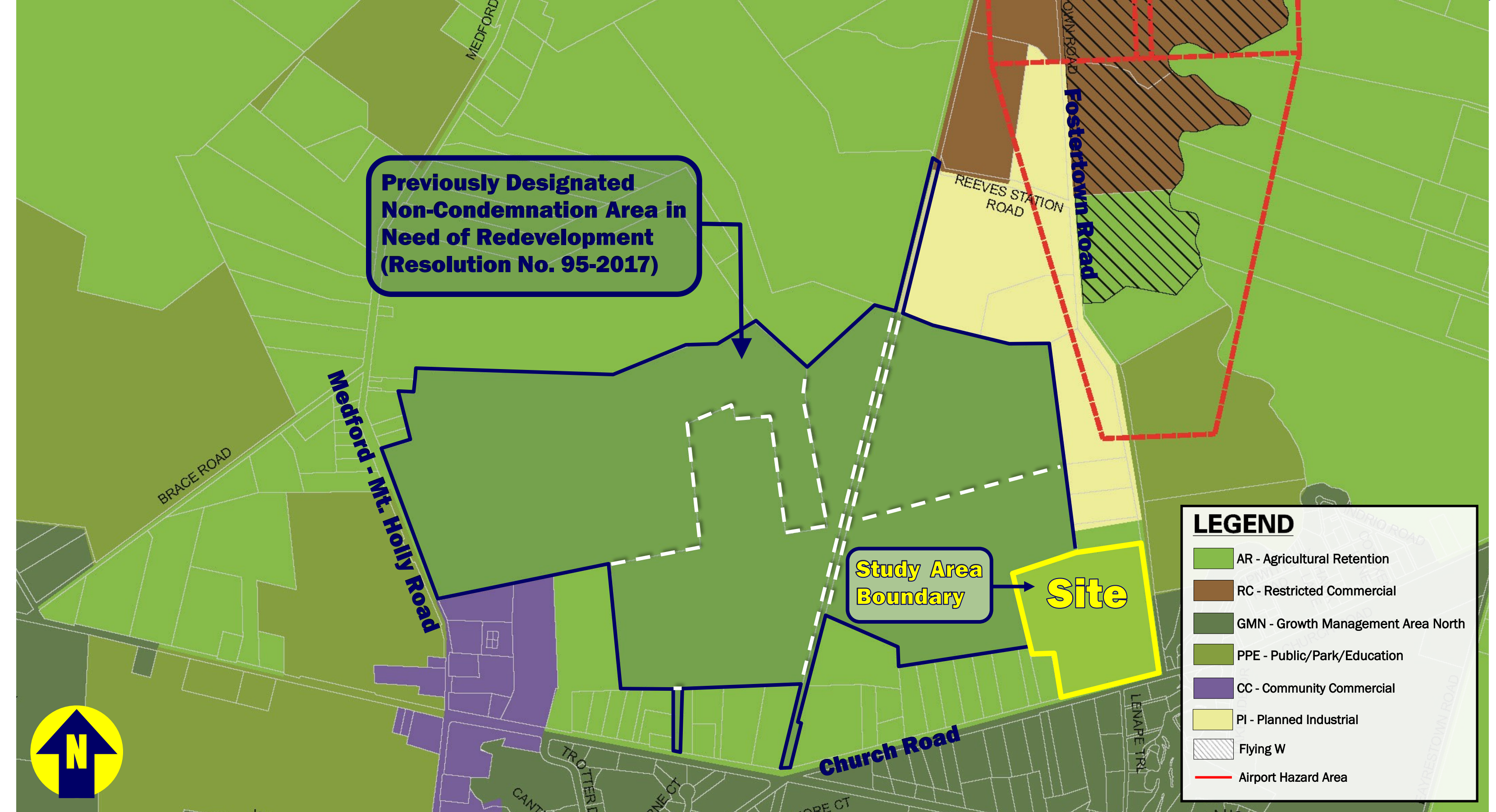


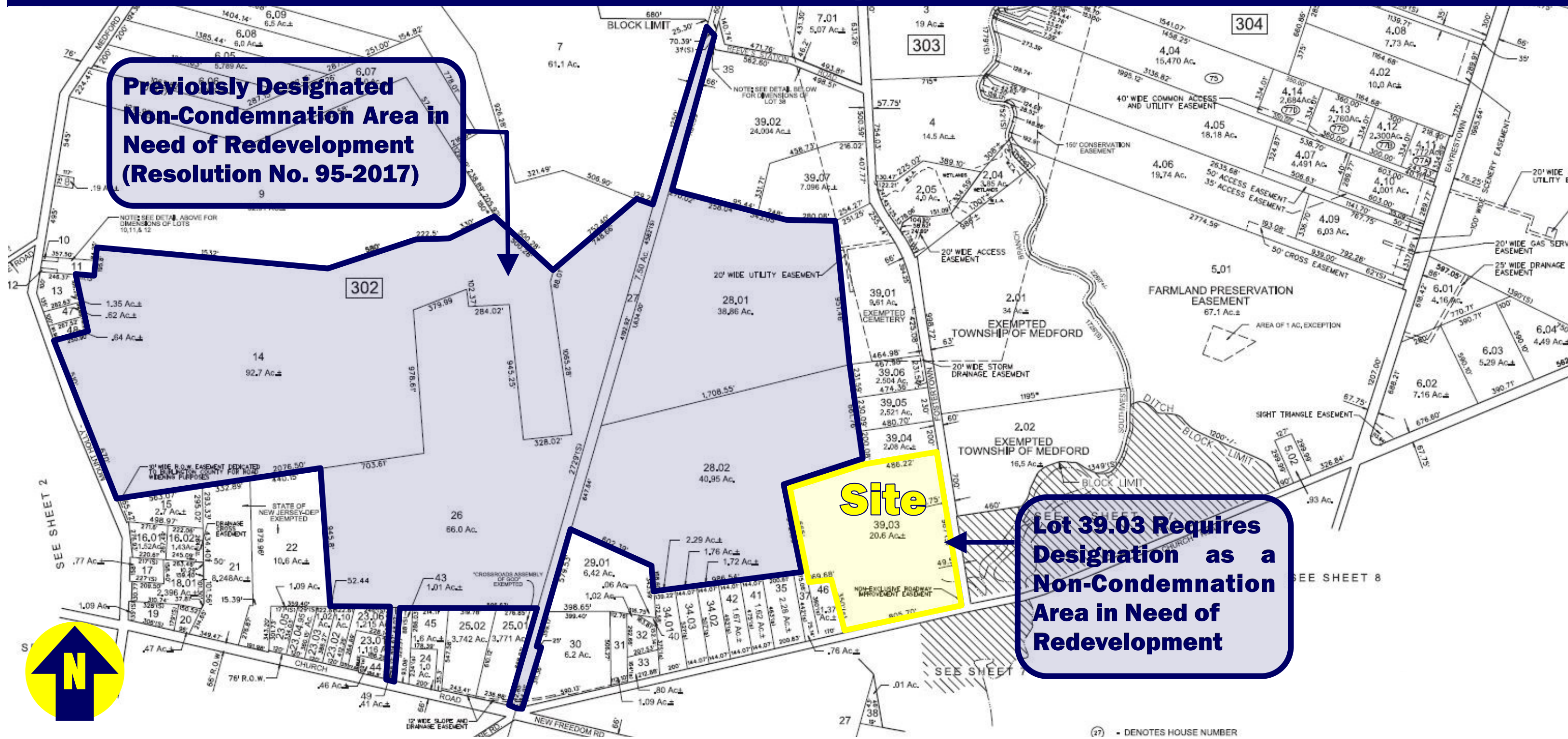
Aerial Location Map



Zoning Map



Tax Map



Basis for Investigation

The Supreme Court of New Jersey has held that all municipalities within the State must fulfill their constitutional obligation by planning for and facilitating their fair share of the region's affordable housing needs. These obligations are quantified and assigned to each municipality and must be addressed through a Housing Element and Fair Share Plan, which outlines how the municipality intends to address their constitutional obligation. As reaffirmed by the Court, municipalities must also provide the zoning mechanisms that will enable realistic opportunities for the development of affordable housing.

Medford Township has adopted a Housing Element and Fair Share Plan, dated June 14, 2025, last revised December 4, 2025, which includes the referenced lands as a site for inclusionary development which will include both market rate and affordable housing.

The Township Council of Medford, Burlington County, is evaluating whether the redevelopment process under the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., could be the most effective planning and zoning implementation mechanism to provide its constitutionally-required fair share of affordable housing.

On June 17, 2025 by Resolution 110-2025, the Medford Township Council authorized the Planning Board to undertake a Preliminary Investigation to determine whether Block 302; Lots 39.03 and 28.02, as shown on the Medford Township Tax Maps, 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.

Block 302; Lot 28.02 was previously designated as a Non-Condensation Area in Need of Redevelopment. Resolution 95-2017.

Designation as a Non-Condensation Redevelopment Area does not entitle the municipal government to acquire property via eminent domain.

The New Jersey Local Redevelopment and Housing 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, January 28, 2026 at 6:30 P.M.**, prevailing time, at the Medford Township Public Safety Building, located at 91 Union Street, Medford, New Jersey 08055.