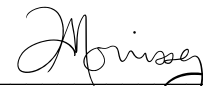


# *Site Suitability Analysis*

## *RICK'S AUTO BODY SITE EAYRESTOWN ROAD*

*February 19, 2026*

Prepared by:



Tiffany A. Morrissey, AICP, PP #5533

The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

*Tiffany A. Cuvillo, PP, LLC*  
*A. Community Development*  
*& Planning*

*Tiffany A. Morrissey, PP, AICP*  
*7 Equestrian Drive*  
*Galloway, NJ 08205*  
*(856) 912-4415*  
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## **INTRODUCTION**

This report has been prepared to address the site suitability for the Rick’s Auto Body (Reserve at Ironstone) affordable housing site consisting of Block 803, Lots 6.01 & 6.02 on the Medford Township tax maps. As proposed 287 units would be constructed, including 48 affordable housing units. This site addresses a portion of the Township’s Fourth-Round affordable housing obligation as provided for in their Housing Element and Fair Share Plan (“HEFSP”). The Township’s HEFSP provides for the property to contain 48 affordable age-restricted units. A concept plan for this site was prepared to demonstrate that the site can accommodate and support an inclusionary development.

With respect to the suitability of this site, the following timeline and site suitability analysis demonstrates that the site is available, approvable, developable and suitable.

### **Timeline for Rick’s Auto Body Property:**

<b>December 4, 2025</b>	Adoption of Township Fourth- Round HEFSP
<b>January 20, 2026</b>	Authorization of Redevelopment Study
<b>January 28, 2026</b>	Planning Board Review and Acceptance of Redevelopment Area Designation
<b>February 3, 2026</b>	Redevelopment Designation Accepted by Governing Body
<b>February- May 2026</b>	Traffic Study Scheduled
<b>March 15, 2026</b>	Expected Adoption of Redevelopment Plan
<b>March 2026</b>	NJDEP Letter of Interpretation (LOI) Application Expected to be Filed
<b>February-April 2026</b>	Geo Tech/Soil Testing Scheduled
<b>March 2026</b>	NJDEP Flood Hazard Area (FHA) Line Verification Expected to be Filed
<b>February –June 2026</b>	Archeological Study Scheduled

The above timeline shows that there has been continuing approvals and permitting activity for the Rick's Auto Body property. The Township completed the Redevelopment Designation and is in the process of adopting a Redevelopment Plan. Applications have been or are in the process of being submitted to various agencies to address all necessary permitting. These include environmental permitting and verification of the Flood Hazard Area. The above and details below show a clear effort to the continuing development plans for the Rick's Auto Body property and that the site continues to represent a realistic development opportunity for affordable housing.

## **ANALYSIS**

When identifying a site for affordable housing development, the site intended for development must be suitable for that purpose. Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

### ***Site Description***

The Rick's Auto Body site is located along Eayrestown Road and Church Road. The site contains approximately 64 acres in the Township of Medford. The proposed site development includes the construction of 287 total residential units with 48 affordable housing units, as highlighted above and shown on the Concept Plan.

The site is located within an approved Redevelopment Area known as "Parkview at Kirby's Mill" as approved by the Township under resolution 45-2026. The Township is preparing a Redevelopment Plan which would allow the proposed development. This is expected to be approved early 2026. The proposed concept plan identifies the location of wetlands and buffers. All development is outside of the restricted and environmentally sensitive areas. The site is able

to accommodate the required stormwater management facilities and site improvements to facilitate the proposed development.

### ***Available Site***

*“Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing.*

The site has a clear title and is free of encumbrances, which preclude development of affordable housing. The site is shown as Block 803, Lots 6.01 & 6.02 on the Medford Township tax maps. The tax maps do not show any easements of record which would impact the site availability. An Alta Survey is being prepared which reflects the site as not having and encumbrances which would preclude the development of an inclusionary affordable housing development.

#### **Supporting Documents:**

- Appendix I – Tax Map Sheet 8
- Appendix II - Title Report

### ***Approvable Site***

*“Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.*

This site is included in an approved Redevelopment Area and a Redevelopment Plan is being completed. The Redevelopment Area was created in 2026 by the Township under Resolution 45-2026. The Redevelopment Plan is being prepared and is expected to be completed by March 15, 2026. The proposed development of 287 total units including up to 50 affordable units will be permitted in accordance with an adopted Redevelopment Plan.

The subject property is within the Fringe (PA3) State Planning Area and within an approved sewer service area. It is also with the Township's Growth Management North (GMN) zoning district which permits higher density residential development. A proposed development plan is shown on an attached Concept Plan demonstrating the site can be developed as proposed.

In addition to the above, the following sections further the approvable site standard through outside agency permitting and status. An application is being prepared to New Jersey Department of Environmental Protection ("NJDEP") for a Letter of Interpretation ("LOI") for a wetland delineation. An application is also being prepared with respect to verifying the Flood Hazard Area. Approvals and applications are either in the process of submission or pending for outside agencies demonstrating that the site remains viable and approvable.

**Supporting Documents:**

- Appendix III – Medford Township Redevelopment Resolution 45-2026
- Appendix IV - Concept Development Plans

***Developable Site***

*“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP.*

The proposed concept plan for development includes a delineation of wetlands and buffers. An application is being prepared to NJDEP for a LOI as to the location of wetlands and wetland buffers. The concept plans indicate the anticipated wetland lines and buffers, and all development is outside of these areas. It is expected that the site will be partially impacted by a NJDEP Flood Hazard Area (FHA), however all proposed development is outside of the regulated areas. Princeton Hydro has been contracted to prepare these applications and studies as of December 12, 2025. The studies are being completed in early 2026 with applications submitted to the regulating agencies as part of this process.

The subject site is within an existing Sewer Service Area (SSA). The Township has determined that there is adequate capacity for public sewer and public water through the Township of Medford. The Township of Medford Utilities Authority issued a “will-serve” letter indicating there is water and sewer treatment capacity for the project. Similar “will-serve” letters have been issued by Verizon and PSE&G.

Soil Testing is expected to be completed which will determine which soils on site are suitable for development and will be able to support an approvable stormwater management design. The current contract purchaser has engaged Princeton Hydro to provide this testing.

The above contributes to the determination that the subject site is a Developable Site as provided for in the Township’s HEFSP.

**Supporting Documents:**

- Appendix V – Princeton Hydro Letter dated February 9, 2026
- Appendix VI – Will Serve - Medford Public Works Water & Sewer
- Appendix VII – Will Serve - PSE&G Gas and Electric
- Appendix VIII – Will Serve - Verizon Telecommunications

***Suitable Site***

*“Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.*

**Compatible Land Uses**

The Rick’s Auto Body property has frontage and access along both Eayrestown Road and Church Road. The property is next to single family units in the Brookside development to the south. Across from the site on Church Road are single family dwelling units and the local VFW. To the east and northeast are agricultural properties including the Stokelan Estate Winery. The properties are within the Township’s Growth Management Area North (GMN) zone. The GMN

zone permits a variety of residential development including single-family detached with or without sewer and two-family dwelling units and townhouses where public sewer and water are available. The GMN zone also permits residential cluster development. Residential housing is permitted at a gross density of 1.25 units per acre and 5 units per acre of non-constrained land areas. The surrounding land uses are residential in nature and the GMN zone contemplates residential development on this property. The proposed residential development would be located around similar and compatible land uses.

Furthering the site suitability is a finding by the Township Governing Body and Planning Board that the area is in Need of Redevelopment. As part of this the following findings were included in Resolution 45-2026 of the Township Governing Body:

- The parcels are included in the Township's Fourth Round Housing Element and Fair Share Plan as designated Fourth Round affordable housing sites. As such, the redevelopment of the property will partially satisfy the Township's constitutional obligation, required by the Mount Laurel doctrine, to create a realistic opportunity for the Township's share of the regions affordable housing needs.
- The parcels are already zoned Growth Management North (GMN). The zoning district already permits higher density residential development with public sewer and water service and permits a variety of residential housing including townhomes and patio homes.
- As evidenced by the narrative and photos in the report, many of the buildings, structures and fences on Block 803, Lot 6.01 are of substantial age and exhibit significant signs of deterioration and dilapidation. These conditions have the potential to discourage the undertaking of improvements to the property, resulting in a stagnant and unproductive condition of land which can have a negative social or economic impact on the surrounding area.

- As further evidenced by the narrative and photos in the report, Block 803, Lot 6.02 contains an automotive repair facility, known as Rick’s Auto Body. An auto repair facility is not a permitted use in the GMN zone and does not meet many of the required zoning standards, including commercial signage, outdoor storage, screening and landscaping, buffers to residential uses and zones and setbacks. Development of the lot would serve to upgrade the property with uses and standards that are permitted in the GMN zone.

### Appropriate Streets

The subject property is located at the corner of Eayrestown Road and Church Road. Eayrestown Road is a two-lane roadway with a posted speed limit of 45 mph. Church Road is a County road (CR 616) with two lanes and a posted speed limit of 45 mph. A traffic study is scheduled to be completed in the Spring of 2026.

The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1.4 for Streets and Parking.

### Environmental policies delineated in N.J.A.C. 5:93-4

In accordance with the regulations a site which is impacted by inland wetlands, flood hazard areas and steep slopes may be excluded as potential sites for affordable housing. That does not mean any site with these conditions shall be excluded but requires a review of these conditions to determine if these conditions “render a site unsuitable for low- and moderate-income housing.” (N.J.A.C. 5:93-4.2(e)2.ii.) The regulations provide further that where these conditions exist that low- and moderate-income housing shall not be permitted “on that unsuitable portion of the site; provided however, that this rule shall not prohibit construction of low- and moderate-income housing on the remainder of the site.” (N.J.A.C. 5:93-4.2(e)2.ii.)

While the Rick's Auto Body site contains inland wetlands, flood hazard areas and limited steep slopes, these conditions do not impact the entire site. As demonstrated on the submitted concept plans, the site can be developed outside of these areas in a manner which meets all environmental regulations as noted below.

### **Inland Wetlands**

An application will be submitted to NJDEP for an LOI which identifies wetlands and wetland buffers. The concept plans include the anticipated wetland areas and buffers. The wetland areas run through the site from the area of the Southwest Branch South Branch Rancocas Creek on the western property line extending to the east to Eayrestown Road. The areas on either side of the anticipated wetlands are upland areas and proposed for development. The plan includes buffers of 150-feet to the wetlands. Environmental studies are also scheduled to start in early 2026 for the subject site which will verify the wetland areas. An application will be submitted to NJDEP for verification this Spring.

### **Flood Hazard Areas**

The property is expected to be subject to FHA. An application to verify the FHA line is in the process of being completed. It is expected that the FHA will coincide with the location of the wetland areas and the areas proposed for development would not be impacted. The location of the flood hazard area will be verified through a NJDEP Flood Hazard Verification.

### **Steep Slopes**

There are portions of the site which are impacted by limited steep slopes. The location of the steep slopes does not render the site unsuitable for development. The proposed site design accounts for the location of steep slopes.

## **CONCLUSION**

The subject property with frontage and access along Eayrestown Road and Church Road is suitable for the proposed development of 287 residential units, including up to 48 affordable housing units. The proposed site has clear title and sufficient unrestricted land area to accommodate the development. The required environmental permits are being submitted, with the application for an LOI and FHA to be submitted later this year. There are no unusual conditions which would result in the restriction or prevention of the proposed site development. The Township is working with the developer to create a Redevelopment Plan to provide for the proposed development. Approval of the Redevelopment Plan is expected by March 15, 2026.

In my professional opinion, this site is suitable, approvable and developable for the proposed 287 residential units. The site provides an appropriate location to create a variety of housing types in the municipality. This creates a greater opportunity for lower income families in the region to find affordable housing.

Additionally, the timeline of development approvals demonstrates that the site is viable and continues to provide a realistic opportunity for an inclusionary affordable housing development.



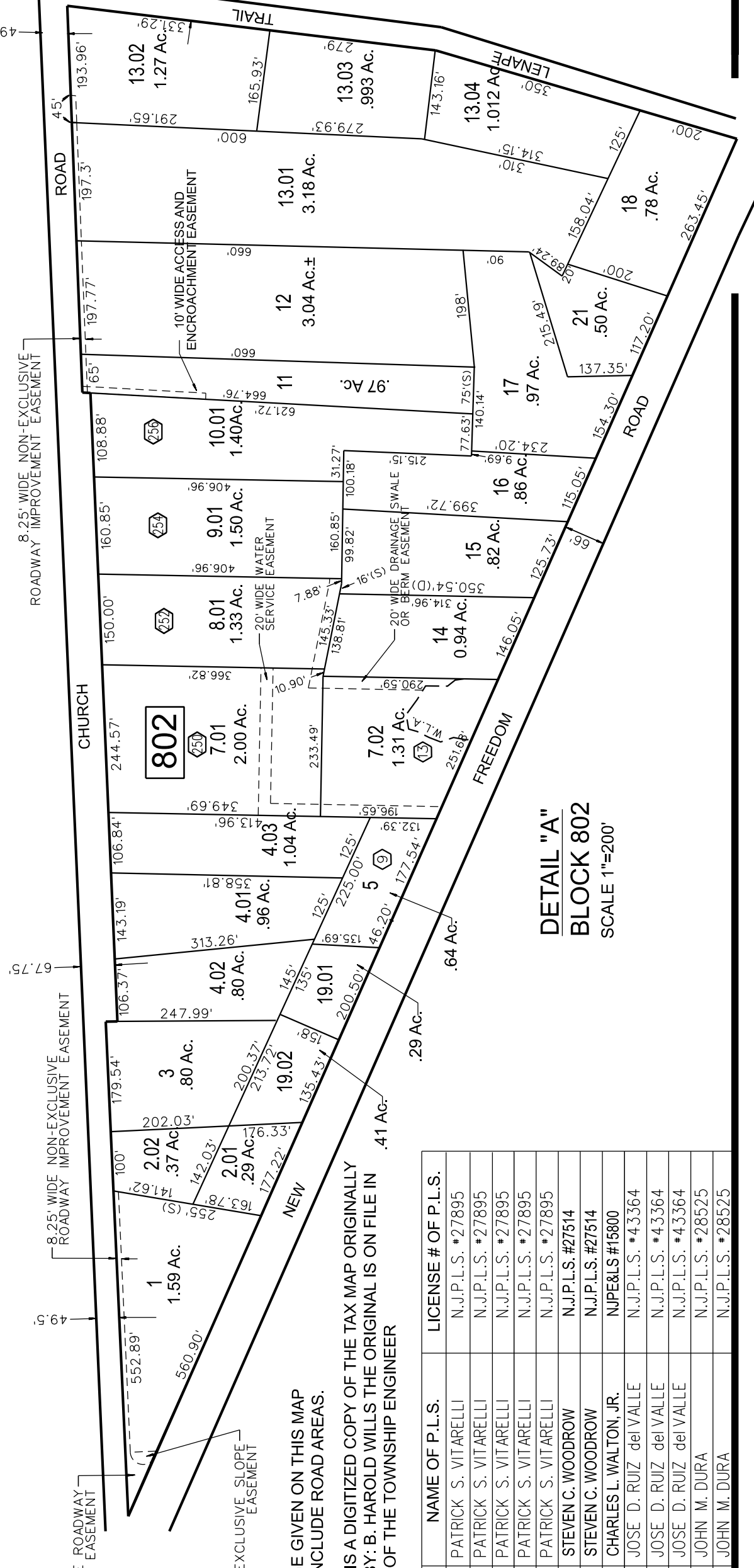
# TAX MAP

## MEDFORD TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY  
 SCALE: 1"=400' DATE: JAN., 1959  
 B. HAROLD WILLS TOWNSHIP ENGINEER  
 MT. HOLLY, NEW JERSEY

THIS SHEET WAS FORMALLY APPROVED ON MARCH 12, 1985  
 BY NICH HARTHOVITZ AND ASSIGNED SERIAL NUMBER 641

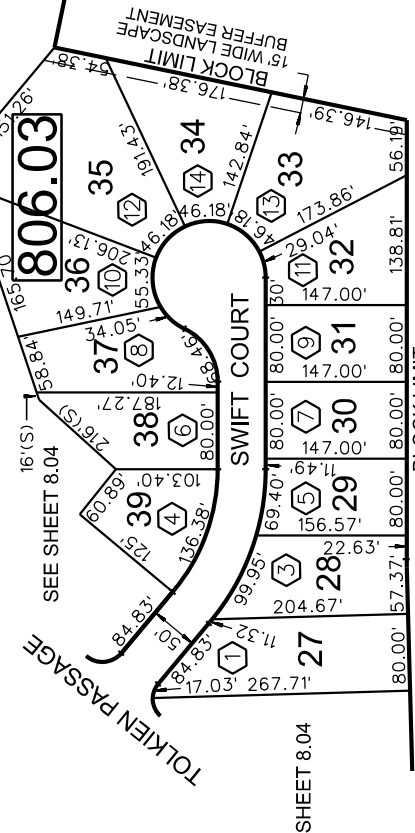
SEE SHEET 41



DETAIL "A"  
 BLOCK 802  
 SCALE 1"=200'

DATE	NAME OF P.L.S.	LICENSE # OF P.L.S.
1/20/09	PATRICK S. VITARELLI	N.J.P.L.S. #27895
7/16/70	PATRICK S. VITARELLI	N.J.P.L.S. #27895
10/10/70	PATRICK S. VITARELLI	N.J.P.L.S. #27895
2/15/71	PATRICK S. VITARELLI	N.J.P.L.S. #27895
1/31/72	PATRICK S. VITARELLI	N.J.P.L.S. #27895
12/31/73	STEVEN C. WOODROW	N.J.P.L.S. #27514
1/27/76	CHARLES L. WALTON, JR.	N.J.P.L.S. #19800
12/30/79	JOSE D. ROZ GHALVALLE	N.J.P.L.S. #43364
3/17/20	JOSE D. ROZ GHALVALLE	N.J.P.L.S. #43364
1/14/21	JOSE D. ROZ GHALVALLE	N.J.P.L.S. #43364
4/14/24	JOHN W. DUBA	N.J.P.L.S. #28525
1/29/25	JOHN W. DUBA	N.J.P.L.S. #28525

NOTE:  
 ALL ACREAGE GIVEN ON THIS MAP  
 DOES NOT INCLUDE ROAD AREAS.  
 THIS SHEET IS A DIGITIZED COPY OF THE TAX MAP ORIGINALLY  
 PREPARED BY: B. HAROLD WILLS THE ORIGINAL IS ON FILE IN  
 THE OFFICE OF THE TOWNSHIP ENGINEER



DETAIL "B"  
 BLOCK 806.03  
 SCALE 1"=200'

SEE SHEET 13

SEE SHEET 41

SEE SHEET 4

SEE SHEET 8.07

SEE SHEET 8.06

SEE SHEET 3

SEE SHEET 7

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

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SEE SHEET 3

SEE SHEET 3

# Appendix II



1200 E. MARKET STREET SUITE 751, AKRON OH 44305 | T: (866) 235-4326

## OWNERSHIP AND ENCUMBRANCE REPORT

**CLIENT:** TRAVIS COUNTY TITLE COMPANY DBA DHI ESCROW  
AGENCY, INC - SEARCHES BT001  
**ENTITY:**  
**ADDRESS:** 10700 PECAN PARK BLVD  
AUSTIN, TX 78750

**DATE:** 1/14/2026

**AS OF DATE:** 12/19/2025

**LOAN#:** 601-264900024  
**ORT#:** 01-26001305-04S

### Order Information

**CUSTOMER NAME:**  
**PROPERTY ADDRESS:** SUBDIVISION , MEDFORD, NJ 08009  
**COUNTY:** BURLINGTON

### Vesting Information

**TITLE VESTED IN:** RICHARD MOLINEAUX

### Deed Information

<b>Type of Instrument</b>	ADMINISTRATOR'S DEED		
<b>Grantee:</b>	RICHARD MOLINEAUX		
<b>Grantor:</b>	JANE G BAKER		
<b>Book:</b>	13050	<b>Page:</b>	5309
<b>Dated:</b>		<b>Recorded:</b>	01/31/2013
<b>Doc #:</b>	4947754		
<b>Comments:</b>			

### Mortgage/Deed of Trust and Judgment/Lien Information

() EASEMENT IN FAVOR OF, RECORDED 01/31/2013, AS BOOK 13050, PAGE 5302 OF BURLINGTON COUNTY RECORDS.

NOTE: NOTICE OF SETTLEMENT, RECORDED 09/10/2013, AS BOOK 13094, PAGE 5200 OF BURLINGTON COUNTY RECORDS.

NOTE: MORTGAGE, RECORDED 09/13/2013, AS BOOK 13095, PAGE 3759 OF BURLINGTON COUNTY RECORDS.



Customer Name:  
Application #: 601-264900024

NOTE: ASSIGNMENT OF LEASES AND RENTS, RECORDED 09/13/2013, AS BOOK 13095, PAGE 3768 OF BURLINGTON COUNTY RECORDS.

NOTE: MORTGAGE RELEASE, RECORDED 11/22/2023, AS BOOK 13696, PAGE 9858 OF BURLINGTON COUNTY RECORDS.

NOTE: TAX WAIVER, RECORDED 08/08/2014, AS BOOK 13135, PAGE 8185 OF BURLINGTON COUNTY RECORDS.

NOTE: NOTICE OF SETTLEMENT, RECORDED 11/01/2023, AS BOOK 13694, PAGE 1713 OF BURLINGTON COUNTY RECORDS.

NOTE: MORTGAGE, RECORDED 11/03/2023, AS BOOK 13694, PAGE 6546 OF BURLINGTON COUNTY RECORDS.

**Comments and Additional Information**

NONE FOUND

Customer Name:  
Application #: 601-264900024

**EXHIBIT "A"**

MUNICIPALITY: MEDFORD TOWNSHIP BLOCK: 803 LOT: 6 2

TAX ID NO:

BEING THE SAME PROPERTY CONVEYED BY ADMINISTRATOR'S DEED:

GRANTOR: JANE G BAKER  
GRANTEE: RICHARD MOLINEAUX  
DATED:  
RECORDED: 01/31/2013  
BOOK-PAGE/DOC#: 13050-5309 /4947754  
COMMENTS:

ADDRESS: SUBDIVISION, MEDFORD, NJ, 08009

Customer Name:  
Application #: 601-264900024

### **Limitation on Liability of Company**

**USE OF THE REPORT:** All of the reports and related schedules furnished by Old Republic Specialized Commercial Services, a division of Old Republic Diversified Services, Inc., a Minnesota corporation ("ORSCS") contain information obtained from public land records. ORSCS makes no representation or warranty concerning the accuracy or completeness of these public records and the information contained. THESE REPORTS ARE NOT ABSTRACTS OR OPINIONS OF TITLE, TITLE BINDERS, TITLE COMMITMENTS OR GUARANTEES, OR TITLE INSURANCE POLICIES.

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**LIMITATION OF LIABILITY:** ORSCS's maximum liability for errors or omissions in this report is limited to the amount paid for this report and is further limited to the person(s) expressly identified by name in the report as the recipient(s) of the report. Any use or reliance on this report, with or without notice to ORSCS, by any third party, shall not create any liability.

ORSCS shall not, under any circumstances, be liable for any special, indirect, incidental, consequential, punitive or exemplary damages, including, but not limited to, lost profits, even if ORSCS has knowledge of the possibility of such damages.

**AS TO REPORTS FOR PROPERTY LOCATED IN FLORIDA:** This report is not title insurance. Pursuant to § 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

**AS TO REPORTS FOR PROPERTY LOCATED IN OKLAHOMA:** This report is for general information only. This report does not purport to set out the ownership or condition of the title. The ownership and condition of the title can only be determined by an attorney's examination of a complete abstract of the title. Due care and diligence have been exercised in preparing this report; however, liability as to the correctness or completeness of the information shown above is limited to the cost of this report and acceptance of this by the company or persons for whom this report is made constitutes agreement and confirmation of this limitation of liability. This report does not contain certification as to Ad Valorem Tax Rolls.

**RECORDING SERVICES:** Recording services, if provided to you, include a review of any instrument offered for recording to determine whether such instrument will be accepted by the land records offices. This review is not an opinion of the legal sufficiency of the instrument or the priority of the lien created by it.

# Appendix III

February 3, 2026

## MEDFORD TOWNSHIP

### RESOLUTION 45 - 2026

#### **DESIGNATING PARK VIEW AT KIRBYS MILL AREA, BLOCK 803, LOTS 6.01 & 6.02, AS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION) AND AUTHORIZING PREPARATION OF A REDEVELOPMENT PLAN**

**WHEREAS**, on January 20, 2026, by adoption of Resolution 33-2026, the Township Council of the Township of Medford, Burlington County, New Jersey authorized and directed the Township of Medford Planning Board to undertake a preliminary investigation to determine whether the following area of the Township, qualified as a “Non-Condemnation Redevelopment Area(s)” or alternatively “Rehabilitation Area” according to the criteria set forth in N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law (“LRHL”).

A. Park View at Kirby’s Mill property, Block 803, Lots 6.01 & 6.02

**WHEREAS**, as mandated by the Township Council, the Township Planner, Taylor, Design Group, prepared a written report on the Investigation for Determination of the area as a Redevelopment Area, Without Condemnation, dated January 16, 2026, (the “Report”), which contained maps showing the boundaries of the potential Redevelopment area and the location of the property included therein and provided statements setting forth the basis for the investigation; and

**WHEREAS**, the Report supported said designation, including but not limited to, the following reasons:

1. The parcels are included in the Township’s Fourth Round Housing Element and Fair Share Plan as designated Fourth Round affordable housing sites. As such, the redevelopment of the property will partially satisfy the Township’s constitutional obligation, required by the Mount Laurel doctrine, to create a realistic opportunity for the Township’s share of the regions affordable housing needs.
2. The parcels are already zoned Growth Management North (GMN). The zoning district already permits higher density residential development with public sewer and water service and permits a variety of residential housing including townhomes and patio homes.
3. The redevelopment process affords the Township greater control over the quality and character of the required affordable housing development, particularly with respect to architectural design, buffers, lighting, open space and related improvements.
4. As evidenced by the narrative and photos in the report, many of the buildings, structures and fences on Block 803, Lot 6.01 are of substantial age and exhibit significant signs of deterioration and dilapidation. These conditions have the potential to discourage the undertaking of improvements to the property, resulting in a stagnant and unproductive

condition of land which can have a negative social or economic impact on the surrounding area.

5. As further evidenced by the narrative and photos in the report, Block 803, Lot 6.02 contains an automotive repair facility, known as Rick's Auto Body. An auto repair facility is not a permitted use in the GMN zone and does not meet many of the required zoning standards, including commercial signage, outdoor storage, screening and landscaping, buffers to residential uses and zones and setbacks. Development of the lot would serve to upgrade the property with uses and standards that are permitted in the GMN zone.

**WHEREAS**, as required by the LRHL, N.J.S.40A:12A-6, after the required public notice, the Planning Board conducted a public hearing on January 28, 2026, prior to making its determination on whether the referred area above or portions thereof shall be designated as a "Non-Condensation Redevelopment Area"; and

**WHEREAS**, at the conclusion of the public hearing, and after careful consideration of comments by the public in opposition to the designation, the Planning Board voted to accept the written report on the Investigation for Determination of the above area as a Redevelopment Areas, Without Condemnation, dated January 16, 2026, based on the need to develop the property as a court and statutory mandated inclusionary affordable housing development.

**WHEREAS**, the Township Council has received and reviewed Planning Board Resolution 8-2026 recommending the designation of the Park View at Kirby's Mill Property, Block 803, Lots 6.01 & 6.02, as an Area In Need of Redevelopment (Non-Condensation)

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

A. Pursuant to the authority of the LRHL, N.J.S 40A:12A-6.b.(5), the written report on the Investigation for Determination of the Park View at Kirby's Mill Property, Block 803, Lots 6.01 & 6.02, as a Non-Condensation Area In Need of Redevelopment Area, dated January 16, 2026, attached hereto and made a part hereof as Exhibit A, is adopted and the Park View at Kirby's Mill Property, Block 803, Lots 6.01 & 6.02, as recommended and referred by the Planning Board to the Township Council by adoption of Planning Board Resolution 8-2026, after the duly noticed and conducted public hearing, is hereby designated as a Non-Condensation Area in Need of Redevelopment.

B. Pursuant to N.J. S. 40A: 12A-6(c), the Township Clerk is hereby directed to transmit a copy of this Resolution and the investigation report with the planning board resolution to the New Jersey Commissioner of the Department of Community Affairs for review and approval.

C. Within 10 days of the date of the adoption of this Resolution, the Township Clerk is hereby directed to serve notice of the adoption of this Resolution on the record owner of the property located within the designated Non-Condensation Redevelopment Area, any persons listed on the tax assessor's records and upon each person who filed a written objection to same.

**AND BE IT FURTHER RESOLVED** that the Township Planner is hereby directed to prepare a Redevelopment Plan for the Park View at Kirby's Mill Property, Block 803, Lots 6.01 & 6.02, for consideration and adoption by the Township prior to the statutory deadline of March 15, 2026, N.J.S.A. 52:27D-304.1f (2) (c).

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Medford, at a meeting on the 3<sup>rd</sup> day of February 2026.

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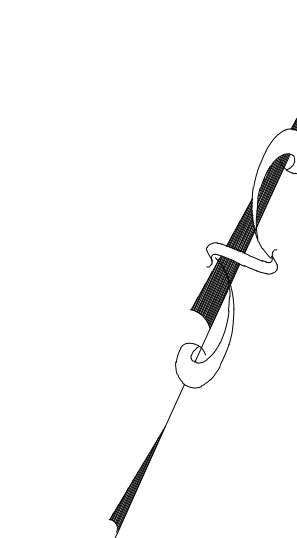
Tara Wicker, RMC, Municipal Clerk

OWNER/APPLICANT:

EARL STAHL, Jr.



Appendix IV



NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY
REVISIONS			

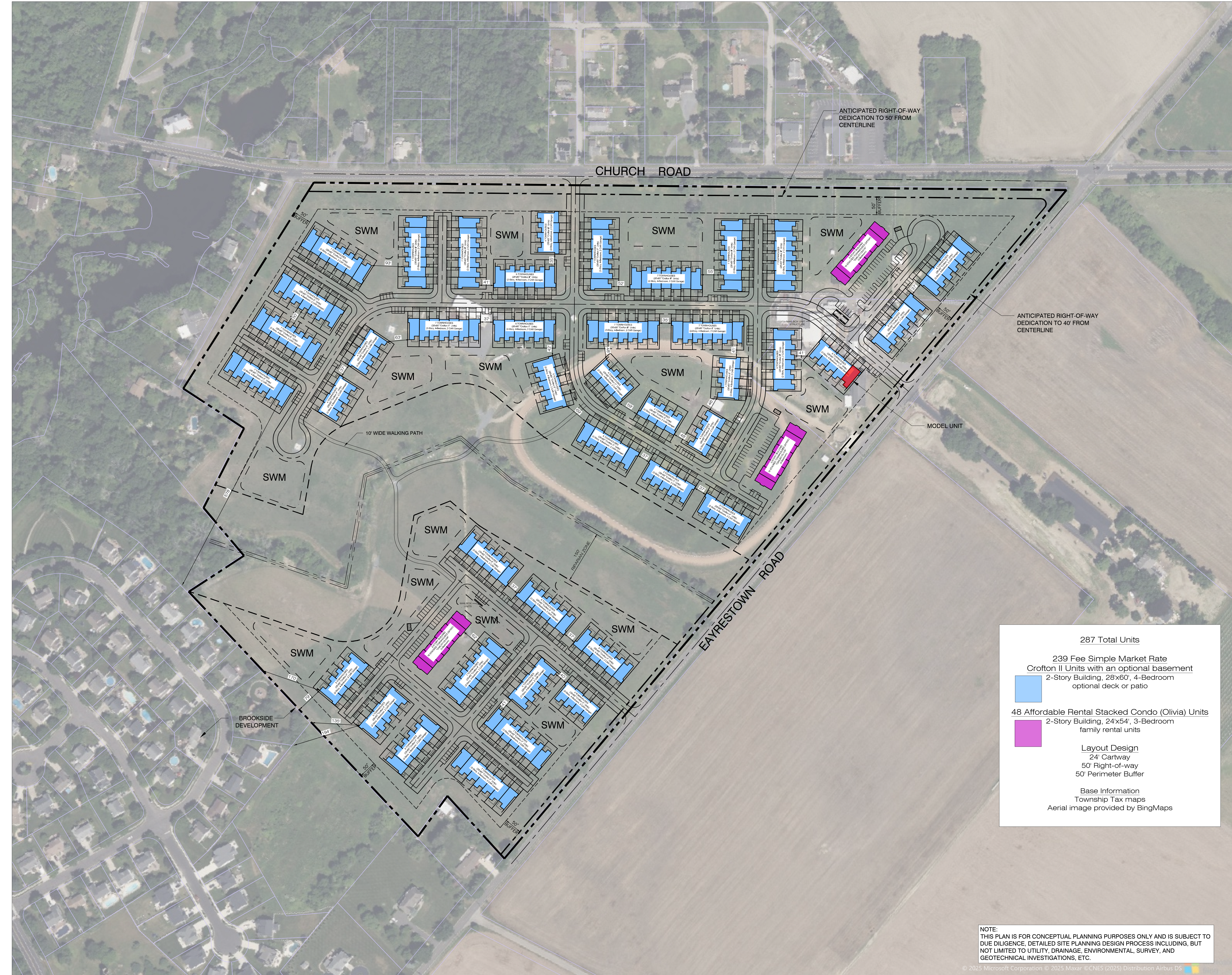
PROJECT:  
**RESERVE AT IRONSTONE  
 45 EAYRESTOWN ROAD**

LOCATION:  
 BLOCK 803, LOTS 6.01 & 6.02  
 MEDFORD TOWNSHIP  
 BURLINGTON COUNTY, NJ

DRAWING TITLE:  
**CONCEPT 15  
 PLAN**

JASON A. REGAN  
 PROFESSIONAL ENGINEER  
 NJ LICENSE NUMBER 57412

DRAWN BY: PC	CHECKED BY: JAR	DRAWING NUMBER: <b>CP-15</b>
SCALE: 1" = 100'	DATE: 02.20.26	SHEET 1 OF 1



**287 Total Units**

- 239 Fee Simple Market Rate Crofton II Units with an optional basement
- 2-Story Building, 28'x60', 4-Bedroom optional deck or patio

**48 Affordable Rental Stacked Condo (Olivia) Units**

- 2-Story Building, 24'x54', 3-Bedroom family rental units

**Layout Design**

- 24' Cartway
- 50' Right-of-way
- 50' Perimeter Buffer

**Base Information**

- Township Tax maps
- Aerial image provided by BingMaps

NOTE:  
 THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO DUE DILIGENCE, DETAILED SITE PLANNING DESIGN PROCESS INCLUDING, BUT NOT LIMITED TO UTILITY, DRAINAGE, ENVIRONMENTAL, SURVEY, AND GEOTECHNICAL INVESTIGATIONS, ETC.

V:\2025\08\15\RESERVE AT IRONSTONE\151515.DWG DATE: 08/15/2025 TIME: 10:00:00 AM USER: JAR PROJECT: 23157 JOB: 23157

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

**Appendix V**

February 9, 2026

Mr. Earl Stahl  
26 Fostertown Road  
Medford NJ 08055

**Re: Development Suitability Analysis  
Block 803, Lots 6.01 & 6.02  
Medford Township, Burlington County, New Jersey**

Dear Mr. Stahl:

Princeton Hydro, LLC is contracted (contract was executed on December 12, 2025) to perform environmental analyses related to the proposed development of Block 803, Lots 6.01 & 6.02 in Medford Township, Burlington County, New Jersey (Site). Princeton Hydro, LLC is under contract to (1) conduct a wetland delineation of the 64.3-acre Site; (2) submit a Letter of Interpretation (LOI)- Line Verification application to the New Jersey Department of Environmental Protection Division of Land Resource Protection (NJDEP-DLRP); and (3) prepare and submit a Method 6 – Calculation Method Flood Hazard Area Verification (FHA-V) to NJDEP-DLRP. These studies will identify the extent of existing regulated areas, e.g. wetland, transition area, flood hazard area, and riparian zone, on the Site, which, upon confirmation by NJDEP-DLRP, can be relied upon for up to five years from the issuance of the LOI and FHA-V. These analyses will be progressed once the existing snowpack has dissipated and the ground is no longer frozen.

Should you require further information or wish to discuss the above, please do not hesitate to contact me via e-mail at [mrehman@princetonhydro.com](mailto:mrehman@princetonhydro.com) or at our Trenton, New Jersey office at 908.237.5660.

Sincerely,  
Princeton Hydro, LLC



Michael Rehman, CERP, PWS  
Director of Ecological Services  
Regulatory Compliance & Wildlife Surveys

Cc: *file*



PrincetonHydro.com



35 Clark Street, Suite 200  
Trenton, NJ 08611



P.O. Box 3689  
Trenton, NJ 08629



908-237-5660



## Appendix VI

### MEDFORD TOWNSHIP PUBLIC WORKS & MUNICIPAL UTILITIES

49 Union Street, Medford, NJ 08055 609-654-2608

FAX 609-714-1790

[www.medfordtownship.com](http://www.medfordtownship.com)



**Subject: Will Serve Letter for Water and Sewer Services –  
DRH – Park View/Reserve at Ironstone (AKA Ricks Auto)  
Block 802, Lots 6.01 & 6.02  
HLE Project #23157**

To Whom It May Concern:

Medford Township, through its Division of Municipal Utilities, is able to accept the anticipated water and sewer demands presented in reference to the property located at **Block 802 Lots 6.01 & 6.02**, Medford, NJ 08055.

This letter confirms the availability of water and sewer capacities but does not constitute final approval for connection. Contact the Division of Municipal Utilities at (609) 654-2608 x325 to confirm specific connection fees, and any additional requirements for the property located at **Block 802, Lots 6.01 & 6.02**. Should you require further information or documentation, please contact our office.

Respectfully,

Brian A. Cop, CPWM, CRP, SRMP, ACO  
Director of Public Works and Municipal Utilities  
Township of Medford

# Appendix VII

**Public Service Electric & Gas Company**

Construction Inquiry-North

PO Box 710 Newark, NJ 07101-0710

Phone: 800-722-0256 Fax: 908-497-1762

## Will Serve Electric and Gas



02/18/2026

**VHB**

**Clinton Miller**

**1805 Atlantic Ave.**

**Manasquan, NJ 08736**

**Service Address**

**Parkview at Kirbys Mill**

**Block 803 Lots 6.01 & 6.02**

**Medford Twp., NJ**

**Project Reference Number:**

Dear Mr. Miller,

Please be advised, gas and electric service can be made available for the service address above consistent with service requirements and PSE&G's tariffs for gas and electric services.

Please notify PSE&G Construction Inquiry at 800-722-0256 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Thank You,

Construction Inquiry

Public Service Electric & Gas Company

# Appendix VIII

02/16/2026

To: Clinton Miller

Project: Parkview at Kirbys Mill  
Block 803 Lots 6.01 and 6.02  
Township of Medford, Burlington County, New Jersey

In reference to the above-mentioned Development and subject to applicable laws, regulations and tariffs, Verizon New Jersey Inc. will supply the necessary communication service at the Development if we receive the proper information, easements and payment listed below, as required by Verizon's tariff:

1. One full set of paper development plans.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. Documentation granting all required rights-of-way and easements at no cost to Verizon.
4. Payment in full of the required advance construction payment based on estimated costs. For planning purposes, the average cost to provide new facilities is typically \$1,000-\$3,000 per unit in a development. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for the Development.

Should you need any additional information, please do not hesitate to contact me.

Sincerely,

**verizon**<sup>v</sup>

**Greg Angstman**  
Engr III Spec-Outside Plant  
Southern NJ OSPE  
O (856) 626-4108  
M (856) 305-8345  
gregory.angstman@verizon.com

Signature: *Gregory Angstman* Date: 02/16/2026