Township library branch of the Burlington County Library system at 39 Allen Avenue, Block 1705, Lots 6 and 7 on the Township tax map (as set forth above, the “Municipal Property-Former Library”) is eligible for a designation as an “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 and 6.
2. The Planning Board is further directed to study the Municipal Property – Former Library; to provide public notice and conduct a public hearing pursuant to N.J.S.A. 40A:12A-6; to develop a map reflecting the boundaries of the proposed redevelopment area; and to draft a report containing the results of its investigation and containing the Planning Board’s findings to the Township Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 *et. seq.*
3. Pursuant to N.J.S. 40A: 12A-6, this Resolution authorizing the Planning Board to undertake the preliminary investigation herein expressly authorizes the municipality to use all of those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain, which, since the Municipal Property – Former Library is already owned by the Township, any redevelopment determination hereunder will be considered as a “Non-Condemnation Redevelopment Area”.

Appendix B- Study Area Map

Map entitled “Library Redevelopment Area Block 1705 Lots 6 & 7 Non-Condemnation Area in Need of Redevelopment” dated July 1, 2024

See map pocket.

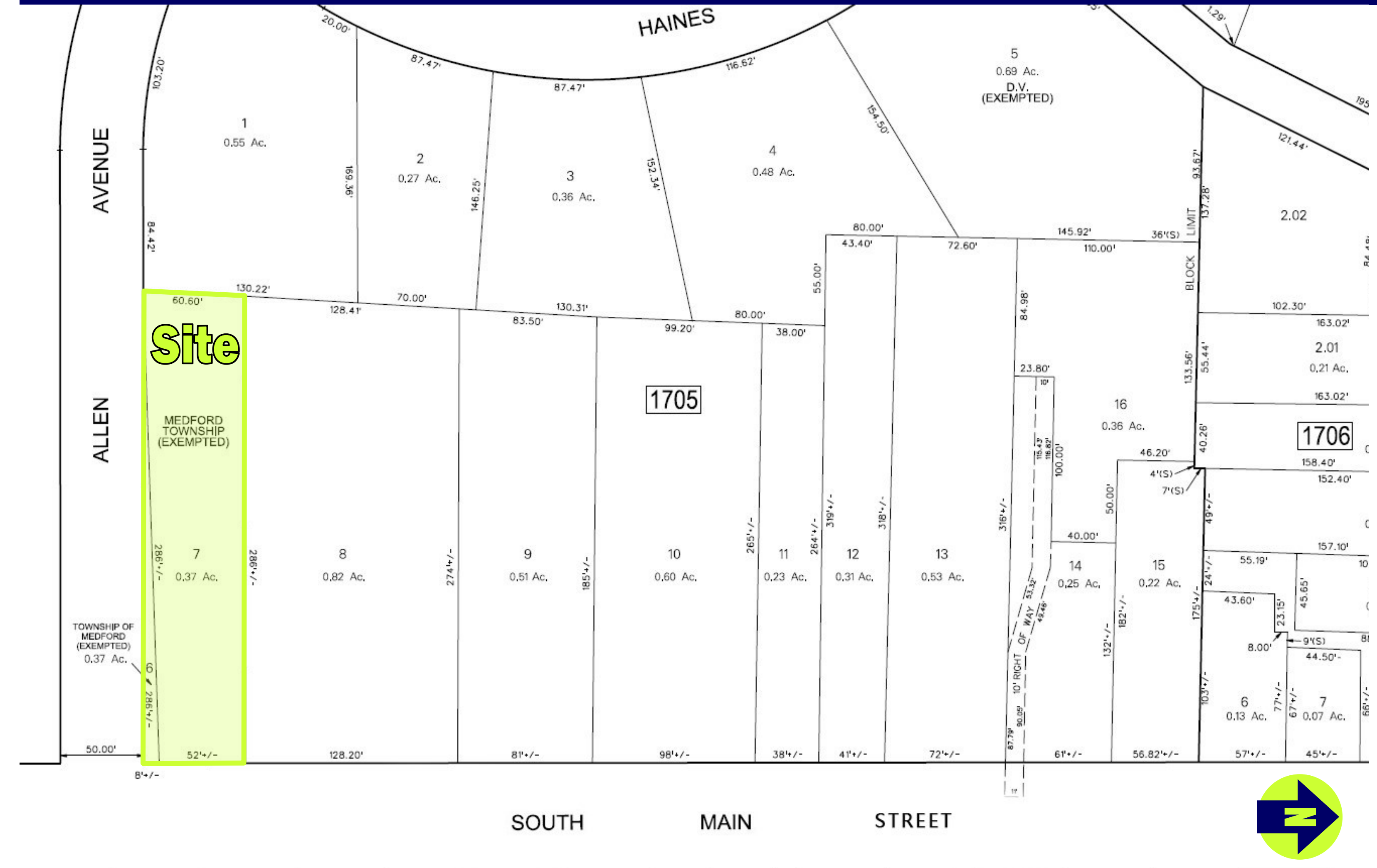
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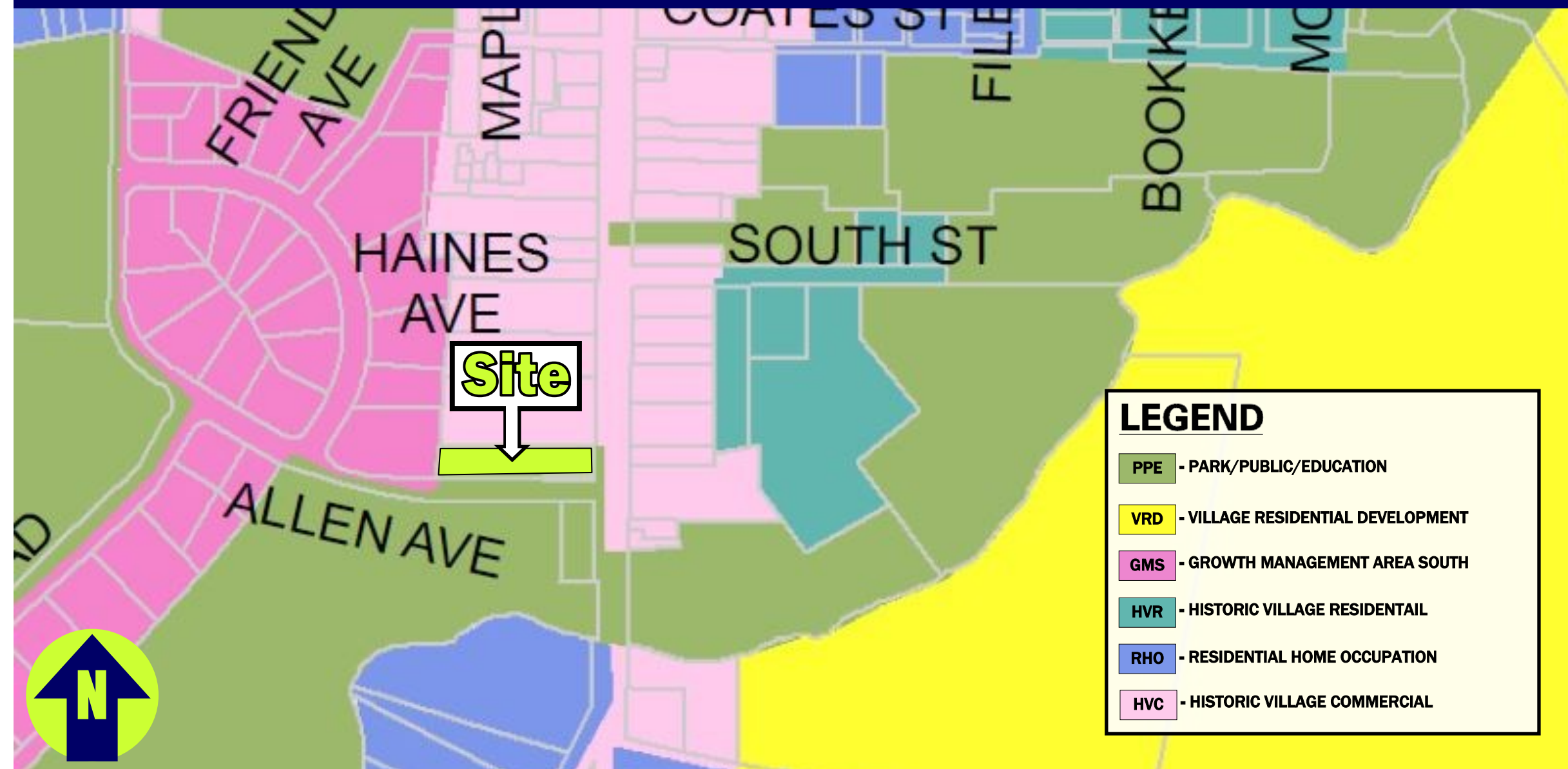
Aerial Location Map



Tax Map



Zoning Map



Basis for Investigation

The Township Council of the Township of Medford, Burlington County NJ seeks to determine whether the redevelopment process in accordance with the **NJ Local Redevelopment and Housing Law** (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of certain parcels in the area of Allen Avenue and Main Street in the Downtown Area. The general purpose for designating a Redevelopment Area or Rehabilitation Area is to arrest the deterioration of an area and to encourage improvement and reinvestment.

On **June 5, 2024** by **Resolution 67A-2024**, the Medford Township Council authorized the Township Planning Board to undertake an investigation to determine whether the below-identified parcel(s) may be designated as a **Non-Condensation Area in Need of Redevelopment**, according to the criteria set forth in N.J.S.A. 40A:12A-5.

Designation as a Non-Condensation Redevelopment Area does not entitle the municipal government to acquire property via eminent domain. The subject property is the site of the former township library. It is owned by Medford Township.

The Township Council has determined that it is in the best interest of the Township to encourage redevelopment of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township Master Plan. Specifically, to preserve and enhance the rural character of the community, while serving and enhancing the commercial corridor that exists along Main Street. The Township Committee has directed the Township Planning Board to conduct an investigation of the following parcels as identified on the Medford Township Tax Maps:

Block 1705; Lots 6, 7

The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determination regarding whether the referred Study Area or portions thereof shall be designated as a **"Non-Condensation Redevelopment Area"**.

A public hearing will be held on **Wednesday, July 24, 2024 at 7 o'clock PM**, prevailing time, at the Medford Township Public Safety Building, located at 91 Union Street, Medford, New Jersey 08055.