

Fair Housing Opportunity

Non-Condemnation Area in Need of Redevelopment

Preliminary Investigation

Stahl-Camp EFS Affordable Housing

Block 302, Lots 28.02 & 39.03

Medford Township, Burlington County, New Jersey




Medford Township

Burlington County, New Jersey

January 16, 2026



Prepared By: Taylor Design Group, Inc.


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

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Michelle Voorhees, Deputy Mayor
Bethany Milk
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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 uses, unit types and density, Township Council has determined that the more effective planning mechanism would be to develop a Redevelopment Plan that includes modified zoning and specific design standards for the 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 June 17, 2025, the Medford Township Council authorized by Resolution 110-2025, the Planning Board to undertake an investigation of **Block 302, Lots 28.02 and 39.03**, 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").

The area of Block 302; Lot 28.02 was previously designated as a Non-Condemnation Area in Need of Redevelopment by Resolution 95-2017, along with adjacent parcels to the north and west, including Block 302, Lots 14, 26, 27, and 49, known as the Trollinger-Key Redevelopment Area.

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 "**Stahl-Camp EFS 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.

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

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This Investigation Report was 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.

This 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. 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 facilitate the construction of the affordable housing units.

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.”

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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*

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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

As discussed above, on June 17, 2025, the Medford Township Council authorized the Planning Board to undertake an investigation of **Block 302, Lots 28.02 and 39.03**, as shown on the Medford Township Tax Maps to determine whether the identified parcel(s) may be designated as a **Non-Condemnation Redevelopment Area**.

Block 302, Lots 28.02 & 39.03 are privately owned, and total approximately 61.55 acres, property class 3B (Q Farm). The site is located in the northwestern quadrant of the Church Road – Fostertown Road intersection.

Block 302, Lot 28.02 is a 40.95 acre parcel located within the AR Agricultural Retention Zoning District. Lot 28.02 was a part of Lot 28, which was previously designated as a Non-Condemnation Redevelopment Area by Resolution 95-2017, adopted May 2, 2017, as part of

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a report entitled **Trollinger-Key Area and Fair Housing Opportunity - Investigation for Determination as Redevelopment Areas, Without Condemnation** prepared by Taylor Design Group, dated March 22, 2017, last revised March 29, 2017.

Subsequent to the 2017 designation, Lot 28 was subdivided into Lots 28.01 and 28.02.

Block 302, Lot 28.02 continues to be designated as a **Non-Condemnation Redevelopment Area**. The balance of this investigation will focus on the designation of Lot 39.03.

Lot 39.03 is a 20.6-acre property that is currently comprised of predominantly vacant wooded land and portions of cleared farmland along Fostertown Road, and extending into the woodlands on site. This field was farmed sporadically in conjunction with the adjacent Trollinger-Key parcels, dating back to at least 1931. As discussed above, the Trollinger-Key parcels were previously designated as a Non-Condemnation Redevelopment Area in 2017.

The adjacent parcels to the north of the site along Fostertown Road include corporate office and industrial uses in the AR Agricultural Retention Zoning District, and PI Planned Industrial District. Further to the north is the Park View Cemetery, also in the PI Planned Industrial District

To the east, across Fostertown Road, is Kirby's Mill, located in the GMN Growth Management North Zoning District. The parcels north of Kirby's Mill, are within the PPE Public/Private/Education Zoning District. These parcels are utilized for Worrell Field, the Medford Township Sewer/Water Division, and a solar energy field.

To the south of the study area are single-family residential units that front on the opposite side of Church Road as well as Lenape Trail, which is perpendicular to the south side of Church Road. These residents are located in the GMN Growth Management North Zoning District.

The western boundary of the study area is bordered by single-family homes and The Crossroads Assembly of God Church, all of which front on the northern side of Church Road in the AR Agricultural Retention Zoning District. Additionally, to the west, are the Trollinger Key parcels, which have been previously designated as a Non-Condemnation Redevelopment Area. See Aerial Location Map and Tax Map images below.

As discussed above, the adjacent parcels to the north and west, including **Block 302, Lots 14, 26, 27, 28, and 49**, have been previously designated as a Non-Condemnation Redevelopment Area. These parcels are known as the Trollinger-Key Area. They are located in the northeast quadrant of the intersection of Church Road and Medford – Mt. Holly Road.

Prior to their designation in 2017, the Trollinger-Key landowners spent decades pursuing a variety of land development alternatives that never progressed, apparently due in part to environmental constraints, lack of available utilities, and zoning.

The site contains approximately 1,000 linear feet of frontage along Medford–Mt. Holly Road, with little frontage along Church Road at Lot 49 and at the abandoned railroad right-of-way.

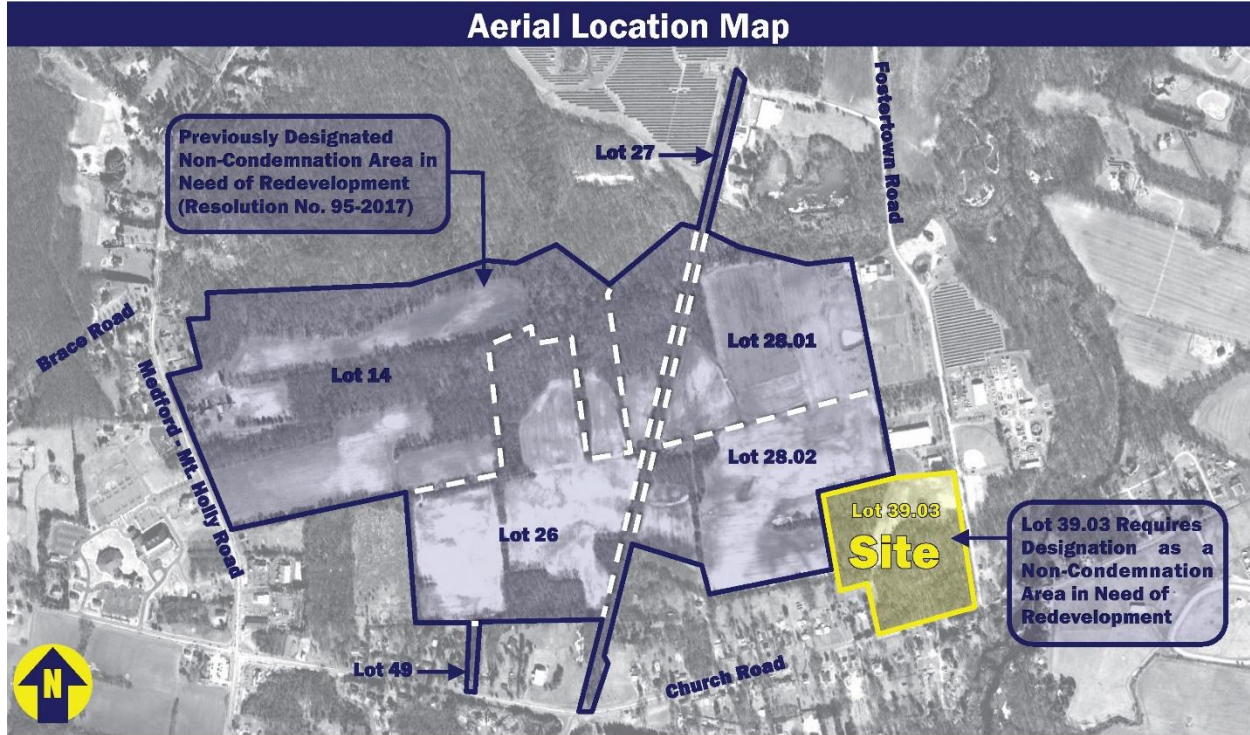
The Township Land Use Plans consistently place the lands in the Agriculture Retention Zone from 1982 to the present day. The August 15, 1990 Land Use Plan Update contains maps of geology, flood plain areas, seasonal high water table, and wetlands. The east side of the tract boundary is intersected by headwaters of the Rancocas Creek where areas of the 100- year flood boundary are located. The property is located in an area of moderate to slight limitations for septic fields. NJ mapping data as well as prior Master Plans identify large areas of wetlands on the subject tract.

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The boundaries and location of the previously designated area can be seen in the Aerial Location Map and Tax Map images below.

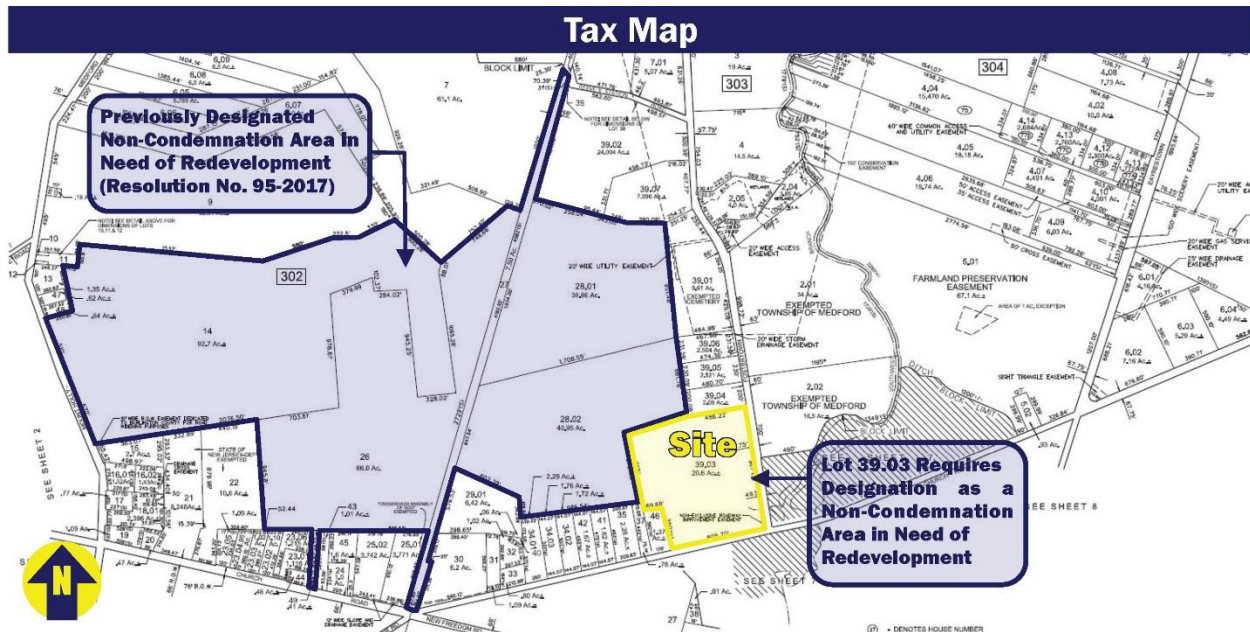
Aerial Location Map

Aerial Imagery courtesy of Google Earth Pro © 2025.



Tax Map

Courtesy of Medford Township.



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Existing Zoning

The Zone Map designates the site and surrounding area as the AR Agricultural Retention Zoning District. The AR Zoning district permits a variety of uses, including single-family residential, residential clusters, community residences, senior citizen planned developments, and agriculture/horticulture uses.

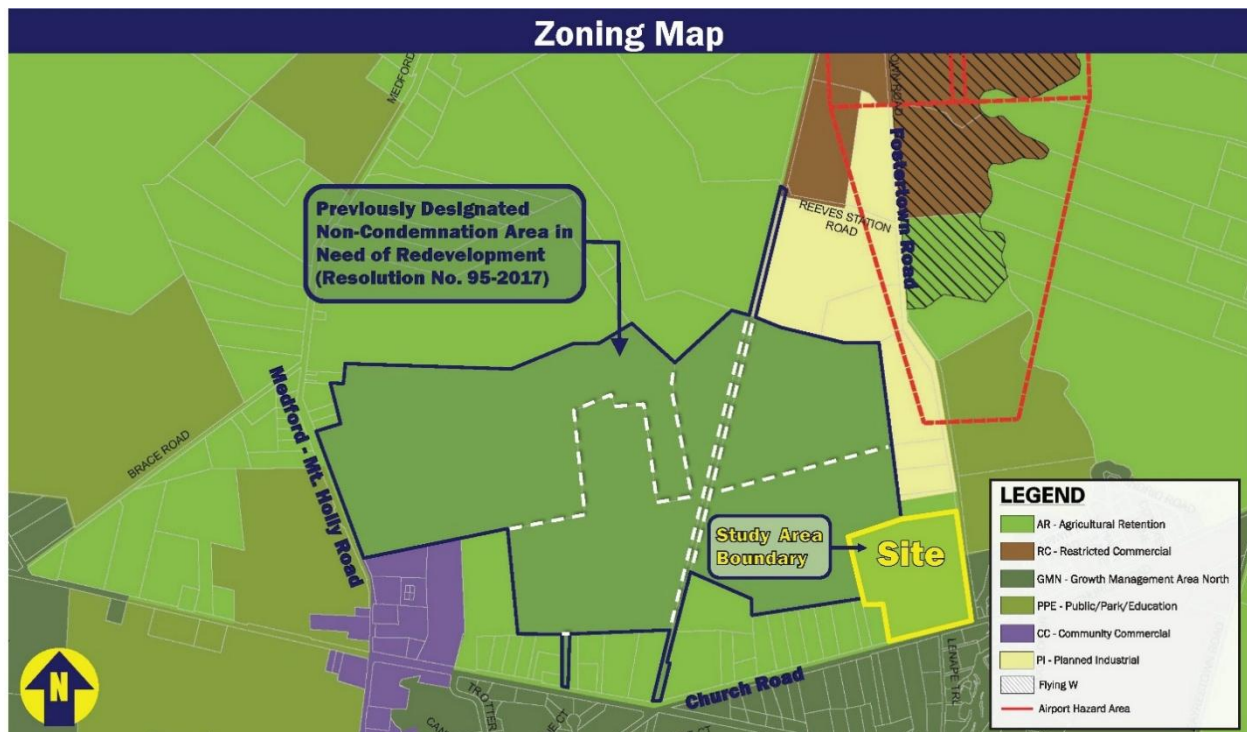
The minimum lots area requirements are as follows, per §406 D and §608:

- Detached Dwelling Unit – **4 acres**
- Residential Cluster (with septic) – **1 acre**
- Residential Cluster (with public sewer) – **1 acre**
- Senior Citizen Planned Development (with septic) – **1 acre**
- Senior Citizen Planned Development (with public sewer) – **1 acre**

Senior Citizen Planned Developments are required to be on tracts of land at least 100 acres in area served by public water and sewage treatment facilities and only on that portion of the AR District specifically indicated on the Zoning Map.

2025 Zoning Map

Courtesy of Medford Township.



Environmental Constraints

A review of publicly available NJDEP datasets revealed that Lot 39.03 is bifurcated by the South West Branch of the Rancocas Creek.

This tributary runs along the rear property lines of the adjacent single-family lots to the west, parallel to Church Road. It intersects the subject parcel at the point where the rear lot line of Lot 37 meets the western property line of Lot 39.03. The branch extends towards the south eastern corner of the parcel and runs under Fostertown Road, into the body of water surrounding Kirby's Mill.

Review of NJEMS Sites and the Known Contaminated Sites List indicates that there are no other known environmental constraints associated with the Study Area.

The parcel is located north of Route 70 and therefore 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 and Rural (PA4) Planning Area. See Map Below:

The southern half of the study area is located within the Fringe Planning Area. 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.

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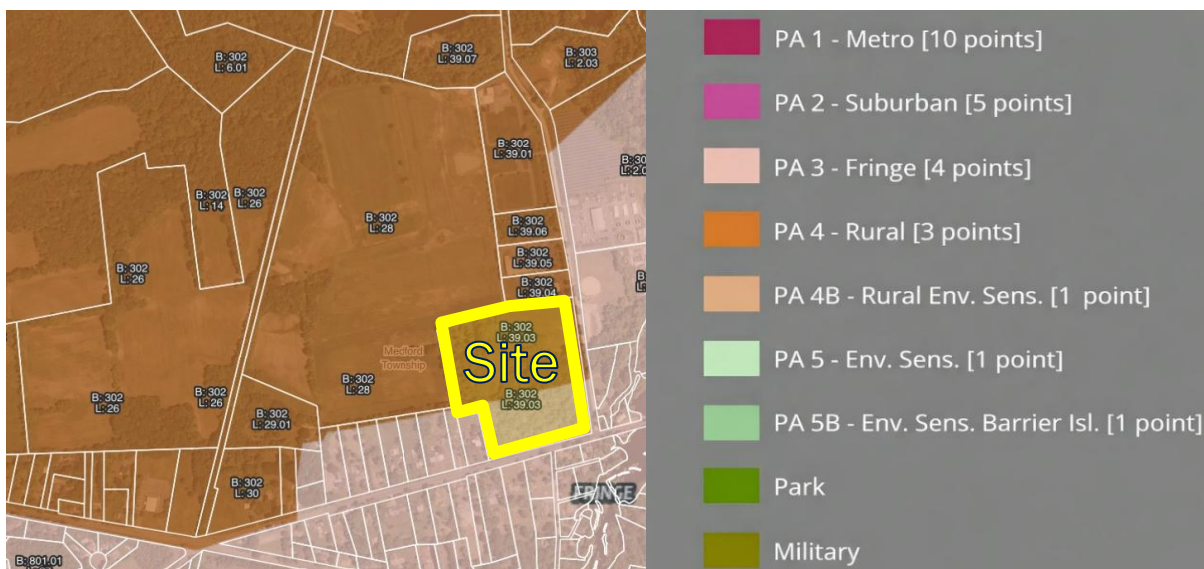
- Generally lacking in major infrastructure investments. The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area. Some Centers are served by public water and sewer.
- Land area greater than one (1) square mile.

The northern half of the study area is located within the Rural Planning Area. According to the SDRP, the intent of the Rural Planning Area (PA4) is to:

- maintain the Environs as large contiguous areas of farmland, open space, and forested areas;
- enhance habitats and sensitive lands; • accommodate growth in Centers, excluding flood prone areas; • reverse auto-oriented patterns of development;
- promote a viable agricultural or forestry industry;
- revitalize cities, towns, and other traditional settlements;
- protect, enhance, and support local agricultural economies; and
- confine programmed sewers and public water services to Centers, except where public health is at stake.

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 combination with 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.

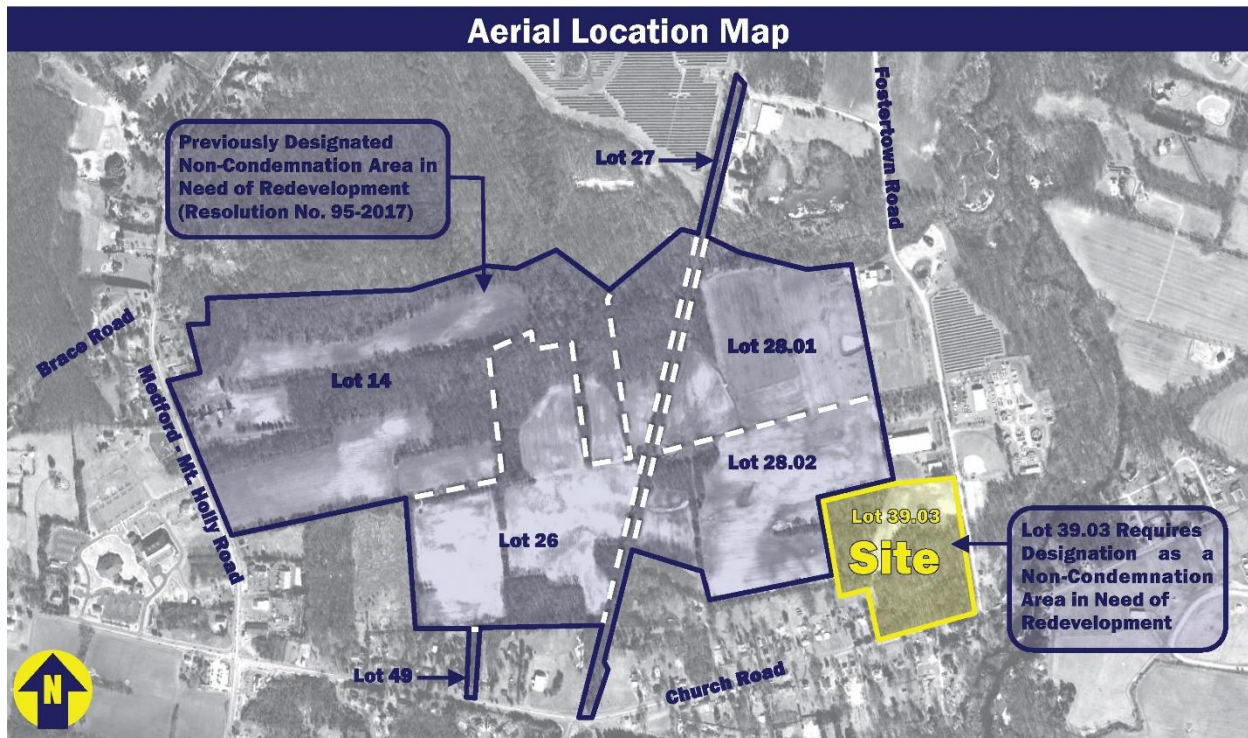
V. Parcel Analysis & Redevelopment Designation Analysis

Block 302; Lots, 14, 26, 27, 28, and 49, were previously designated as a Non-Condemnation Redevelopment Area by Resolution 95-2017, adopted May 2, 2017, as part of a report entitled **Trollinger-Key Area and Fair Housing Opportunity - Investigation for Determination as Redevelopment Areas, Without Condemnation** prepared by Taylor Design Group, dated March 22, 2017, last revised March 29, 2017. See image below.

Subsequent to the 2017 designation, Lot 28 was subdivided into Lots 28.01 and 28.02.

The area of Block 302, Lot 28.02 continues to be designated as a **Non-Condemnation Redevelopment Area**.

Block 302; Lot 39.03 is intended to serve as an extension of the previously designated **Trollinger-Key Redevelopment Area** to facilitate implementation of the Township's adopted 2025 Housing Element and Fair Share Plan, to provide for the Township's mandated affordable housing obligation.



As discussed in above; for a delineated area to be considered a “ Non-Condensation 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*

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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.*

Additionally, a parcel may 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.

Block 302; Lot 39.03

Lot 39.03 is a 20.6-acre parcel also located within the AR Agricultural Retention Zoning District. The parcel is located in the north western quadrant of the Church Road – Fostertown Road intersection. The property class of Lot 39.03 is 3B (Q Farm), and contains a cleared agricultural field, as well as vacant wooded areas which makes up a majority of the site. See image below.



The AR Zoning District permits a variety of uses, including single-family residential, residential clusters, community residences, senior citizen planned developments, and agriculture/horticulture uses.

A review of available historic aerial imagery indicates that this field was farmed sporadically in conjunction with the adjacent Trollinger-Key parcels, dating back to at least 1931. After falling fallow in the 1930s, the field was cleared again sometime between 1940 and 1951.

Since that time, the site appears to have been in active agricultural production intermittently, including periods where the site was used for the storage of farm equipment.



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Adjacent lots 39.04 and 39.05 to the north were farmed with the subject property along with the larger Trollinger-Key tract. According to the Burlington County tax records, adjacent Lot 39.04 was developed into an industrial use in 1984, and Lot 39.05 was developed into industrial use in 1997.

The development of the adjacent industrial parcels to the north, plus the Trollinger-Key Redevelopment Area, leave a remainder of agricultural field area of approximately 4.9 Acres on Lot 39.03.

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.

Single Family homes are currently permitted uses in the AR 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 302; Lot 39.03 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 302; Lot 39.03 meets statutory criteria "e", and may be designated as a "Non-Condensation Area in Need of Redevelopment".

In addition, we believe that the parcel could also be designated 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.

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As described above, the adjacent **Trollinger-Key** Lots, 14, 26, 27, 28, and 49, were previously designated as a Non-Condemnation Redevelopment Area. The adopted **2025 Housing Element and Fair Share Plan** provides that Lot 39.03 is to be redeveloped for inclusionary market rate and affordable units in conjunction with Lot 28.02, making Lot 39.03 necessary for the effective redevelopment of the area of which they are a part.”

VI. Summary & Conclusion

The Planning Board has determined that the following parcel(s), 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 302, Lots 28.02 and 39.03

Therefore, the Planning Board recommends that all of the above-listed parcel(s) 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

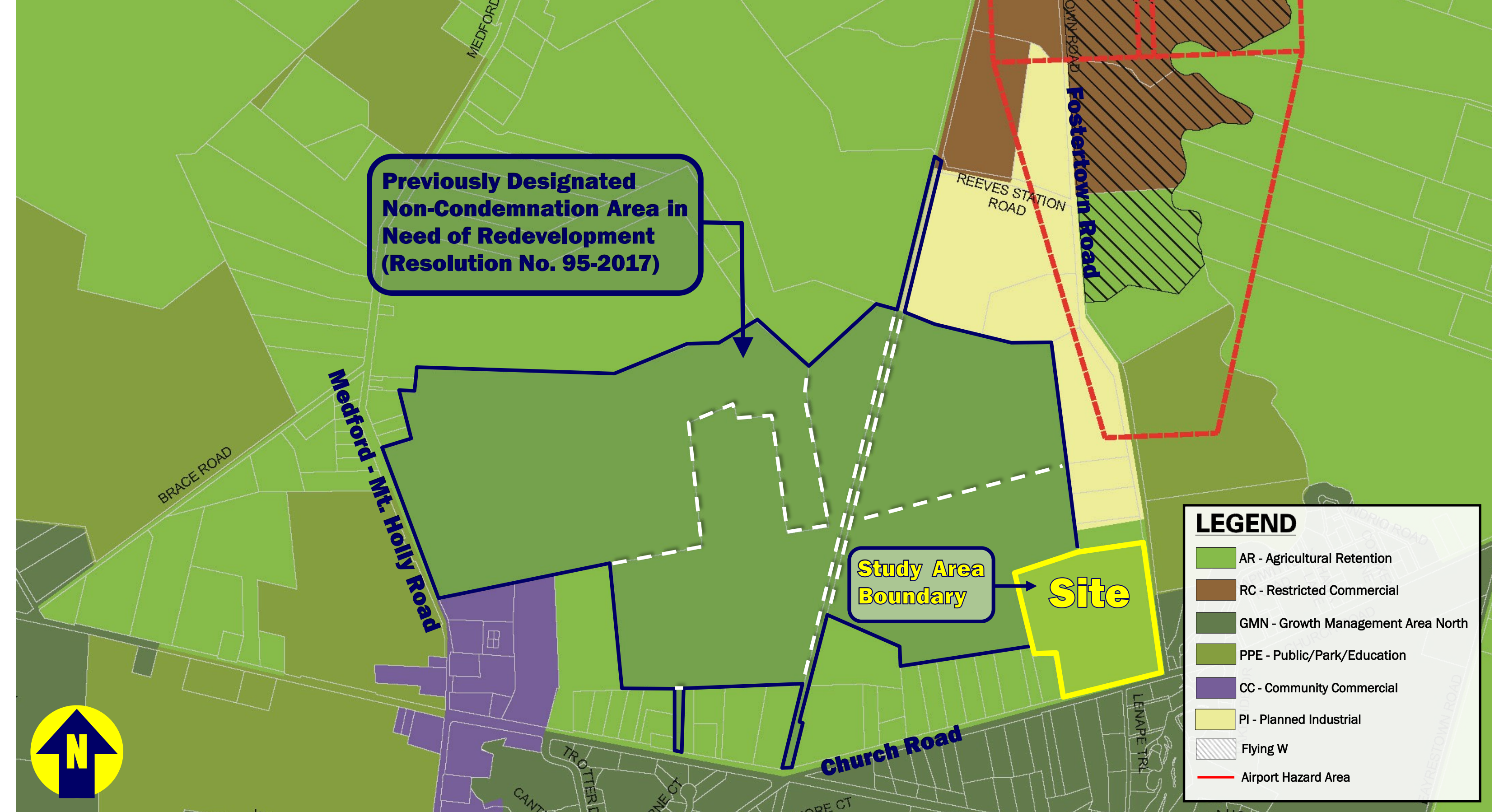
Map entitled ***“Stahl-Camp EFS Affordable Housing- Preliminary Investigation Study Area Mapping***, dated January 6, 2026.

See next sheet.

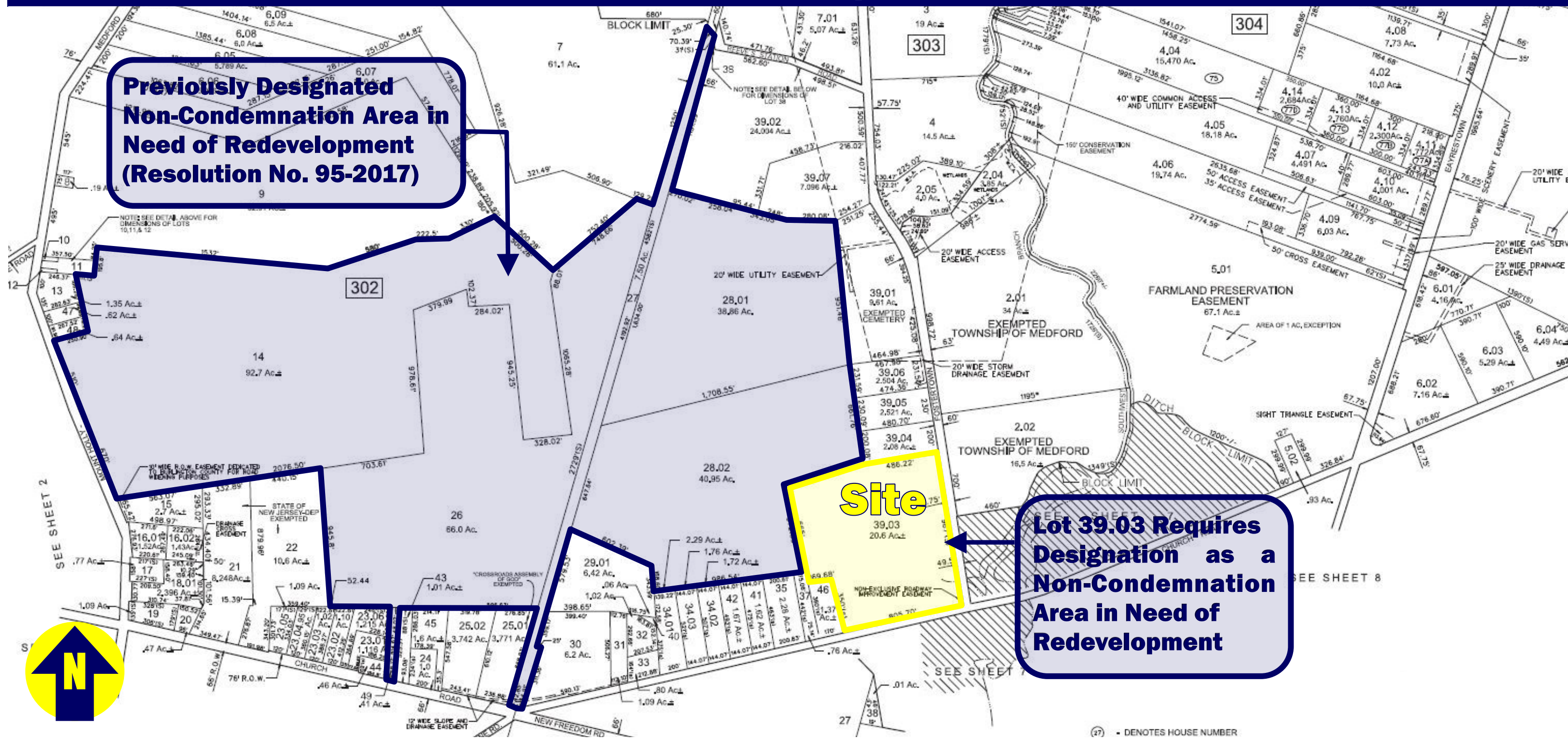
Aerial Location Map



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.

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.