

Fair Housing Opportunity

Non-Condemnation Area in Need of Redevelopment

Preliminary Investigation

Park View at Kirby's Mill

Block 803, Lots 6.01 & 6.02

Medford Township, Burlington County, New Jersey



Medford Township

Burlington County, New Jersey

January 16, 2026



Prepared By: Taylor Design Group, Inc.

A handwritten signature in blue ink, appearing to read "S. Taylor", is 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.

Medford Township Council Members

Michael Czyzyk, Mayor
Michelle Voorhees, Deputy Mayor
Bethany Milk
Raymond W. Coxe
Katherine Santamore



Medford Township Planning Board Members

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I. Introduction and Basis for the 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.

The Medford Township Planning Board adopted a **2025 Housing Element and Fair Share Plan** on June 17, 2025, and adopted an *amended* Housing Element and Fair Share Plan on December 18, 2025, which identifies parcels as sites for inclusionary development which will include both market rate units and affordable housing units.

Implementation of the adopted Housing Element and Fair Share Plan will require the rezoning of the individual parcels identified in the plan, to provide for the Township's constitutional affordable housing obligation.

While traditional rezoning could be utilized to achieve the required changes to the permitted unit types and density, Township Council has determined that the more effective planning mechanism is to create a **Redevelopment Plan** that includes modified zoning and specific design standards for the inclusionary/affordable development sites under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"). **This process affords greater control over the quality and character of the required inclusionary development, particularly with respect to architectural design, buffers, lighting, open space and related site improvements.**

In particular, on January 20, 2026, the Medford Township Council may authorize the Planning Board to undertake an investigation of **Block 803, Lots 6.01 and 6.02**, as shown on the Medford Township Tax Maps to determine whether the identified parcel(s) may be designated as a **Non-Condemnation Redevelopment Area** under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL").

This report has been prepared in advance of such authorization to meet specific court mandated timelines for adoption of the Ordinances necessary to implement the previously adopted **2025 Housing Element and Fair Share Plan**.

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

This Investigation Report has been prepared pursuant to the Local Redevelopment and Housing Law. A Map entitled ***Park View at Kirby's Mill Affordable Housing- Preliminary Investigation Study Area Mapping*** is included as Appendix A of this report, and depicts the boundaries of the proposed Study Area. Appended to the map is a statement setting forth the basis for the investigation, as required by the LRHL.

Taylor Design Group, Inc. reviewed Master Plans, the 2025 Housing Element and Fair Share Plan, Zoning Ordinances, tax maps, aerial photography, resolutions, correspondences, architecture plans, news reports, construction permit information, and available environmental information to prepare this study. The report also relies upon the statements of property owners and their agents and the Township Staff and Professionals.

This Investigation Report is provided to the Planning Board for review at a public hearing to be held on January 28, 2026, 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 accepts the findings and recommendations of the Planning Board regarding its assessment that the conditions within the Study Area meet the necessary statutory criteria, then the Study Area can be formally designated as a **Non-condemnation Redevelopment Area** by Resolution of the Township Council.

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 the development of the property to effectuate the required inclusionary development which will include both market rate units and affordable housing units as set forth in the adopted Housing Element and Fair Share Plan.

The **Redevelopment Plan** can include standards for modified zoning, uses, bulk standards, as well as specific design standards for architectural design, buffers, lighting and related improvements to reflect the character of the community.

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.

After a Redevelopment Plan is adopted, pursuant to N.J.S.A. 40A:12A- 13, a redeveloper is required to apply to the Planning Board for Subdivision or Site Plan approval in the same manner as any other land use application, consistent with the NJ Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and Local Ordinances.

II. Statutory Requirements

Non-Condemnation Redevelopment Area Determination

A principal goal of the Redevelopment Law, as declared by the legislature, is to promote physical development that is most beneficial to the social and economic improvement of localities. N.J.S.A. 40A:12A-2.

“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.”

N.J.S.A. 40A:12A-3. For a delineated area to be designated as a “Non-Condemnation Redevelopment Area” the parcels must satisfy 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 (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 N.J.S.A. 40A:12A-3 permits the inclusion of additional parcels that do not meet the above criteria:

“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 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.

Study Area / Site Description

Block 803, Lots 6.01 & 6.02 are privately owned, and total approximately 64.17 acres.

Block 803, Lot 6.01 is a 61.16 acre parcel located within the GMN Growth Management North Zoning District. This lot fronts on Church Road, Eayrestown Road, and Lakeside Drive. The lot is classified as 3B (Q Farm), and is currently in agricultural use comprised of paddocks and fenced field areas with some livestock, loafing sheds and related farm structures including a horse track. See Parcel Analysis below for additional information.

Lot 6.02 is a 3.01 acre parcel also located within the GMN Growth Management North Zoning District. The parcel is located slightly south of the Church Road – Eayrestown Road intersection and fronts on Eayrestown Road. The lot is used to service Ricks Auto Body. This use is not proposed to remain. The property class of Lot 6.02 is 4A (Commercial), and contains a home, an automotive repair facility, known as Rick’s Auto Body which includes outside storage and related facilities. See Parcel Analysis below for additional information.

To the north of the Study Area across Church Road are single-family residential homes and a VFW building in the GMN Zoning District. The Jersey Acre Farm and other farmlands and single family residences also exist to the north. These parcels are located within the AR Agricultural Retention Zoning District.

To the east of the Study Area across Eayrestown Road in the AR Agricultural Retention Zoning District is the Stokelan Estate Winery and surrounding preserved farmland. These two lots extend from the intersection of Church Road and Eayrestown Road to Sandtown Road.

To the south of the Study Area is the Brookside at Medford residential community. This is made up of single-family homes which front on Chaucer Lane, Melville Drive, Melville Court, and Hobbes Court. The community is accessed from New Freedom Road. There is also a single-family residential home located adjacent to the south eastern corner of the site. This residence fronts on Eayrestown Road. All of the neighboring residential uses to the south are located within the GMN Growth Management North Zoning District.

The Study Area is bordered by Lakeside Drive to the west. There are single family homes fronting on the western side of Lakeside Drive. Kirby's Mill is also to the west of the site, at the Church Road and Fostertown Road intersection. These parcels are also located within the GMN Growth Management North Zoning District. The parcels north of Kirby's Mill are within the PPE Public/Private/Education Zoning District, and include Worrell Field and the Municipal Wastewater Treatment Facility, or Sewer Treatment Plant. See Aerial Location Map and Tax Map images below.

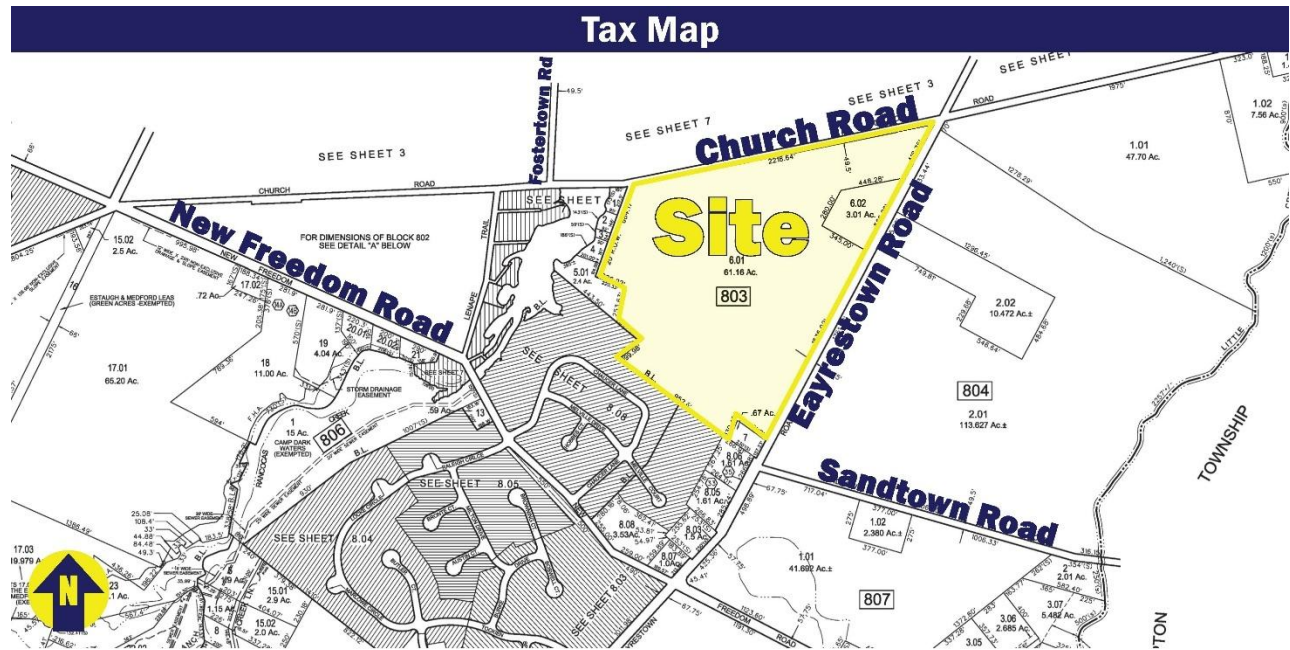
Aerial Location Map

Aerial Imagery courtesy of Google Earth Pro © 2025.



Tax Map

Courtesy of Medford Township.



Existing Zoning

The Zoning Map designates the site and surrounding area as the GMN Growth Management North Zoning District. The GMN Zoning District permits a variety of uses, including townhomes, patio homes/two-family dwellings, and single-family residential uses, agricultural uses, quasi-public/recreation uses, places of worship, community residences, and continuing care facilities.

For developments with public sewer, Townhouse and Patio Home lots may be a minimum of 4,500 SF, and Detached Dwelling Unit lots may be 30,000 SF,

The minimum tract size for Patio Homes, Two-Family and Townhouse Dwelling Units in the GMN Zoning District is 10 acres. The maximum number of dwelling units is computed on the basis of 1.25 dwelling units per gross acre, provided that the total number of units shall not exceed the equivalent of five dwelling units per acre of non-wetlands, non-wetland buffers, and one-hundred-year floodplain acreage within the tract.

The Study Area is also located within the Medford Township Sewer Service Area, according to the Burlington County Wastewater Management Plan.

2025 Zoning Map

Courtesy of Medford Township.



Environmental Constraints

A review of NJEMS Sites and the Known Contaminated Sites List indicates that there are no documented environmental constraints associated with the Study Area.

A review of publicly available NJDEP datasets and information provided within the **2025 Housing Element and Fair Share Plan** indicate that the site is bisected by Freshwater Wetlands and associated buffers or transition areas. No other environmental constraints were noted.

The parcel is located north of Route 70 and therefore is not in the Pinelands Management Area.

Any future development of this site is required to obtain Subdivision and/or Site Plan approval from the Planning Board in the same manner as any other land use application, consistent with the NJ Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Additionally, all development must comply with applicable Federal, State, County and Local laws, ordinances, and regulations, and obtain outside agency approvals for same.

IV. Planning & Zoning Context

NJ State Plan and Smart Growth Planning Areas

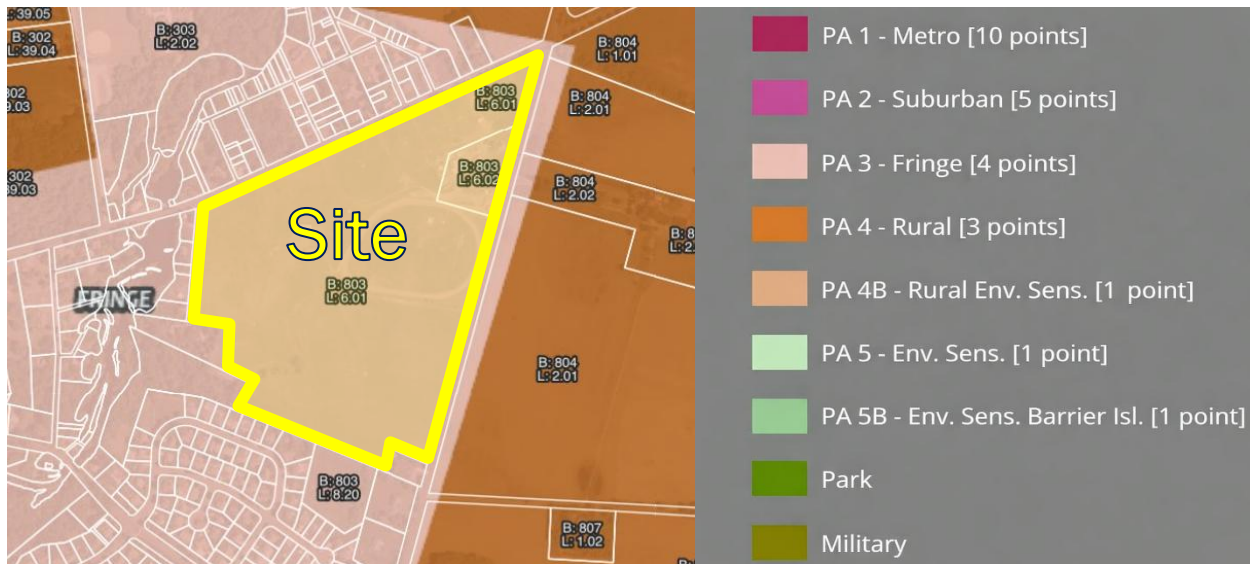
According to the 2025 State Development and Redevelopment Plan (SDRP) the Study Area is located within the Fringe (PA3) Planning Area. See Map Below:

According to the SDRP, the intent of the Fringe Planning Area (PA3) is to:

- accommodate growth in Centers, excluding flood prone areas;
- protect and enhance natural resources;
- protects the Environs primarily as open space or forested areas;
- provide a transition between more developed Metropolitan and Suburban Planning Areas; and less developed Rural and Environmentally Sensitive Planning Areas;
- confine programmed sewers and public water services to Centers, except where public health is at stake;
- revitalize towns and older traditional communities; and
- protect and diversifies the character of existing stable communities.

The following criteria are intended as a general guide for delineating the Fringe Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is appropriate and necessary in order to reflect local conditions and ensure effective implementation.

- Population density of less than 1,000 people per square mile.
- Generally lacking in major infrastructure investments. The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area. Some Centers are served by public water and sewer.
- Land area greater than one (1) square mile.



Township Master Plan

Every Medford Township Master Plan document notes the importance of ensuring consideration is given to the Supreme Court of New Jersey ruling which 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.

It is the overall goal of the **2025 Housing Element and Fair Share Plan.**, in and the Land Use Plan, to provide the planning context in which access to low and moderate-income housing

can be provided by the requirements of the Fair Housing Act and the laws of the State of New Jersey while respecting the character and density of the Township of Medford.

The **2024 Master Plan & Development Regulations Reexamination Report**, dated June 6, 2024, highlights these efforts as discussed below.

Task 3.0 Redevelopment Plans: *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

V. Parcel Analysis & Redevelopment Designation Analysis

As discussed in Section II above; for a delineated area to be considered a "Non-Condemnation Area in Need of Redevelopment" the parcels must meet one or more of the following statutory criteria, as set forth in NJSA 40A:12A-5:

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*
- b. *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; 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.

Block 803; Lot 6.02

Lot 6.02 is a 3.01 acre parcel also located within the GMN Growth Management North Zoning District. The parcel is located south of the Church Road – Eayrestown Road intersection and fronts on Eayrestown Road. The property class of Lot 6.02 is 4A (Commercial), and contains an automotive repair garage facility, known as Rick's Auto Body which includes several buildings and structures, outdoor storage of materials, vehicles, waste oil, and parts and other materials. See images below. The lot also contains an existing single family residence that was constructed in 1900, according to Burlington County Tax Records.





The GMN Zoning District permits a variety of uses, including single-family residential, patio homes/two-family dwellings, townhomes, residential clusters, agricultural uses, quasi-public/recreation uses, places of worship community residences, and continuing care facilities.

An automotive repair facility or repair garage is not a permitted use in the GMN Zone.

The Township Ordinances define the use as follows:

GARAGE, REPAIR- Any building, premises and land in which or upon which a business, service or industry involving the maintenance, servicing, repair or painting of vehicles is conducted or rendered.

As the site has been in use since the mid 1970s, it operates as an existing nonconforming use. As an existing nonconforming use, any improvement or expansion of the facility would require a d(2) expansion of a nonconforming use variance from the Board of Adjustment.

The site is also nonconforming with numerous other ordinance requirements, including, but not limited to the following:

- More than one Principal Use per Lot
- Maximum Impervious Surface Coverage
- Stormwater Management
- Setbacks to Buildings
- Setbacks to Paving or Parking
- Buffers to Residential Uses or Zones
- Parking Lot Buffers
- Providing Paved Parking Areas
- Accessible/ADA Parking and Accessible Routes to Buildings
- Commercial Signage
- Outdoor Storage of Boats and Materials
- Motor Vehicle Screening and Storage
- Use of Trailers or Containers for Permanent Storage
- Street Trees & Landscaping

Additionally, the following provisions of §525- *Service Stations and Repair Garages*, apply to service stations and repair garages as defined in §203 of the ordinance: (Apparent non-compliant conditions are shown on **red, underlined text.**)

- A. **All pits, lifts and working areas shall be within an enclosed building.** All lubrication, repair or similar activities shall be performed in an enclosed building; however, minor repair work may be performed at an island or pump location. **All storage areas and trash facilities shall be enclosed with a fence or similar permanent structure and shall be screened from public view.** Nothing herein shall be deemed to prohibit temporary road service on an inoperative motor vehicle.
- B. **All structures,** gasoline pumps and islands upon which pumps are normally located **shall be set back from all street and property lines at least 40 feet,** except that canopy structures may be located as close as 25 feet to a street line. A minimum of 25 feet shall exist between any two islands and between any island and the service station, auto repair or auto body building.
- C. It is intended that service stations and **repair garages be designed compatibly with other permitted commercial and industrial uses in the district in which they are located and that they may be located within shopping centers and industrial complexes as an integral part of the overall design.** Ingress and egress shall recognize the internal circulation needs and all turning movements to be generated. The access points shall be coordinated with the access point required for the nearby uses and nearby intersecting side streets to minimize left turns off collector and arterial streets and to **maintain building setbacks and landscaping.**

- D. The exterior display and parking of equipment for rental purposes shall be permitted, provided that the area devoted to this purpose does not exceed 20% of the lot area, the maximum permitted sign area is not exceeded, and the location of the rental area does not interfere with the required off-street parking and traffic circulation required for the use.
- E. Floor drains shall not be connected to the sanitary sewer system or to an individual on-site septic system. Provisions shall be made for the separation of grease from any disposal to the public sanitary sewer system. All disposal of floor-drain waste, grease, oil and the like shall be in accordance with the appropriate state, county and local regulations. *(Compliance undetermined.)*
- F. No automobile or motor vehicle which is unregistered or any motor vehicle, whether registered or not, that is in a junked, inoperable or other condition such that it is unfit for use on any public highway, shall be stored on the premises of any service station or repair garage for a period in excess of 90 days. All such vehicles stored overnight on the premises outside the main building shall be screened from public view by a fence or other permanent structure or a landscaped buffer approved by the Planning Board or Zoning Board of Adjustment, as the case may be, in accordance with the landscaping standards specified in §516 of this ordinance.
- G. In addition to the signs otherwise permitted service stations and repair garages specified in § 400 of this ordinance for the subject district, service stations and repair garages offering the sale of gasoline and other fuel products may:
 - 1. Increase the size of the otherwise permitted freestanding sign by 1/3 for the listing of the names) and/or symbol(s) of the principal fuel(s) available, or in the alternative, an attachment to the freestanding sign is permitted, listing the principal fuel(s) available, said attachment not to exceed 1/3 of the area of the base sign.
 - 2. Have an attachment to the freestanding sign up to 1/2 of the base area for the display of price information.

These ordinance requirements and design standards and regulations are intended to reduce or eliminate negative impacts on the environment, and nearby land uses. The extensive deviations associated with this operation would appear to have a particularly deleterious effect upon the nearby residential neighborhoods.







The buildings on the site are of substantial age and exhibit signs of deterioration and dilapidation.





The operations associated with the automotive repair can generate noise, airborne particulates and odors. In addition, fluids leaking on the unpaved ground from damaged vehicles have the potential to create soil and groundwater contamination impacts.



This myriad of site deficiencies signify an obsolete layout that results in overcrowding, a growing or total lack of proper utilization of areas, and a faulty arrangement or design of the site, which the Township Ordinances specifically seek to avoid.

These conditions have the potential to discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land which can have a negative social or economic impact on the surrounding area.

The purpose of the Township Development Regulations is set forth at DR §103:

“This ordinance is adopted pursuant to N.J.S.A. 40:55D-1 et seq., in order to promote and protect the public health, safety, morals, and general welfare, and in furtherance of the following related and more specific objectives.”

The extensive nonconformities from the ordinance can therefore be considered *detrimental to the safety, health, morals, or welfare of the surrounding area, or the community in general.*

Block 803; Lot 6.02 meets statutory criteria “d” and “e”, and may be designated as a “Non-Condensation Area in Need of Redevelopment”

Block 803; Lot 6.01

Block 803, Lot 6.01 is a 61.16 acre parcel located within the GMN Growth Management North Zoning District. This lot fronts on Church Road, Eayrestown Road, and Lakeside Drive. The lot is classified as 3B (Q Farm), and is currently in agricultural use comprised of paddocks and fenced field areas with livestock, loafing sheds and related farm structures and a horse track.

Pursuant to §307 of the Land Development Regulations, farms are a permitted use in the GMN Growth Management North Zoning District, which includes the production of agricultural and horticultural crops, trees and forest products, livestock, poultry, fur animals, and other related uses as set forth in the Ordinance.

While apparently serviceable, many of the buildings, structures and fences on the site are of substantial age and exhibit significant signs of deterioration and dilapidation. See images below.





A defined swale and freshwater wetlands bisect the site, generally following an east-west orientation.



The state of decline, disrepair and dilapidation of the farm buildings and structures suggests that there is a growing lack of proper utilization of the lot, resulting in a stagnant and unproductive condition of land, potentially useful and valuable for contributing to and serving the public health, safety and welfare.

As discussed above, 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.

The Medford Township Planning Board adopted a **2025 Housing Element and Fair Share Plan** on June 17, 2025, and adopted an *amended* Housing Element and Fair Share Plan on December 18, 2025, which identifies parcels as sites for inclusionary development which will include both market rate units and affordable housing units.

Implementation of the adopted Housing Element and Fair Share Plan will require the rezoning of the individual parcels identified in the plan, to provide for the Township's constitutional affordable housing obligation.

Townhomes, Patio Homes and Detached Single Family homes are currently permitted uses in the GMN Zone, and the site could be developed accordingly.

While traditional rezoning could be utilized to achieve the required changes to the permitted unit types and density, Township Council has determined that the more effective planning mechanism is to create a **Redevelopment Plan** that includes modified zoning and specific design standards for the inclusionary/affordable development sites under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL").

This process affords greater control over the quality and character of the required inclusionary development, particularly with respect to architectural design, buffers, lighting, open space and related site improvements.

Block 803; Lot 6.02 *is included* in the Township's 2025 Fourth Round Housing Element and Fair Share Plan, and the implementation of the Township's Court-mandated and constitutionally required inclusionary development to satisfy the fourth round affordable housing obligation, consistent with the **2025 Housing Element and Fair Share Plan** will advance the public health, safety and welfare of the community.

Block 803; Lot 6.01 meets statutory criteria "e", and may be designated as a "Non-Condemnation Area in Need of Redevelopment"

In addition, we believe that the parcel could also be included pursuant to the definition of a Redevelopment Area where the land and buildings themselves are not detrimental to the public health, safety, or welfare; but the inclusion of which is found necessary for the effective redevelopment of the area of which they are a part, understanding that adjacent Lot 6.02 qualifies to **be designated as a Non-Condemnation Area in Need of Redevelopment, and Lot 6.01 is crucial for the effective redevelopment of the area, consistent with the 2025 Housing Element and Fair Share Plan.**

VI. Summary & Conclusion

The Planning Board has determined that the following parcels, as identified on the Medford Township Tax Maps, meet specific statutory criteria of NJSA 40A:12A-5 to be considered an Area in Need of Redevelopment, Without Condemnation:

Block 803; Lots 6.01 and 6.02.

Therefore, the Planning Board recommends that all of the above-listed parcels 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 promote the overall development of the community, to arrest deterioration, and to provide for inclusionary residential development which will include both market rate and affordable housing units consistent with the Township's adopted 2025 Housing Element and Fair Share Plan.

VII. Appendix A

Map entitled *Park View at Kirby's Mill Affordable Housing- Preliminary Investigation Study Area Mapping*, dated January 6, 2026.

See next sheet.

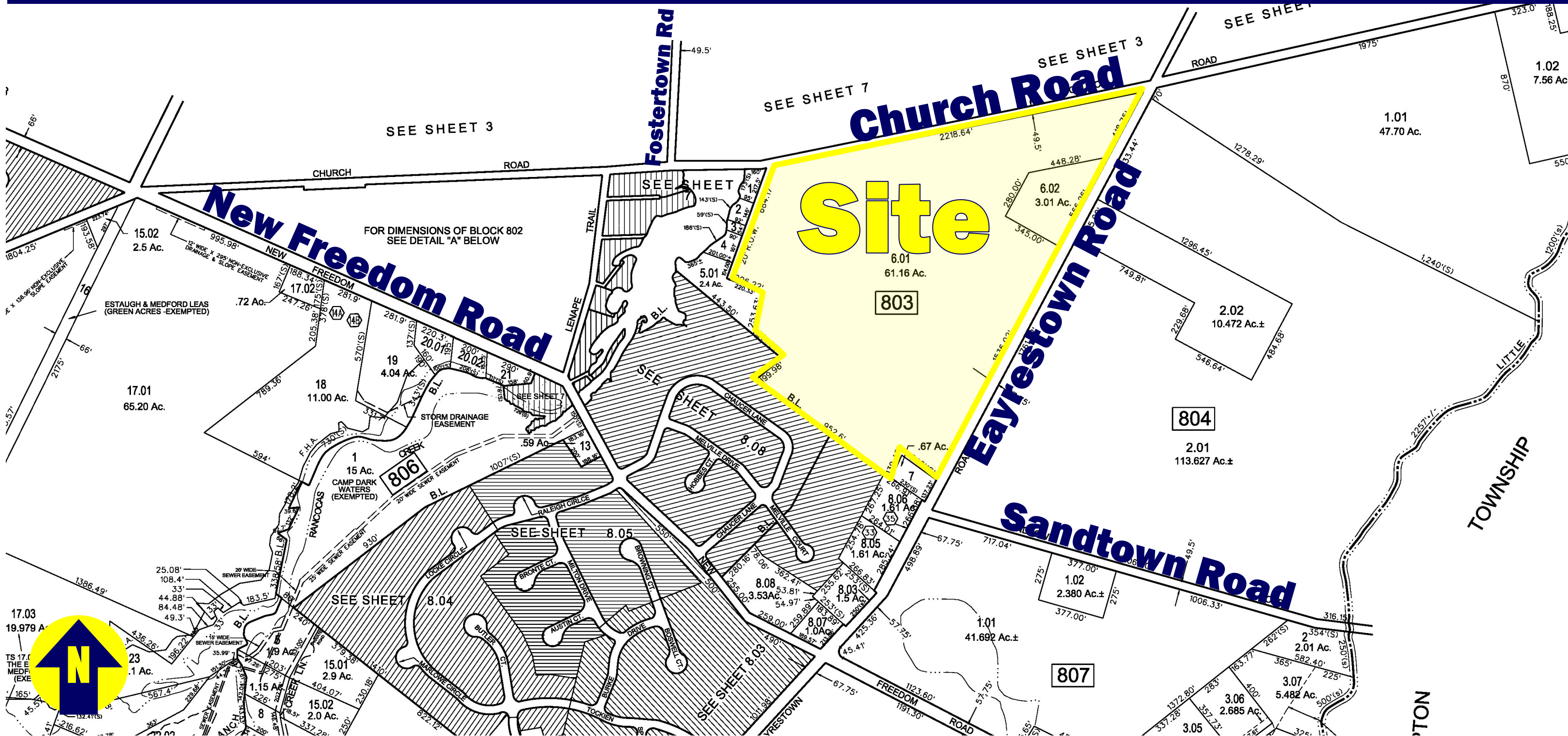
Aerial Location Map



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.

The Medford Township Council must authorize the Planning Board to undertake a Preliminary Investigation to determine whether Block 803; Lots 6.01 & 6.02, 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.

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".

If the Medford Township Council authorizes the investigation, a public hearing will be held on **Wednesday, January 28, 2026 at 6:30 PM**, prevailing time, at the Medford Township Public Safety Building, located at 91 Union Street, Medford, New Jersey 08055.